



**Riverside, 4 Canning Road, Lowestoft, Suffolk,
NR33 0EQ**

Cabinet

Members:

Councillor Steve Gallant (Leader)

Councillor Craig Rivett (Deputy Leader and
Economic Development)

Councillor Norman Brooks (Transport)

Councillor Stephen Burroughes (Customer
Services, ICT and Commercial Partnerships)

Councillor Maurice Cook (Resources)

Councillor Richard Kerry (Housing)

Councillor James Mallinder (The Environment)

Councillor David Ritchie (Planning & Coastal
Management)

Councillor Mary Rudd (Community Health)

Councillor Letitia Smith (Communities, Leisure
and Tourism)

Members are invited to a **Meeting of the Cabinet**
to be held in the Conference Room, Riverside,
on **Tuesday, 1 June 2021 at 6:30 pm**

In order to comply with coronavirus regulations and guidance, the number of people at this meeting will have to be restricted to only those whose attendance is reasonably necessary.

Ordinarily, East Suffolk Council encourages members of the public to attend its meetings but on this occasion would encourage the public to watch the livestream, via the East Suffolk Council YouTube channel instead at
<https://youtu.be/GatVC4aZAEk>

If you do believe it is necessary for you to be in attendance we encourage you to notify Democratic Services, by email to democraticservices@eastsuffolk.gov.uk, of your intention to do so no later than 12 noon on the working day before the meeting so that the meeting can be managed in a COVID secure way and the Team can endeavour to accommodate you and advise of the necessary health and safety precautions.

However, we are not able to guarantee you a space/seat and you are advised that it may be that, regrettably, we are not able to admit you to the meeting room.

An Agenda is set out below.

Part One – Open to the Public

Pages

1 Apologies for Absence

To receive apologies for absence, if any.

2 Declarations of Interest

Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3 Announcements

To receive any announcements.

KEY DECISIONS

- | | | |
|----------|--|------------------|
| 4 | Historic Environment Supplementary Planning Document ES/0770
Report of the Cabinet Member with responsibility for Planning and Coastal Management | 1 - 312 |
| 5 | Extensions to existing North Lowestoft Conservation Area and Proposed adoption of the North Lowestoft Conservation Area Appraisal ES/0771
Report of the Cabinet Member with responsibility for Planning and Coastal Management | 313 - 562 |
| 6 | Air Quality Strategy ES/0772
Report of the Cabinet Member with responsibility for the Environment | 563 - 603 |

NON-KEY DECISIONS

		Pages
7	Confirm Appointments to Southwold Harbour Management Committee ES/0774 Report of the Deputy Leader and Cabinet Member with responsibility for Economic Development	604 - 623
8	Interim review of the response by East Suffolk Council to the Covid -19 pandemic: Recommendations from Scrutiny Committee ES/0775 Report of the Cabinet Members with responsibility for Community Health and Communities, Leisure and Tourism	624 - 652
9	Work of the Environment Task Group ES/0776 Report of the Cabinet Member with responsibility for the Environment	653 - 662
10	Appointments to Outside Bodies for 2021/22 (Executive) ES/0777 Report of the Leader of the Council	663 - 672
11	Exempt/Confidential Items It is recommended that under Section 100A(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2, 3 and 4 of Part 1 of Schedule 12A of the Act.	

Part Two – Exempt/Confidential

Pages

NON-KEY DECISIONS

- | | |
|-----------|--|
| 12 | The Ness Project - Progress Report <ul style="list-style-type: none"> Information relating to the financial or business affairs of any particular person (including the authority holding that information). |
|-----------|--|

KEY DECISIONS

- | | |
|-----------|---|
| 13 | Affordable Homes Development – Elim Terrace, Lowestoft <ul style="list-style-type: none"> Information relating to the financial or business affairs of any particular person (including the authority holding that information). |
| 14 | Financial Services Resourcing <ul style="list-style-type: none"> Information relating to any individual. Information that is likely to reveal the identity of an individual. Information relating to the financial or business affairs of any particular person (including the authority holding that information). |
| 15 | Review of Outsourcing Arrangements |

- Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.

Close



Stephen Baker, Chief Executive

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www.local.gov.uk/Community-Leadership

**CABINET****Tuesday, 01 June 2021**

Subject	Adoption of Historic Environment Supplementary Planning Document
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Ian Johns Planner (Policy and Delivery) ian.johns@eastsuffolk.gov.uk 01502 523065 Anthony Taylor Senior Planner (Policy and Delivery) Anthony.Taylor@eastsuffolk.gov.uk 01394 444581

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable.
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to adopt the new Historic Environment Supplementary Planning Document (SPD). The purpose of the SPD is to provide guidance for those who are planning development, repairs, alterations and changes to, or that may affect, the historic environment. This SPD does not create planning policies, but rather provides guidance to assist with the implementation of the historic environment policies contained within the East Suffolk Council - Suffolk Coastal Local Plan (September 2020) and the East Suffolk Council - Waveney Local Plan (March 2019).

Options:

Adoption of the new Historic Environment SPD. This will provide comprehensive and practical guidance about the historic environment and the implementation of relevant planning policies in a single document. The guidance in the new SPD is consistent with national policy and the Local Plans. Its preparation has also provided an opportunity to take account of changes over time since the preparation of earlier supplementary planning guidance and documents, where these are relevant to the historic environment, such as the need to respond to climate change, as well as the use of new technology and materials, and changing trends in how buildings are used. Not adopting the new Historic Environment SPD would mean continuing to use existing guidance documents, which are, in some places, out of date and do not fully reflect the recently adopted Local Plans and current national policy. The existing guidance, due to its age, is also split between several documents which were adopted by either the former Suffolk Coastal or former Waveney District Councils at differing times.

Recommendation/s:

1. That Cabinet adopts the Historic Environment Supplementary Planning Document.
2. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member for Planning and Coastal Management, is authorised to make any presentational or typographical amendments to the Historic Environment Supplementary Planning Document prior to it being published.

Corporate Impact Assessment

Governance:

No impacts.

ESC policies and strategies that directly apply to the proposal:

The Historic Environment SPD assists with the implementation of policies contained within the East Suffolk Council - Suffolk Coastal Local Plan (September 2020) and the East Suffolk Council - Waveney Local Plan (March 2019), which relate to the historic environment.

The key relevant policies in the Suffolk Coastal Local Plan are SCLP11.3 (Historic Environment); SCLP11.4 (Listed Buildings); SCLP11.5 (Conservation areas); SCLP11.6 (Non-

<p>Designated Heritage Assets); SCLP11.8 (Parks and Gardens of Historic or Landscape Interest).</p> <p>The key relevant policies in the Waveney Local Plan are WLP8.37 (Historic Environment); WLP8.38 (Non-Designated Heritage Assets); WLP8.39 (Conservation Areas).</p>
<p>Environmental:</p> <p>The Historic Environment SPD seeks to support the conservation and enhancement of East Suffolk's historic environment. In doing so, it also supports wider objectives, for example it includes guidance about improving the environmental sustainability of historic buildings in an appropriate manner and helping to make historic buildings more resilient to climate change events. The SPD has been subject to Strategic Environmental Assessment screening (under the Environmental Assessment of Plans and Programmes Regulations 2004, as amended) and has been screened to ascertain whether there would be potential significant effects on European Habitats sites (under the Conservation of Habitats and Species Regulations 2017, as amended). The screening assessments are available at Appendix D and Appendix E respectively. It is therefore considered that this SPD will have a positive impact upon the environment overall.</p>
<p>Equalities and Diversity:</p> <p>No impacts.</p> <p>An Equality Impact Assessment Screening Opinion was produced to accompany consultation on Supplementary Planning Document in December 2020 (Appendix C). The Supplementary Planning Document was also subject to separate Equality Impact Analysis (ref: EQIA333266263) in May 2021. Both assessments concluded no differential negative impacts on those with protected characteristics.</p>
<p>Financial:</p> <p>The production and adoption of the Supplementary Planning Document is covered by the existing budget of the Planning Policy and Delivery Team.</p>
<p>Human Resources:</p> <p>No impacts.</p>
<p>ICT:</p> <p>No impacts.</p>
<p>Legal:</p> <p>The Supplementary Planning Document has been produced in accordance with the Town and Country Planning (Local Plans) (England) Regulations 2012 (as amended).</p> <p>An Equality Impact Assessment Screening opinion was produced to meet the requirements of the Equality Act 2010 (Appendix C). The SPD has been subject to a Strategic Environmental Assessment Screening Opinion in accordance with the Environmental Assessment of Plans and Programmes Regulations, 2004 (Appendix D). It has also been subject to a Habitats Regulation Assessment Screening Statement, in accordance with the Conservation of Habitats and Species Regulations, 2017 (as amended) (Appendix E).</p>
<p>Risk:</p> <p>There are no risks envisaged in relation to the implementation of the recommendations.</p>

External Consultees:	The Historic Environment SPD has been subject to consultation during its preparation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The list of consultees, respondents and summaries of their comments can be found in the consultation statement which is appended to this report (Appendix B).
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected?			

The Historic Environment SPD provides guidance to support the implementation of the policies relating to the historic environment in the Council's Local Plans. In this respect the SPD directly supports the delivery of Strategic Plan priority P03 by seeking to conserve and enhance East Suffolk's unique and diverse historic environment.

The SPD also supports the delivery of Strategic Plan priority PO1 by providing guidance to support development, where appropriate, in a manner which is appropriate to conserving and enhancing the historic environment. The SPD also supports the delivery of Strategic Plan priority PO9 as the historic environment contributes to sense of place and the richness of culture. Conserving, and re-using the historic environment will also support the delivery of strategic priority P21 through the re-use of materials. This SPD also provides guidance relating to installing renewable energy and improving energy efficiency in historic buildings, which will support the delivery of Strategic Plan priority P22.

Background and Justification for Recommendation

1 Background facts	
1.1	The Council has two recently adopted Local Plans: the East Suffolk Council – Waveney Local Plan (March 2019) and the East Suffolk Council – Suffolk Coastal Local Plan (September 2020). These Local Plans both contain a number of policies relating to conserving and enhancing the historic environment.
1.2	<p>There are currently a number of existing Supplementary Planning Guidance and Supplementary Planning Documents in place that relate to the historic environment. These were adopted by the former Suffolk Coastal District Council and Waveney District Council, and many are a number of years old. These are listed below:</p> <ul style="list-style-type: none"> • Suffolk Coastal Supplementary Planning Guidance 1: Redundant Buildings in the Countryside (1991 and updated in 2004) • Suffolk Coastal Supplementary Planning Guidance 6: Historic Parks and Gardens (1995) • Suffolk Coastal Supplementary Planning Guidance 13: Historic Buildings: Repairs, Alterations and Extensions (1997) • Suffolk Coastal Supplementary Planning Guidance 14: Shopfronts, Signs and Advertisements (2000) • Waveney Supplementary Planning Document: Built Heritage and Design (2012)
1.3	The existing guidance documents listed above were prepared to provide guidance in relation to Local Plan policies which are now no longer in place, and whilst much of the guidance may still be relevant changes and issues have evolved over time, such as the need to respond to climate change and the introduction of new technology and materials. The existing guidance is also spread across a number of documents, and the preparation of a new SPD enables planning guidance related to the historic environment to be provided in a single, comprehensive document.
1.4	The new Historic Environment SPD provides guidance on a range of matters, to assist with the implementation of the Council's Local Plan policies relating to the historic environment and to help to ensure that development is carried out in a manner which conserves and enhances the historic environment. This SPD does

	not add new policies but rather seeks to provide guidance that will help with the implementation of relevant policies in the Suffolk Coastal and Waveney Local Plans. The guidance contained within this SPD will be a material consideration when determining planning applications. The SPD will apply to the part of East Suffolk outside of the Broads (i.e. the local planning authority area).
1.5	The historic environment of East Suffolk is not only of a high quality but is also varied. The diverse nature of the district has given rise to an architectural typology ranging from farmhouses, picturesque cottages and churches, to resort tourism, military research and defence, fishing, agricultural and energy industries, and parklands. The district has approximately 4,000 listed buildings, 51 conservation areas and 9 nationally registered historic parks and gardens.
1.6	The SPD includes detailed guidance on various elements of the historic environment including Listed Buildings, Conservation Areas, Non-Designated Heritage Assets and parks and gardens, as well as guidance on particular types of development including extensions, development in the setting of historic buildings, conversions in the countryside, lighting, security and satellite communications apparatus, shopfronts and signage and demolition. The SPD also provides guidance on specific features of historic buildings including doors, windows and chimneys. Guidance is also provided in relation to the repair and maintenance of historic buildings and structures. The SPD also includes guidance on incorporating sustainable energy and construction in a manner appropriate to the historic environment.
1.7	The document has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
1.8	The preparation of the Supplementary Planning Document has been overseen by the Local Plan Working Group.
1.9	Preparation of the SPD was undertaken through an officer steering group, which included officers from Planning Policy and Delivery, the Design and Conservation team and from Development Management.
1.10	The Town and Country Planning (Local Plans) (England) Regulations 2012 (as amended) require the Council to undertake consultation to inform the production of the Supplementary Planning Document and, as a minimum, requires that the draft document is published for four weeks and that during that time it is available on the Council's website and that hard copies are available for inspection in the Council's offices.
1.11	The Historic Environment SPD was subject to two rounds of consultation during its preparation. The first was an initial consultation to inform the scope and content of the SPD, which included direct consultation with key stakeholders as well as publicising the opportunity to comment on the Council's website. This consultation ran from 27 th September to 25 th October 2019. A total of 17 individuals and organisations responded, making a total of 97 comments. Further details and the responses received to the initial stage of consultation were used to inform preparation of a draft document which was subsequently subject to a public consultation.
1.12	The public consultation on the draft SPD took place between 7 th December 2020 and 1 st February 2021. Due to the social distancing restrictions and the national lockdown as the result of the Covid-19 pandemic, libraries and other public spaces were not accessible during the consultation period. Therefore, paper copies of documents could not be made available at these locations. Physical copies of documents were, however, able to be sent out on request. This was undertaken in

	accordance with temporary amendments to the Town and Country Planning (Local Plans) (England) Regulations 2012 and the Temporary Suspension of parts of the Statement of Community Involvement for Planning Policy purposes (November 2020).
1.13	Further details of the consultation are set out in the Consultation Statement which is appended to this report (Appendix B).
1.14	<p>A total of 32 individuals and organisations responded to the formal stage of consultation, making a total of 180 comments. The main themes of the comments received are summarised below, however many of the comments covered very specific matters and it is not possible to summarise all of them here in a succinct manner. The full consultation responses have been published on the Council's consultation website (see - https://eastsuffolk.inconsult.uk/HISTENVSPD/consultationHome) and summarised in the appended consultation statement (Appendix B):</p> <ul style="list-style-type: none"> • Overall support for conserving and enhancing the historic environment; • A number of respondents welcome the production of the SPD; • Further explanation of key terms, such as historic building, should be provided; • A number of comments related to additional explanation of Conservation Areas policy and legislation, and also suggestions that Article 4 Directions (which remove specified permitted development rights) could be introduced in the former Suffolk Coastal area; • Support for identification of Non-Designated Heritage Assets; • Issues were raised around development in residential gardens and associated impacts on the historic environment; • Whilst the guidance relating to sustainable energy and construction was broadly supported, there were suggestions to expand the guidance to cover more renewable technologies as well as a number of points of detail; • Additional illustrations/photographs would assist in the Listed Buildings chapter and the Lighting, security and satellite apparatus chapter; • Features such as gates, fencing, lighting and driveways were mentioned as potentially affecting the setting of heritage assets; • Greater clarity needed on how proposals for replacement windows will be assessed; • Respondents noted that building conversions should take place in a way that is sympathetic to the existing building and its original use, and further guidance covering how a building relates to the landscape was suggested; • There should be a balance between adapting a building for modern life and preserving its historic and architectural appearance; • Importance of details, such as paint colours and the use of wooden replacement window frames; • Reference to the proximity of the Broads should be included in places; • Additional web links were suggested, to reference other guidance and enhance useability of the document. <p>Changes have been made to the document to address many of the comments, including:</p> <ul style="list-style-type: none"> • Clarity as to what constitutes a historic building has been included;

	<ul style="list-style-type: none"> • Further explanation of the role of Conservation Area Appraisals has been provided; • Text on Article 4 Directions has been amended, cross referencing to the Council's website for up to date information; • Reference to the benefits of re-using historic buildings in terms of conserving energy and materials has been included; • Addition of guidance on underfloor heating; • The replacement windows guidance has been re-drafted to provide greater clarity, replacing bullet point criteria with explanations; • Additional references to the Suffolk Coast and Heaths AONB and the Broads in relation to landscape and landscape setting; • Additional illustrations have been inserted regarding different aspects of building design and maintenance, including clubfoot ends, boxed-out eaves, pentice boards and timber repairs; • Additional photograph added to illustrate security installations; • Additional guidance on avoiding impacts of light pollution on the historic environment; • Guidance on works relating to trees in Conservation Areas; • Additional guidance relating to user of mortar in repairing walls; • Text to encourage removal of external pipework if not needed; • Extra guidance has been added to guide alteration and repair; • Additional use of references and links to websites. <p>In addition, further changes have been made to address typographical and grammatical errors, to explain the consultation process that has informed the preparation of the SPD, to replace photographs in places and to provide clarity around legislation. New photographs have also been inserted where appropriate to reflect that some projects have since been completed.</p>
1.15	The final Historic Environment SPD is appended to this report (Appendix A).
1.16	Equality Impact Assessment screening opinion was produced to accompany the formal stage of consultation to ascertain whether the SPD would negatively impact upon any group with protected characteristics. It was concluded that there would be no negative impact upon any group with protected characteristics and therefore a full Equality Impact Assessment screening exercise was not needed. The Equality Impact Assessment screening opinion is appended to this report (Appendix C).
1.17	Under the Environmental Assessment of Plans and Programmes Regulations 2004 screening was carried out on the draft Supplementary Planning Document to determine whether a full Strategic Environmental Assessment would be required. The screening concluded that this was not required. The final Strategic Environmental Assessment Screening Opinion is appended to this report (Appendix D).
1.18	Habitat Regulations Assessment screening was also undertaken which concluded that implementation of the Supplementary Planning Document would not lead to likely significant effects on protected Habitat sites and that it is therefore not considered necessary to undertake an Appropriate Assessment. The final Habitat Regulations Assessment Screening Statement is appended to this report (Appendix E).

2 Current position

2.1	<p>Existing planning guidance about the historic environment is currently set out in several documents that were prepared by the former Suffolk Coastal and Waveney District Councils and apply to those respective areas.</p> <p>The existing documents covering the former Suffolk Coastal area are SPG1 (The Future Use of Redundant Buildings in the Countryside); SPG6 (Historic Parks and Gardens); SPG13 (Historic Buildings: Repairs, Alterations and Extensions) and SPD14 (Shopfronts, Signs and Advertisements). The existing document covering the former Waveney area is the Built Heritage and Design Supplementary Planning Document (2012).</p> <p>Two new local plans have been recently adopted – the East Suffolk Council – Suffolk Coastal Local Plan (September 2020) and the East Suffolk Council – Waveney Local Plan (March 2019).</p> <p>The current guidance is considered to be out of date in places in relation to adopted Local Plan policies and current Government policy contained within the National Planning Policy Framework (NPPF). It also does not respond to current issues and matters that have evolved over time such as climate change, materials and technologies.</p>
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3 How to address current situation

3.1	The new Historic Environment SPD contains comprehensive planning guidance on the historic environment within a single document. It has been prepared to support the implementation of policies contained in the adopted Local Plans, as well as being consistent with Government policy, principally that contained within the National Planning Policy Framework. The new SPD also responds to issues and changes which have evolved over time and contains guidance which reflects the introduction of new materials and technologies, changing trends in building usage, and guidance about energy efficiency, renewable energy and flood risk protection in the historic environment in response to climate change.
3.2	The adoption of the Historic Environment SPD will enable it to be a material consideration in the consideration of planning applications.
3.3	<p>Once adopted, the Historic Environment SPD will replace the following documents:</p> <ul style="list-style-type: none"> • Suffolk Coastal Supplementary Planning Guidance 1: Redundant Buildings in the Countryside (1991 and updated in 2004) • Suffolk Coastal Supplementary Planning Guidance 6: Historic Parks and Gardens (1995) • Suffolk Coastal Supplementary Planning Guidance 13: Historic Buildings: Repairs, Alterations and Extensions (1997) • Suffolk Coastal Supplementary Planning Guidance 14: Shopfronts, Signs and Advertisements (2000) • Waveney Supplementary Planning Document: Built Heritage and Design (2012)
3.4	SPG6 contained valuable background information in relation to the historic parks and gardens. The Design and Conservation team intends that a stand-alone local

	list of historic parks and gardens will be created and will include the relevant background information of the deleted SPG6 and which will be publicly accessible.
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4 Reason/s for recommendation

4.1	Adoption of the new Historic Environment SPD will provide up to date guidance to assist with the implementation of the Council's Local Plan policies which relate to the historic environment.
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Appendices

Appendices:

Appendix A	Historic Environment Supplementary Planning Document
Appendix B	Consultation Statement
Appendix C	Equality Impact Assessment Screening Opinion (December 2020) (produced to accompany consultation on Draft SPD)
Appendix D	Strategic Environmental Assessment Screening Opinion (December 2020) (produced to accompany consultation on Draft SPD)
Appendix E	Habitat Regulations Assessment Screening Statement (December 2020) (produced to accompany consultation on Draft SPD)

Background reference papers:

Date	Type	Available From
March 2019	East Suffolk Council - Waveney Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/
September 2020	East Suffolk Council - Suffolk Coastal Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/
November 2020	Temporary Suspension of parts of the Statement of Community Involvement for Planning Policy purposes (November 2020).	https://www.eastsuffolk.gov.uk/assets/Planning/SCI-suspension-for-planning-policy-purposes-Extended-December-2020.pdf
May 2021	Equality Impact Analysis (Historic Environment Supplementary Planning Document)	Available on Request


HISTORIC ENVIRONMENT

SUPPLEMENTARY PLANNING DOCUMENT

June 2021



How to use this document

The document comprises of 18 chapters with each chapter covering a different topic. The best way to navigate through the document is by using the interactive contents. By clicking on a specific chapter in the contents, it will automatically take you to that part of the document. Moreover, if you want to go to a different section quickly, the easiest way is to click the home symbol  in the top right corner of the page. This will take you back to the contents where you can then select a different chapter. There is also a guide on the right-hand side of each page, this will show you what chapter of the document you are currently in and where that sits within the rest of the document. Throughout the document there are hyperlinks in the text that provide links to further information.

What is a Supplementary Planning Document?

Supplementary Planning Documents expand upon policy and provide further detail to support the implementation of policies in Local Plans. Whilst not a part of the development plan, they are a material consideration in the determination of planning applications. The Local Plan policies, which this SPD provides guidance on, can be viewed on the Council's website: www.eastsuffolk.gov.uk/localplan



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Introduction

Context

- 1.1 East Suffolk has an historic environment which is widely recognised as being of very high quality and importance. There are approximately 4,000 listed buildings in the district and 51 Conservation Areas at the time of writing. Such heritage assets are complemented by the district's beautiful natural environment, for which the Suffolk Coast and Heaths AONB, registered and locally listed parks and gardens, river valley landscapes, visually sensitive skylines and seascapes, commons, woodlands, estuaries and watercourses make significant contributions.
- 1.2 The local character and distinctiveness of East Suffolk are derived from the diversity of architecture, landscape and coastal setting. These have given rise to an architectural typology not just of farmhouses, picturesque cottages and churches but of resort tourism, military research and defense, fishing, agricultural, and energy industries, park and garden structures, and landed estates. Buildings and structures that typify the East Suffolk area range from 16th century moot halls, a wide representation of 16th and 17th century farmhouses, the grandest Georgian country house in Suffolk, designed 18th and 19th century landscapes and 19th and 20th century military airfields, towers and pagodas.

Heveningham Hall (Source - Kim Wilkie)



Felixstowe Seafront Gardens

Restored road sign, Kelsale (Source - Kelsale-Cum-Carlton Parish Council – 2019)



Woodbridge Thoroughfare



- 1.3 The landscape of the area is predominately arable, of rolling clayland fields with grazing water meadows in the valleys. This changes to the wetlands of the Broads to the north and the Coast and Heaths Area of Outstanding Natural Beauty in the east. The area is served by numerous market towns, with larger port towns to the north and south. Lowestoft was founded on the fishing industry, expanded greatly with the coming of the steam age, resulting in many Victorian and Edwardian buildings, including examples of Arts and Crafts movement. Coastal resorts also typify the district, including Aldeburgh, Southwold and Felixstowe with an impressive heritage of boarding house, convalescent homes and hotels.
- 1.4 East Suffolk Council is not only very aware of the value of this rich heritage to local communities, the tourism industry, as well as the wellbeing of those it touches, but also, as Local Planning Authority, the responsibility it has for ensuring that the area's attractiveness and architectural and landscape heritage is properly conserved and where possible enhanced.
- 1.5 The National Planning Policy Framework (NPPF) describes the historic environment as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.' The NPPF further defines a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. The definition includes designated heritage assets, such as listed buildings, conservation areas, Scheduled Monuments and Registered Parks and Gardens, as well as non-designated heritage assets (NDHAs). Referenced throughout this document is the term 'historic building',

which should be understood to mean a heritage asset that is a building, whether it is a listed building, Non-Designated Heritage Asset, or capable of being identified as a Non-Designated Heritage Asset but as yet has not been identified. This can also apply to structures. East Suffolk's buried heritage is recognised as an important contributor to our unique and varied historic environment, however the responsibility for archaeology rests with Suffolk County Council and for this reason the document will focus on providing guidance relating to East Suffolk's built heritage and historic parks and gardens. [Suffolk County Council's Archaeological Service¹](https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/archaeological-planning-and-countryside-advice/) provides archaeological advice throughout the planning process. This can entail early consideration of potential archaeological impacts from proposed development, through to the monitoring and assessment of archaeological investigation works.



Martello Towers (Slaughden)



Purpose

- 1.6 The guidance contained in this Supplementary Planning Document (SPD) will assist in the implementation of policies detailed in the Local Plans and Neighbourhood Plans for East Suffolk regarding the historic environment, and as an SPD this guidance is a material consideration in determining applications for planning permission and listed building Consent. This SPD does not cover parts of East Suffolk that are within the Broads, for which the Broads Authority is the local planning authority.
- 1.7 This document provides important information and advice concerning the conservation and enhancement of the historic environment, in relation to any proposal potentially affecting the significance of a heritage asset. Although listed buildings and conservation areas carry special statutory protections, as detailed in the Legal Framework section below, registered and locally listed historic parks and gardens and other non-designated heritage assets also have heritage value worthy of protection. The guidance within this document may also be relevant in respect of development to unlisted buildings of no particular heritage value on their own, due to the affect that such development may have on a nearby heritage asset. Having a wider acknowledgement and understanding of the value of East Suffolk's heritage and the policies of the Local Plans will help to ensure that development conserves and where possible enhances the historic environment. The information and advice contained in this document is of a general nature and that its applicability will vary according to circumstances.

This SPD replaces the following Supplementary Planning Guidance and Supplementary Planning Documents:

- Suffolk Coastal Supplementary Planning Guidance 1: Redundant Buildings in the Countryside (1991 and updated in 2004)
- Suffolk Coastal Supplementary Planning Guidance 6: Historic Parks and Gardens (1995)
- Suffolk Coastal Supplementary Planning Guidance 13: Historic Buildings: Repairs, Alterations and Extensions (1997)
- Suffolk Coastal Supplementary Planning Guidance 14: Shopfronts, Signs and Advertisements (2000)
- Waveney Supplementary Planning Document: Built Heritage and Design (2012)

Preparation of the SPD

- 1.8 There have been two rounds of public consultation during the drafting of the SPD. An Initial Consultation was held in September and October 2019 which through a questionnaire sought views on the scope and content of the SPD, and to which we received 98 comments across 7 questions. Consultation on the draft SPD was subsequently held between December 2020 and February 2021, to which we received 180 comments. The comments received during the consultations have informed the final content of the SPD.



Planning Policy

- 1.9 The East Suffolk Council Local Plans - the [Suffolk Coastal Local Plan²](#) and the [Waveney Local Plan³](#) (outside the Broads Authority who produce their own Local Plan), - as well as 'made' [Neighbourhood Plans⁴](#) and the Minerals and Waste Local Plan produced by Suffolk County Council, form the development plan for the district. The conservation and enhancement of the historic environment is an integral part of delivering on the many objectives of the Local Plans. Many Neighbourhood Plans across East Suffolk also contain policies for the conservation of the historic environment, some of which have sought to identify locally important NDHAs. Decisions affecting coastal and maritime historic environments should take account of the [East Marine Plans⁵](#) and [South East Marine Plans⁶](#).
- 1.10 The Local Plans set out a spatial vision and strategies for the period to 2036. Policies SCLP11.3-11.8 of the Suffolk Coastal Local Plan and Policies WLP8.37-8.40 of the Waveney Local Plan specifically relate to the historic environment, emphasise the importance of preserving and enhancing the historic environment and cover all heritage assets, not just historic buildings. Within East Suffolk's countryside there are a number of historically valuable buildings which over time have become unused. Policies in both Local Plans provide opportunities for these to be converted for residential use as a means of enabling continued use of these buildings recognising their contribution to the landscape and the history of East Suffolk.

- 1.11 The guidance in this SPD is also complementary to the Government's NPPF and Planning Practice Guidance to which the Council must have regard, as a material consideration, in reaching decisions on planning applications and applications for listed building Consent. Of particular significance are NPPF (2019) Paragraphs 184-202 and the Planning Practice Guidance section on the 'Historic environment'. These paragraphs set out the national policy approach to the conservation and enhancement of the historic environment, within which emphasis is placed on allowing heritage assets to evolve and take on new uses if the purpose for which they were built is no longer viable or relevant. Critically, where development affects heritage assets, the presence of such assets should be viewed as an opportunity to enhance the significance of such heritage assets, as well as the design quality of the local area.
- 1.12 There is a considerable amount of further guidance on the Council's website, and Historic England have also produced numerous documents providing practical guidance. Information pertaining to the district's conservation areas in the form of Appraisals and Management Plans, in addition to guidance on NDHAs can also be found on the Council's website.

²www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf

³www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf

⁴www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/

⁵www.gov.uk/government/publications/east-inshore-and-east-offshore-marine-plans

⁶www.gov.uk/government/collections/south-east-marine-plan



Local Planning Policy – Suffolk Coastal Local Plan

- SCLP11.3 – Historic Environment
- SCLP11.4 – Listed Buildings
- SCLP11.5 – Conservation Areas
- SCLP11.6 – Non-Designated Heritage Assets
- SCLP11.7 – Archaeology
- SCLP11.8 – Parks and Gardens of Historic or Landscape Interest
- SCLP5.5 – Conversion of Buildings in the Countryside for Housing

Local Planning Policy – Waveney Local Plan

- WLP8.37 – Historic Environment
- WLP8.38 – Non-Designated Heritage Assets
- WLP8.39 – Conservation Areas
- WLP8.40 – Archaeology
- WLP8.11 - Conversion of Rural Buildings to Residential Use

2 Listed Buildings



Key Local & National Policies

Suffolk Coastal Local Plan (2020) policies:

- SCLP11.3 – Historic Environment
- SCLP11.4 – Listed Buildings

Waveney Local Plan (2019) policies:

- WLP8.37 – Historic Environment

NPPF (2019) paragraphs:

- 185, 189, 193



Listed Buildings

- 2.1 It is the duty of the Secretary of State for the Department for Digital, Culture, Media and Sport in consultation with Historic England to compile a list of buildings of 'special architectural or historic interest'. These buildings are listed buildings.
- 2.2 Listed buildings are graded to reflect their relative special architectural or historic interest, as follows:
- Grade I buildings are of exceptional interest (2.5% of listed buildings, nationally);
 - Grade II* buildings are particularly important buildings of more than special interest (5.8% of listed buildings, nationally); and
 - Grade II buildings are of special interest (91.7% of listed buildings, nationally).
- 2.3 Listed buildings of all grades are protected from unauthorised change to their exterior and interior, as well as to objects fixed to the building and curtilage listed structures. Structures, such as outbuildings and walls, are curtilage listed when built prior to 1 July 1948 and potentially whether or not they are still in the same ownership as the listed building.
- 2.4 Any works for demolition, alteration or extension of a listed building in a manner that would affect its character as a building of special architectural or historic interest must obtain listed building consent. Importantly, the requirement for listed building consent does not depend on whether the proposed works constitute 'development', as per section 55 of the Town and

Country Planning Act 1990, only that the works affect the character of the building for which it has been listed. This is intended to safeguard the features of a listed building that contribute to its special architectural or historic interest and which could ordinarily be altered or removed without the need for planning permission. The consequence of this legislative provision is that there will be instances where listed building consent is required but planning permission is not.



Moot Hall Aldeburgh (Grade I listed building)



- 2.5 In determining a planning application for development affecting a listed building or a listed building consent the local planning authority is required to, under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 2.6 It is a criminal offence to cause to be carried out or to carry out unauthorised works to a listed building, and which carries a maximum penalty of an unlimited fine and/or 2-year prison sentence. It is therefore of great importance that when seeking to undertake works to a listed building the extent of the listing is known, that consideration is given to the affect that such works may have on the listed building, and listed building consent is obtained should it be necessary.
- 2.7 In the event that unauthorised works have been or are being carried out local planning authorities can, should they find it expedient, issue a listed building enforcement notice. The purpose of such a notice is to restore the building to its former state, require any works necessary to alleviate the effect of unauthorised works, or require any works that would bring the building to a state of compliance with the terms and conditions of a listed building consent.
- 2.8 If a local planning authority considers that a listed building is not being properly preserved they can serve a repairs notice specifying works that the local planning authority considers reasonably necessary for the proper preservation of the building.
- 2.9 If a local planning authority considers that works to a listed building are urgently necessary for its preservation, the local planning authority can execute such works provided that the owner of the building has been given no less than seven days written notice of the intention to carry out the works.
- 2.10 When applying for listed building consent or for a planning permission it is important to demonstrate a thorough understanding of the significance of any affected listed buildings and how the proposed works or development would likely affect their significance. In doing so, it will be important to make use of Suffolk County Council's Historic Environment Record as well as the listings for any potentially affected listed buildings held on Historic England's register.

3 Conservation Areas

Key Local & National Policies

Suffolk Coastal Local Plan (2020) policies:

- SCLP11.3 – Historic Environment
- SCLP11.5 – Conservation Areas

Waveney Local Plan (2019) policies:

- WLP8.37 – Historic Environment
- WLP8.39 – Conservation Areas

NPPF (2019) paragraphs:

- 185, 186, 189, 193, 200, 201



Conservation Areas

- 3.1 There are many conservation areas across East Suffolk, the majority of which cover the historic parts of our settlements. However, they can also cover areas which are less built up, as is the case with the Marlesford Conservation Area which covers a large swath of undeveloped land between the historic buildings of the settlement. Another example is Yoxford, which although centred on an historic built centre, includes the three surrounding historic parklands. Although not nationally or locally Listed, private gardens also contribute to the character of an area and are an important part of many conservation areas across the district. A conservation area is defined as an area ‘of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. There is a statutory duty on decision makers as regards the exercise of planning functions within a conservation area, that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [the conservation] area’.
- 3.2 It must be noted that it is a criminal offence to carry out, permit or cause the ‘relevant demolition’ of an unlisted building within a Conservation Area without planning permission. The maximum penalty for a person guilty of such an offence is an unlimited fine and/or 2-year prison sentence. As a breach of planning control, an enforcement notice can be issued.
- 3.3 It is the duty of East Suffolk Council to, from time to time, formulate and publish proposals for the preservation and enhancement of conservation areas. These proposals are known as [Conservation Area Appraisals](https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals/)⁷. Conservation Area appraisals provide details and identify particular features which contribute to and justify their status as conservation areas. The purpose of conservation area

appraisals include: 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.

- 3.4 Applications for development or works within a conservation area or its setting should demonstrate an understanding as to how the development or works have taken account of the relevant Conservation Area Appraisal. National planning policy makes clear at paragraph 201 of the National Planning Policy Framework (NPPF) 2019 that not all elements of a conservation area may necessarily contribute positively to its significance.



Yoxford Conservation Area

⁷www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals/



- 3.5 Consideration must therefore be given to the significance of elements within a conservation area affected by development or works and whether these elements make a positive, neutral, or negative contribution to the significance of the conservation area. Good quality design is applicable to changes to all parts of a building, including the sides and rear.

Conservation areas with Article 4 directions

- 3.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), establishes the criteria under which certain types of development do not require planning permission. These types of development are known as permitted development. However, Article 4 of the GPDO provides a mechanism by which Local Planning Authorities can, if they consider it expedient to do so, restrict specified permitted development so that such development must secure full planning permission. These restrictions on permitted development are known as Article 4 Directions, and may be used to, for example, restrict permitted development that could otherwise harm heritage assets through small scale changes incrementally harming the character or appearance of a conservation area. Locations within East Suffolk where Article 4 Directions are in operation are specified on the [Council's website](#)⁸.

4 Non-Designated Heritage Assets



Key Local & National Policies

Suffolk Coastal Local Plan (2020) policies:

- SCLP11.3 – Historic Environment
- SCLP11.6 – Non-Designated Heritage Assets

Waveney Local Plan (2019) policies:

- WLP8.37 – Historic Environment
- WLP8.38 – Non-Designated Heritage Assets

NPPF (2019) paragraphs:

- 185, 189, 197



Non-Designated Heritage Assets

- 4.1 Throughout East Suffolk there are buildings, monuments, sites, places, areas, and landscapes that whilst not warranting designated heritage asset status, nevertheless hold a degree of significance meriting consideration in planning decisions because of their heritage interest. These are known as non-designated heritage assets (NDHAs) and although the Development Plan and national policy seek their conservation, they fall outside any special statutory protections.
- 4.2 East Suffolk Council has adopted a set of criteria for the identification of NDHAs that are buildings or structures. The criteria are detailed at appendix 1 of this SPD and also at appendix 6 of the Waveney Local Plan and appendix F of the Suffolk Coastal Local Plan. It is very likely that buildings and structures identified as making a positive contribution to the significance of a conservation area in a Conservation Area Appraisal, and which are not designated heritage assets, may also meet the adopted criteria for the identification of NDHAs. However, it is important to note these buildings and structures have not been assessed by East Suffolk Council against the NDHA criteria. It is also possible for NDHAs to be identified through the Neighbourhood Plan process and the consideration of a planning application.
- 4.3 Paragraph 197 of the NPPF sets out that as heritage assets, the effect an application may have on the significance of a NDHA should be taken into account in determining the application, and any harm to the NDHA should be weighed against the public benefits of the application.

4.4 Ordinary planning powers can be used, in the absence of special statutory powers, to remedy breaches of planning control. In this respect, any works carried out without obtaining, as may be required, planning permission may be subject to an enforcement notice. If a local planning authority considers that the amenity of a part of the authority's area is adversely affected by the condition of land within their area, they may serve a notice on the owner and occupier of that land requiring steps be taken to remedy the condition of the land.

4.5 As set out in the Council's criteria for the designation of Non-Designated Heritage Assets, it is the aim of East Suffolk Council to protect and enhance the Plan area's heritage assets through the identification of those of local significance; and through ensuring that development is managed in a way that sustains or enhances their significance and setting. The effect of a planning application on the significance of a non-designated heritage asset should be taken into account in determining any application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

For enquiries as to whether a building or structure is an NDHA please contact our Design and Conservation Team at conservation@east Suffolk.gov.uk.

5 Historic Parks and Gardens

Key Local & National Policies

Suffolk Coastal Local Plan (2020) policies:

- SCLP11.3 – Historic Environment
- SCLP11.6 – Non-Designated Heritage Assets
- SCLP11.8 – Parks and Gardens of Historic or Landscape Interest

Waveney Local Plan (2019) policies:

- WLP8.37 – Historic Environment

NPPF (2019) paragraphs:

- 185, 189, 193, 194, 197



Historic Parks and Gardens

- 5.1 Historic Parks and Gardens form as much a part of the heritage of East Suffolk as its numerous buildings and monuments. As well as their significant contribution to the landscape character of a locality, parklands reveal facets of the cultural and social history of an area. In addition, parklands, due to their historic evolution as extensive semi-natural areas, have become important ecological habitats. Most parks are located in rural areas along the route of the A12 corridor and were attached to stately homes. There are also urban parklands located in Felixstowe and Lowestoft, which were laid out for use by local residents and visitors.
- 5.2 The majority of the parks and gardens in East Suffolk have developed as a series of additions or alterations to earlier layouts, rather than the result of a single design phase. These additions do not necessarily diminish the interest of a site and indeed, it may be that it is the cumulative effect of the different phases of a park for example which are of note. Conversely, there are a few parklands within East Suffolk which are the result of one significant design phase. Often these parklands are examples of the work of notable landscape designers from the 17th and 18th Centuries, such as Lancelot 'Capability' Brown (Heveningham Hall) and Humphry Repton (Including Henham Park and Little Glemham Hall).
- 5.3 Whilst a number of the parklands within East Suffolk have survived, remarkably intact, over a number of generations, increasing pressures over recent years have seen a gradual erosion in the quality of some. Such gradual erosion may be evident in the management of landscape features, such as free-standing

trees, avenues and copses but has manifested itself more drastically in some parks by the reversal of parkland into arable use.

- 5.4 Unfortunately, many trees were also severely affected by Dutch Elm disease and more recently by other tree diseases. Other pressures have also had a detrimental effect upon the qualities of some parklands, such as modern agricultural practices and development.



Parklands in East Suffolk

- 5.5 The National Heritage Act of 1983 enabled English Heritage (now Historic England) to compile a Register of Parks and Gardens of Special Historic Interest in England. The resultant register for Suffolk, originally produced in 1985 and updated with further additions, identifies the following parklands within East Suffolk as being of national special interest, namely sites of exceptional historic interest are assessed as Grade I; those of great historic interest as Grade II*, and those of special historic Interest as Grade II.

Campsea Ashe Park	Registered Grade II*
Heveningham Park and Gardens	Registered Grade II*
Somerleyton Park	Registered Grade II*
Henham Park	Registered Grade II
Glemham Hall	Registered Grade II
Bawdsey Manor	Registered Grade II
Woodbridge Cemetery	Registered Grade II
Cliff Gardens and Town Hall Gardens (Felixstowe)	Registered Grade II
Belle Vue Park (Lowestoft)	Registered Grade II

- 5.6 The Register does not provide statutory protection nor does it imply any specific additional powers to control development or work to such sites beyond the normal planning powers. Rather, it sets a generally recognised presumption in favour of the protection of registered sites and an expectation that relevant existing legislation and powers provided by planning control would be used by planning authorities to protect registered sites.
- 5.7 In addition to those parklands considered to be of national significance there are a number of other unregistered parklands in the former Suffolk Coastal area which are considered to be of county or local significance. Further information about these unregistered parks can be found in Appendix 2 at the end of this document.
- 5.8 The National Planning Policy Framework places considerable weight on the protection of listed historic parks and gardens. Paragraph 194 a) states that development that results in harm to a grade II listed park or garden should only be permitted in exceptional circumstances. Paragraph 194 b) states that harm to a grade I or grade II* listed park or garden should only be permitted in wholly exceptional circumstances. In both cases proposals should provide clear and convincing justification.
- 5.9 Suffolk Coastal Local Plan policy SCLP11.8 (Parks and Gardens of Historic Landscape Interest) identifies parks that are nationally listed in the former Suffolk Coastal area, as well as those that are identified for their local significance. The policy seeks to protect and enhance historic parks and gardens throughout the former Suffolk Coastal area.



- 5.10 Within the Waveney Local Plan area locally important parks and gardens have not been identified, however there are two nationally listed Historic Parks and Gardens – Belle Vue park, Lowestoft and Henham Park (which crosses into both Local Plan areas). A future Local Plan review could provide an opportunity to consider the identification of locally significant parks and gardens across the whole of East Suffolk. Decisions regarding development proposals in historic parks and gardens in the former Waveney area will be made in accordance with the National Planning Policy Framework.
- 5.11 Many, if not all, of the parklands identified within this Supplementary Planning Document contain other designations which are covered by other policies in the Suffolk Coastal Local Plan and Waveney Local Plan, for example, listed structures and buildings, archaeological sites, Tree Preservation Orders and Sites of Special Scientific Interest. Also, many parklands lie within designations which extend beyond the parkland boundary, for example, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast. It is important, therefore, that parklands are not viewed in isolation, but that regard is also given to the many other designations which reflect the particular qualities and characteristics of individual areas.
- 5.12 Although not nationally or locally Listed, private gardens also contribute to the character of an area and are an important part of many conservation areas across the district.

Future Management

- 5.13 It is acknowledged that the parklands' continuing significant contribution to the character of the East Suffolk landscape is very much dependent upon landowners and their commitment and ability to positively manage their parklands in future years.
- 5.14 Key issues are developments that could impact the setting of an historic park, particularly any changes along the perimeter of a park. In more rural areas there is a risk that development on the edge of an area of parkland could erode the agricultural setting of that area of parkland. Within the park itself there are also issues relating to the maintenance of different features. There is also the risk that some areas of parkland could be converted to other uses, such as agricultural farming.
- 5.15 As with any evolving landscape change is inevitable and, in some parts of a few parklands, is indeed desirable. However, incremental changes and a decline in positive management, can cumulatively have severe repercussions on the quality of some parklands. It is desirable, therefore, that landowners and/or their agents, seek appropriate advice when considering undertaking incremental changes or changes in management practices.
- 5.16 Development proposals in the immediate vicinity of an historic park or garden should therefore protect and enhance the setting of that park or garden. Reference should be made to either the Suffolk Coastal or Waveney Landscape Character Assessment, which provides information about landscape typology. Historic parks and gardens in rural parts of the district



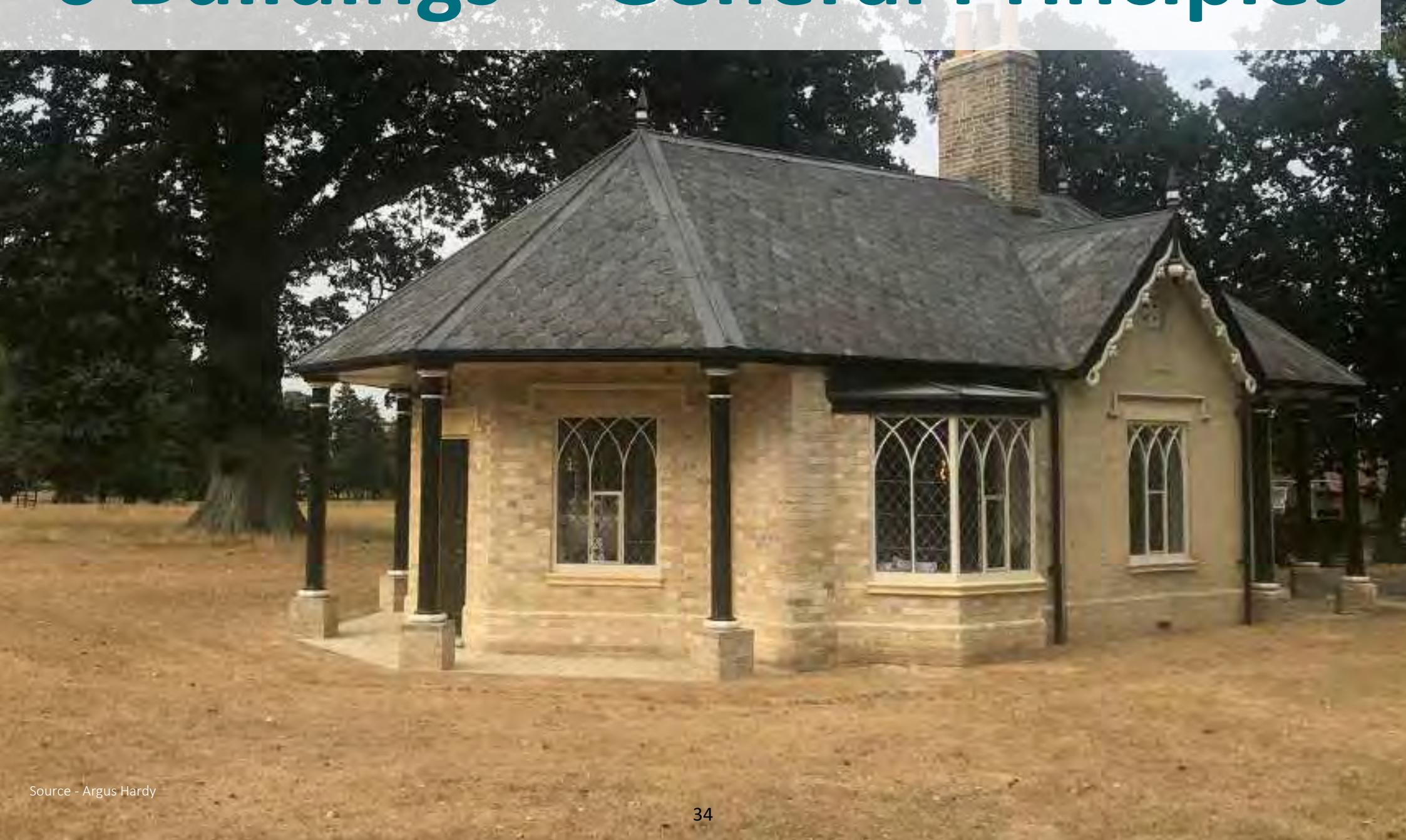
were set in areas of agricultural land and it is therefore important that the agricultural setting of these parks and gardens is retained.

5.17 On dealing with planning applications affecting registered parklands and gardens there is a statutory requirement for the Council to consult Historic England (on Grade I and II*) and the Gardens Trust (on all Grades). With regard to planning applications affecting other parklands and gardens not included on the Register the Council may undertake specific consultations with organisations such as Historic England, Suffolk County Council, the Gardens Trust, Suffolk Preservation Society, the Theatres Trust, the Georgian Group, the Victorian Society and the Twentieth Century Society. A decision on whether to consult a particular organisation will be made depending on of the scale and nature of the proposal. Where a planning application is approved it is likely that the Council will seek to encourage positive enhancement measures and these may be subject to specific planning conditions.

5.18 Many of the parks offer great scope for continued positive management or restoration. Where there is a country house still present, particularly occupied by a private family, the parkland or gardens are often well maintained. Where parks have been damaged by neglect or conversion into other uses their original trees often form an Important part of the landscape and there is often great scope for additional sensitive planting. Conversion of arable into grazing land can also achieve great visual benefits. The preparation of a restoration or management plan for the park may be a positive way of defining clear objectives for the parkland in the 21st Century.

5.19 The Council will seek to encourage any positive proposals which owners wish to pursue and will endeavour to advise, liaise and enter into specific discussions regarding future management or restoration.

6 Buildings – General Principles





Buildings – General Principles

Conserve

- 6.1 Care needs to be taken when undertaking works to historic buildings in order that the historic fabric is preserved in a manner that accommodates the changes necessary to ensure their continued use and enjoyment. However, in many cases it is simply not possible to provide the level of modern amenities and space standards without unacceptably affecting the character of an historic building. Furthermore, such buildings and their historic features are a finite resource, they cannot be replaced nor can any historic feature be lost without the architectural and historic importance of the building being undermined. The Council will seek to encourage any positive proposals which owners wish to pursue and will endeavour to advise, liaise and enter into specific discussions regarding future management or restoration.

Repair and Maintain

- 6.2 Historic buildings should be regularly monitored for signs of damage or decay, and maintained in a manner appropriate to their historic interest. Inappropriate repairs and alterations can also affect the value of a property where potential buyers may be prepared to pay more for properties which retain original or historically important features.

Demonstrate Understanding

- 6.3 Applicants will be expected to demonstrate an understanding of the significance of the heritage asset they are seeking works to, and of the affect

that proposed works may have on its significance. Particularly important is the fact that historic buildings illustrate the history of an area and the changes that have taken place in the architecture, the economy and the social make-up of the locality. Their historical form, their often-unique architectural features and details and their patina of age all contribute to this. Buildings are listed for these very reasons.

Seek Expert Advice

- 6.4 It is strongly recommended that wherever possible expert advice is sought from an historic building specialist in order that the significance of historic buildings is fully understood. Names of experienced practitioners can be obtained from the RIBA Conservation Register, RICS Accredited Conservation surveyor, IHBC Accredited Practitioner Directory, and IHBC HESPR Directory.



7 Sustainable Energy and Construction and the Historic Environment

Key Local & National Policies

Suffolk Coastal Local Plan (2020) policies:

- SCLP9.1 – Low Carbon and Renewable Energy
- SCLP9.2 – Sustainable Construction

Waveney Local Plan (2019) policies:

- WLP8.27 – Renewable & Low Carbon Energy
- WLP8.28 – Sustainable Construction

NPPF (2019) paragraphs:

- 148





Sustainable Energy and Construction and the Historic Environment

- 7.1 In 2019 East Suffolk Council declared a climate emergency, which committed the Council to tackling climate change. This included ensuring that East Suffolk becomes carbon neutral by 2030. East Suffolk Council is supportive of measures to adapt historic buildings so as to improve their energy efficiency and increase the use of renewable energy generation. However, this needs to be balanced against the need to preserve the appearance and structure of historic buildings and spaces.
- 7.2 This section provides guidance about how domestic renewable energy schemes can be successfully applied to historic buildings. It also describes ways in which the energy efficiency of historic buildings can be improved. Wind turbines, photovoltaic cells, biomass schemes and insulation are all ways of improving the energy efficiency of historic buildings. The Council is supportive of renewable energy schemes and measures to improve energy efficiency of both new and existing buildings. Policies in the Suffolk Coastal and Waveney Local Plans provide policy on both renewable energy schemes and energy efficiency measures.
- 7.3 This section also includes information about the related issues of rainwater harvesting and flood protection, which are also important measures in responding to climate change. The topics covered in this section will also be covered in greater detail in the Sustainable Construction Supplementary Planning Document.

- 7.4 Each historic building is individual and with this in mind it is advisable to seek advice before submitting a planning application and commencing work. The pre-application service provided by the Council enables those interested in undertaking work on historic buildings to obtain advice from the Design and Conservation team. Historic England also provides advice with regard to buildings that are listed Grade I and II*.
- 7.5 It needs to be emphasised at the outset that historic buildings are constructed in a different manner and from different materials from those constructed in more recent times. Historic buildings often rely on the circulation of air through a building, rather than sealing in an interior space. Modern energy efficiency measures, such as insulation and double glazing, can inhibit the building's ability to 'breathe' and this can lead to issues such as damp developing.
- 7.6 Buildings from any era contain embodied energy, that is, the energy needed to manufacture their materials, as well as the energy used in construction. It is worth being aware that conserving a building and its materials means also conserving the embodied energy used in their construction.

Insulation

- 7.7 The thermal performance of a building can be improved by ensuring that it is properly maintained. This can include repairing gaps in windows and doors, using curtains and blinds at night-time and ensuring that gaps in render and plaster work are promptly repaired. Further guidance about the maintenance of windows and doors is provided in the chapter about Windows, Doors and Porches.



- 7.8 The owners of heritage assets often wish to improve the thermal performance of their property. This is partly to reduce heating bills and to make the building more comfortable and warmer during the winter, but it is also to reduce energy consumption and its resulting environmental impact. The Council is supportive of measures to improve the energy efficiency of buildings but there are particular issues relating to the historic environment that property owners need to be aware of when improving the thermal performance of their property.
- 7.9 One of the most popular ways of improving the energy efficiency of a building is by installing insulation. When applying this method to historic buildings care needs to be taken to ensure that insulation is located and designed so as not to impact upon the internal or external appearance of an historic building. There is also the risk that installing insulation could place extra weight on the structure of an historic building or give rise to issues of vapour control and condensation. Insulation should be placed in locations where it is not visible. This includes in ceiling and roof spaces, between cavity walls or in the voids between the uprights of a timber frame, if available. However, insulation in ceiling and roof spaces can add extra weight to a roof or ceiling, which then has to be supported by the walls. Cavity wall spaces are a good place for insulation, but many historic buildings are only built with single skin walls. Insulation designed to fit onto the exterior or interior surfaces of walls is also available, but in both cases can have considerable impact upon the appearance of a building. Insulation should also be carefully designed and installed so as to avoid the creation of thermal bridges. These are gaps between pieces of insulation material, including doors and windows, which are cooler than surrounding insulated areas. Thermal bridges are often susceptible to the development of both damp and mould, which can damage paint and plaster work and even the structure of the building as well potential effects on human health.
- 7.10 Insulation should always be made from correct materials. This is so that it is compatible with the structure of a building and will not be too heavy for walls and supporting beams. It will be necessary to seek professional advice to ensure that the correct insulation material is used. Insulation materials should be able to trap the heat but also be breathable so that moisture can escape. Examples of suitable insulation materials include wood fibre, sheep's wool and cork, all of which are natural and breathable. In some cases they can be covered with a lime render, which is also breathable, where they are affixed to an interior wall.
- 7.11 When planning work to insert building insulation or to reduce draughts it is important to be aware that historic buildings were designed and constructed differently to those constructed today. Whereas modern buildings are designed to seal interior spaces so as to prevent heat loss historic buildings were designed so as to enable the circulation of air and moisture throughout the building. As a result, the installation of insulation and removal of draughts could create problems with damp, which are unsightly and lead to structural problems. Therefore, it is important to ensure that installation and maintenance work is properly planned and to consult an appropriately qualified engineer so as to prevent problems with damp.
- 7.12 Planning permission is not normally required for the installation of insulation material. However, listed building consent will be required if the building is listed.



7.13 Double and secondary glazing are also highly effective ways of improving the thermal performance of historic buildings. These are covered in greater detail in the chapter about Windows, Doors and Porches.

7.14 The Historic England website provides further information about [insulating walls](#)⁹ and [ceiling and roof insulation](#)¹⁰ in historic buildings.

Underfloor Heating

7.15 Underfloor heating has been installed in some historic buildings, in particular in churches. It works by spreading a network of pipes or cables under a floor, which then radiate heat through the floor and into the space above. The advantage of underfloor heating is that it heats a building over a long period of time and links well with renewable energy technology. The heating and cooling process is also quite slow, and this might be advantageous for some historic buildings, when compared to the rapid heating and cooling of other heating systems. However, installation can cause a lot of damage to historic floors and ceilings, which may be irreparable. Underfloor heating may also need work on maintenance and replacement, which could cause further damage. As a result of the above it is necessary to consider the full implications of installing an underfloor heating system.

Solar Panels and Photovoltaic Cells

7.16 Part 14, Class A of the General Permitted Development (England) Order 2015 (as amended) (GPDO), permits the installation of domestic solar panels and photovoltaic cells on a residential building. This is subject to conditions, which are summarised as:

- The solar panel or photovoltaic cell is no more than 0.2 metres away from the roof it is attached to.
- The solar panel or photovoltaic cell does not extend above the level of the roofline.
- If located in a conservation area, the solar panel or photovoltaic cell is not on a wall which fronts a highway.
- The solar panel or photovoltaic cell is not installed on an ancient monument.
- The solar panel or photovoltaic cell is not installed on a listed building.

Class J of the Permitted Development Order refers to solar panels and photo voltaic cells on non-domestic properties.



Solar Panels on an historic building

⁹www.historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/insulating-walls-in-historic-buildings/

¹⁰www.historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/insulating-roofs-in-historic-buildings/



- 7.17 Solar panels and photovoltaic cells have become more popular in recent years and some of these can be found on historic buildings. Generally, the best location on a building is facing towards the southwest to maximise exposure to the sunshine. The optimum angle for photovoltaic cells is at around 30 degrees from horizontal.
- 7.18 On an historic building it is preferable to locate panels so as to minimise their effect on the appearance of the building. This means locating them so that they cannot be seen from main vantage points, i.e. from where the building is most visible to onlookers. In most cases this is a public street. If the building is listed, the panels are best sited on a rear extension or curtilage listed outbuilding, but preferably ground-mounted as an independent array (for which Listed Building Consent is not needed). It is also important to remember that dormer windows and chimneys can cause overshadowing which will reduce the effectiveness of PV cells.
- 7.19 The design of photovoltaic cells can also reduce their visual impact on a building. [Historic England guidance](#)¹² provides more information about how to visually integrate a solar energy scheme into an historic building.
- 7.20 Installation of solar panels or PV cells may require planning permission. Listed Building Consent will also be required if the panels or cells are attached to a listed or curtilage listed building or structure.
- 7.21 Solar film is attached directly onto a roof and does not stand out in the way that a separate solar panel does. As a result, solar film can be attached to a roof without harming the appearance of an historic building. Solar tiles are roof tiles that are made of photovoltaic material. In effect, they form part

of the roof rather than being attached as a separate structure, which means that they will be more congruous with appearance of an historic building.

- 7.22 Remote solar panels, which are separate from an historic building, can also be erected. Remote solar panels and photovoltaic cells should be located so as to minimise their impact on the building. This is particularly important where a building is listed or located in a conservation area. More guidance can be found on the [Design and Conservation Team's webpages](#)¹¹.

Heat Pumps

- 7.23 There are three sorts of heat pump: ground source, air source and water source heat pumps.
- 7.24 Ground source heat pumps are expensive to install and this means that they are not commonly used. The installation of ground source heat pumps on domestic properties are covered by part 14, class C of the GPDO. Class L refers to non-domestic properties. Listed Building Consent will also be required when installing a heat pump in a listed building.
- 7.25 Air source heat pumps (ASHP) work in very much the same way as ground source heat pumps but instead of using heat from the ground they extract it from the air. In some situations they can also be easier to install. The unit is fixed outside the property with holes in the wall to accommodate the flow and return pipe-work.

¹¹www.historicengland.org.uk/images-books/publications/eehb-solar-electric/

¹²www.eastsuffolk.gov.uk/planning/design-and-conservation/installing-solar-photovoltaics-in-a-conservation-area/



7.26 Air source heat pumps have far lower installation costs because no excavation is required.

7.27 The installation of air source heat pumps on domestic properties is covered by class G of the GPDO. Air source heat pumps are subject to the following conditions:

An air source heat pump should not be:

- More than one air source heat pump on a building.
- A wind turbine on the same building.
- The volume of the compressor unit exceeds 0.6 cubic metres.
- Within 1 metre of the boundary of the curtilage.
- Installed on a pitched roof.
- Installed within 1 metre of the edge of a flat roof.
- Installed on a scheduled monument.
- Installed on a listed building.

7.28 Water source heat pumps are also available and work by drawing solar heat stored naturally in rivers, lakes and ponds. However, installation costs can be high because underground pipes are needed to connect a dwelling to a body of water. The installation of water source heat pumps on domestic premises is covered by class D of the Permitted Development Order. Class M refers to non-domestic properties.

7.29 Heat pumps are fairly low-maintenance and this might appeal to potential customers. Digging a trench and then covering the ground over again, however, could lead to considerable disruption in the grounds of an historic building. As far as possible, ground should be re-laid in its original form. The County archaeologist should be consulted before any digging takes place. Always consult an engineer to ensure that the design is appropriate for the building and that the structure can support the equipment needed by a heat pump.

Biomass

7.30 Biomass is fuel derived from plant and animal material. Examples of biomass include wood chippings and agricultural waste. Note that domestic biomass facilities are much larger than other types of heating and electricity generation and as such may be too large for many historic buildings. The installation of biomass facilities should be carefully designed so as to protect the appearance and structure of an historic building.

7.31 Planning permission and / or Listed Building Consent may be required for a biomass installation. The installation of a flue for biomass heating systems on domestic premises is covered by class E of the GPDO. This is subject to the following conditions:

- The flue should not exceed the highest part of the roof by more than one metre.
- In a conservation area the flue should be installed on a roof or wall that fronts away from the public highway.

Class N of the Permitted Development Order refers to non-domestic properties.



Wind Turbines

7.32 National Planning Policy Framework 2019 paragraphs 151-154 are supportive of low carbon renewable energy schemes at a range of different scales. This includes small-scale renewable schemes that operate at the household and neighbourhood level.

7.33 Class H of the GPDO permits the erection of a wind turbine on a detached dwelling house or on detached building in the curtilage of a dwelling house or a block of flats. Permitted development is subject conditions, which are summarised below:

- The turbine will be attached to the building
- The building is not listed
- There will be no more than one turbine attached to the building.
- The maximum height of the turbine (including blades) is no more than 15 metres or: The maximum height of the turbine is no greater (including blades) than 3 metres above the highest point of the building.
- The swept area of the turbine blades does not exceed 3.8 metres.
- The lowest part of the turbine (including blades) is less than 5 metres above ground level.
- The building is not a scheduled monument.
- Within a conservation area the wind turbines should not be located on a wall or roof slope that faces a public highway.

7.34 Suffolk Coastal Local Plan policy SCLP9.1 states that larger wind energy schemes will only be supported if located within an area designated for wind energy generation by a neighbourhood plan. Waveney Local Plan policy WLP8.27 only supports larger wind energy schemes if they are located in designated areas identified by a neighbourhood plan.

7.35 This section refers to 'micro' or domestic wind turbines. These can be fitted to a building or on a free-standing pole. In cases where a wind turbine is affixed to an historic building, it is preferable to locate the turbine where it is least visible, but is still exposed to the wind. Avoid, if possible, attaching a wind turbine to where it can be seen from the street, particularly in a conservation area.

7.36 When attaching wind turbines to a building, do not attach them to chimney stacks. These are not designed to take the weight or stresses created by a wind turbine and may have been weakened by flue gasses released from the fire below.

7.37 The weight of a wind turbine could also damage the structure of a building and so it is necessary to consult a structural engineer to ensure that the chosen wall is strong enough to take the weight of the turbine.

7.38 Noise from a wind turbine is not usually a problem with modern designs, but vibration could damage the structure of the building. Therefore, it is important to ensure that rubber dampers are included in the brackets on a building to prevent vibration.



7.39 Brackets should be affixed to mortar to prevent damage to the masonry. On a timber framed building, avoid fitting the turbine to the infill and instead attach it to the timber structure. On a pitched roof the turbine is usually attached to the gable to allow a shorter pole to be used.

7.40 In many instances domestic wind turbines, whether standalone or attached to a building, are now covered by class H of the GPDO and so do not require planning permission. However, planning permission will be required to erect a wind turbine in conservation areas. Listed building consent will also be required if the turbine is attached to a listed building or curtilage listed buildings or structure.

Rainwater Harvesting

7.41 East Suffolk has a relatively dry climate compared to other parts of the country and as a result there has been increasing interest in retaining rainfall. Water butts, which are often connected to gutters and downpipes, collect and store rainwater that can then be used during periods of dry weather. These should be positioned so as not to impact upon the historic and architectural significance of a building. In practice this means placing water butts to the side or rear of a building and away from the street frontage, particularly in a conservation area. It may also be worth considering placing a water butt close to an outbuilding, which is may be of less significance. However, as outbuildings tend to have a smaller roof area, it is probable that the amount of water collected will also be less. Temporary water butts, which can be removed when they are not needed, may also be preferable to permanent structures.

Daylight

7.42 Allowing daylight into a house can create attractive interior spaces and reduce the need for artificial lighting. New houses can be designed and orientated so as to maximise the amount of daylight that enters the dwelling. However, it is not usually acceptable to insert new windows or expand existing ones in an historic building because this could harm the structure or appearance of a building. These considerations are particularly important where the building is listed or located in a conservation area. As a result, it is important to ensure that existing windows are used so that they allow maximum light into a building. Extensions should therefore be planned extremely carefully so that they do not obstruct the flow of light into a window.

Adapting to Climate Change

7.43 Historic buildings and spaces are vulnerable to climate change, particularly flooding. When purchasing a property it is necessary to check the flooding history of the surrounding area. Consideration should be given to whether any previous flooding events have affected the property or its immediate area and whether the dwelling located in a floodplain or an area that is at high risk from flooding.



- 7.44 If there is any risk of flooding then it is worth undertaking an architectural survey to see what measures can be taken to prevent flooding from affecting the inside of the building. Measures include temporary barriers and extra planks to cover doors and ground floor windows. It is possible to fit barriers and planks without impacting the historic and architectural significance of a building and these have been permitted on vulnerable listed buildings, for example, in some parts of the district. Historic England provides extensive guidance about dealing with flooding in its document 'Flooding and Historic Buildings' (2015).



Flood barrier protecting the door of an historic building (Woodbridge)

Large scale energy projects

On shore wind

- 7.45 Large scale on shore wind energy schemes are an important source of renewable energy. National Planning Policy Framework paragraph 148 requires the planning system to support the delivery of renewable energy generation. Paragraph 151 states that local plans should have a strategy for delivering renewable energy schemes. Suffolk Coastal Local Plan policy SCLP9.1 (Low Carbon and Renewable Energy) and Waveney Local Plan policy WLP8.27 (Renewable and Low Carbon energy) both state that on shore wind energy schemes should be located in areas designated by neighbourhood plans. It is important that onshore wind energy schemes should not adversely impact the surrounding area. This includes the setting and significance of historic buildings and conservation areas. In particular, it is important that wind energy schemes should not adversely impact upon the wider landscape that surrounds an historic building and historic parks and gardens.

Offshore Energy Infrastructure

- 7.46 The infrastructure related to offshore energy schemes can also impact upon historic buildings, their settings and surrounding landscapes. Offshore energy infrastructure can include electricity cables and substations. These are often large pieces of infrastructure, and applications are often decided by central Government in accordance with National Policy Statements. East Suffolk Council will be a consultee on applications that are decided by Central Government.



- 7.47 Suffolk Coastal Local Plan policy SCLP9.1 and Waveney Local Plan policy WLP8.27 both state that the infrastructure for wind energy schemes should not impact negatively upon neighbouring properties. The infrastructure for renewable energy schemes will also be assessed for their cumulative impact upon the surrounding area.
- 7.48 Suffolk Coastal Local Plan policy SCLP3.4 (Proposals for Major Energy Infrastructure Projects) states that major energy infrastructure projects will be assessed cumulatively for their impact on the surrounding area and sets out that major energy infrastructure projects must also be subject to a heritage impact assessment. Accompanying table 3.6 identifies impact upon the historic environment, heritage assets and their settings as key considerations when planning major infrastructure projects. This includes the impact of heat, light and dust upon heritage assets during the process of constructing and decommissioning major infrastructure. The assessment of such infrastructure projects upon the historic environment will take place on a case by case basis.

Biodiversity and the historic environment

- 7.49 The historic environment provides important habitats and sources of food for a wide variety of wildlife. Some of these habitats are protected by law, including bird nests and bat roosts. Many wild animals and birds live in and around historic buildings without harming them in any way and it is possible to adapt buildings so that they provide a habitat for wild animals. Examples of these include swift bricks, bird boxes and bat boxes. These features do not significantly alter the appearance of a building if carefully installed and can be easily removed if no longer needed. Care should be taken when

installing these features to ensure that they do not alter or remove the historic fabric of a building or harm its appearance. Listed building consent will be required if bird boxes, bat boxes or swift bricks are attached to a listed building. If wild animals are causing harm to an historic building it is important to consult a qualified professional before removing them. In particular it is important not to disturb bird nests or bat roosts during the nesting season (which usually lasts from March until August for birds and from May until August for bats). It is recognised that large numbers of wild birds have the potential to harm an historic building and it is acceptable to take measures to prevent them from entering a building if this is the case.

- 7.50 Many historic buildings provide suitable habitats for bats. There are 17 species of bat in the United Kingdom, with 13 of these having been recorded in Suffolk. All species of bats and their roosts are fully protected by law. When planning work of any sort on an historic building it is important to consider the presence of bats and advice should be obtained from a suitably qualified ecologist as early in the process as possible. Bat surveys will help to ascertain the presence of bats and with careful planning it is often possible to undertake work without harming bats or their roosts. If harm to a bat roost is unavoidable then a licence from Natural England will be required before any work can be undertaken. More advice can be found on the [Natural England website](https://www.gov.uk/government/collections/bat-licences)¹³.

- 7.51 The [Bat Conservation Trust](https://www.bats.org.uk/)¹⁴ may also be able to offer advice on works that could impact on bats, where planning consent is not required.

¹³www.gov.uk/government/collections/bat-licences

¹⁴www.bats.org.uk/



- 7.52 Climbing plants have the potential to damage the structure of a wall and as such they should ideally be removed or carefully trimmed to ensure that the wall or building is not damaged in any way. More guidance about this is provided in paragraphs 15.65 and 15.66. More information about plants and wildlife habitats in the historic environment can be found on the [Historic England website¹⁵](#).

8 Extending an Historic Building





Extending an Historic Building

- 8.1 Successful alterations and extensions are based on a good understanding of the existing building. Many working buildings followed a local vernacular in their construction. Larger residential and public buildings tended to be constructed according to carefully prepared and considered designs. This latter category often followed fashions in building design and construction. The following guidance is intended to support proposals that protect the significance of heritage assets.
- 8.2 While some buildings survive in their original designed form many older buildings are the result of intermittent development. Previous alterations and extensions can add to their historic value and reflect evolving economic, social and technological trends.
- 8.3 Owners should be aware of the significance of the property and should ideally view their occupancy as only a temporary phase which will, in time, itself form part of the history of the building. It must be remembered that once lost, historic evidence and items of historical importance cannot ever be replaced.
- 8.4 Historic buildings cannot necessarily accommodate endless alterations and extensions so as to meet the exact needs of every owner. Too much change will threaten the historic character of a building.
- 8.5 Historic buildings have historical and architectural features which make them unique and these should be protected whenever an extension or alteration is planned. Extensions and alterations can protect and even enhance the



A rear extension that is sensitive to the rest of the building (Church Farm House, Sudbourne).
(Source – Nash Baker Architects; photograph by Nick Gutteridge)



appearance of an historic detail provided that careful attention is given to their design.

- 8.6 Careful attention to detail will ensure that extensions are built of the same or complementary materials as the existing building.
- 8.7 Contemporary designs and materials may be appropriate. An extension or alteration should protect and enhance materials and design details on the existing building.
- 8.8 Extensions and alterations can be acceptable in many circumstances. A well-designed extension can improve the appearance of an historic building as well as its surroundings. In addition, work to remove unsympathetic additions or modern changes that harm the appearance of an historic building will usually be supported.
- 8.9 The finished building should retain all its historic significance and appear as a complete and harmonious whole with adjacent properties and its surroundings.
- 8.10 The setting contributes to the significance of a heritage asset. The size/scale of the extension relative to plot size and the surroundings will be one of the considerations in the determination of any application. Extensions should be situated and designed so that they are not larger or higher than the existing building and do not detract from its existing form. Large extensions which adversely affect the significance of historic buildings will not be permitted.

Statutory Approvals and Professional Advice

- 8.11 A distinction needs to be made between repairs and alterations. Repairs are works to existing materials to ensure that they retain their strength and durability. Alterations are changes to the materials and structure of a building. For example, this could include the inclusion of new materials that are different to existing materials or a change to the design and layout of a building, such as an extension.
- 8.12 Securing good advice is very important when planning a successful alteration or extension. It is advised to engage an agent at an early stage with experience in historic buildings who can provide advice as well as prepare drawings and specifications. Appropriate detailed survey work in the form of a heritage assessment is required by the Council and can help to inform a carefully considered set of proposals. A heritage assessment (sometimes called a heritage statement) describes the significance of a heritage asset and the impact of the proposed works. Heritage assessments sometimes include the setting of a building as well as the building itself. The pre application process can provide guidance about how proposals can be improved and made successful, as well as identifying where proposals are likely to prove unacceptable.

Materials and Details

- 8.13 Attention to materials and detailing is very important in creating a successful extension. Modern materials and designs can be acceptable in an extension but they should be sensitive to the existing building and protect its architectural and historical value.



- 8.14 When attempting to match existing work it is essential that traditional techniques and detailing are adopted. Brickwork, for example, should be laid using not only the same size, colour and texture of brick but the bond, pointing and colour of the mortar should also be matched. The use of a stretcher bond with a hard, grey cement and recessed or weather struck joints will hardly ever be appropriate on an extension to an old building, for example.



A successful extension (left of picture), which uses the same brick patterns and colours, as well as the same windows, as the original (Dolphin house, Aldeburgh). (Source – NJ Architects; photo by Andrew Hendry)

- 8.15 Similarly, a uniform hard, cement-based render especially if applied over blockwork, will contrast starkly with the undulations of a flexible lime-based render facing to an old timber framed building.

- 8.16 If an exact match is not going to be practicable then in some circumstances a compromise solution may prove acceptable. With new brickwork on extensions to some unlisted properties or those outside conservation areas for example, a reasonable effect may be achieved by constructing the walls with a header inserted every second or third brick. This may be just enough to break up the regular pattern of stretcher bond. With a rendered extension a conscious attempt should be made not to achieve a completely flat finish by varying slightly the thickness of the plaster.



A modern extension design, which blends in with its surroundings through the use of traditional brick and wood (Rookery Farm, Monewden) (Source – NJ Architects).



A traditional roof design helps this extension to complement the original building (Sibton Park Gate Lodge). (Source - Argus Hardy)

Roof finishes

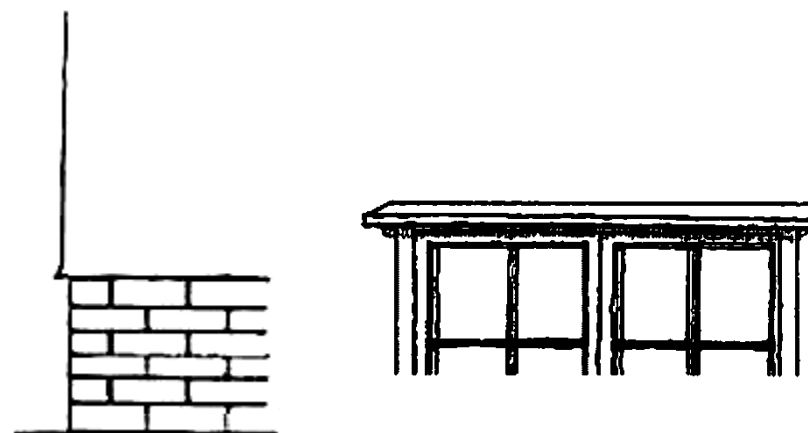
- 8.17 Roof finishes can be the same as on the existing roof and ridge tiles and the detailing on gables, hips and valleys should be similar. Intrusive modern eaves and ridge vents should be avoided, as should tiles which incorporate integral vents. Modern roofing materials, such as zinc, can be acceptable where they are complementary to the historic character of the building.

Windows

- 8.18 Windows used on an extension can be constructed using similar profiles, detailing and finishes. They should also open in the same way as existing windows. New windows will almost certainly not be acceptable for example where they are designed to appear similar to casements or sash windows but

actually have top hung opening lights and false plastic glazing bars stuck onto or between the panes of sealed double glazed units.

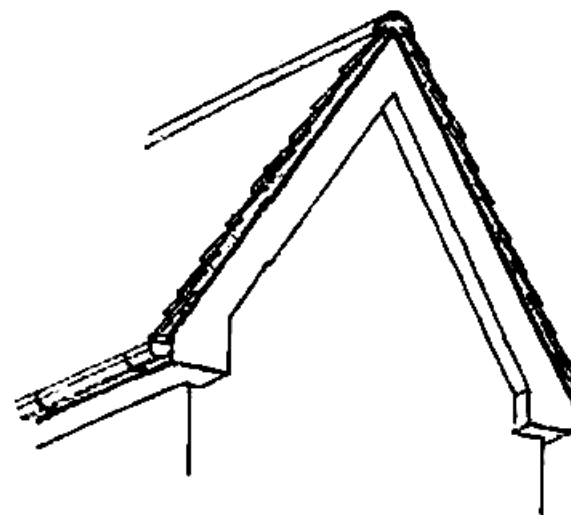
- 8.19 The position of the window in relation to the face of the wall should also be the same, as should the detailing around the window opening. A straight brick soldier course on a steel lintel, for example, will certainly not satisfactorily match elegant 18th and 19th Century brick arches made up of rubbed bricks or purpose-made 'voussoirs' (wedge shaped stone used to build an arch or vault).
- 8.20 On rendered properties the traditional detail at the head of the window is to construct a pentice board and to render down to that. The modern detail of forming a drip by thickening up the render will almost always appear unsatisfactory.



A drip formed from thickening render (left); a pentice board (right).



A traditional Gothic window on an extension (Sibton Park Gate Lodge). (Source - Argus Hardy)



An illustration of a roof with boxed-out eaves and clubfoot ends.

Eaves and Verges

- 8.21 Often a significant difference between the appearance of an existing traditional building and an inappropriately detailed extension is the construction and finished appearance of the eaves and verges of the roofs. Many builders favour "boxed out" eaves and verges incorporating deep fascias and soffits because they are easy and cheap to construct. These, along with the bulky 'clubfoot' end (where the lower end of the bargeboard folds down at an angle) to the bargeboard and the use of a cement fillet at the edge the tiles along the verge, appear very heavy and crude. Modern plastic gutters and downpipes compound the problem.

- 8.22 The detailing on most historic buildings is in contrast very different. Traditionally, builders constructed eaves without a deep fascia and often mounted gutters on metal brackets fixed directly to the wall or on exposed rafter feet. The junction between the roof slope and the walls of the building was, as a result, far less bulky and had a more refined appearance.
- 8.23 Sometimes traditional roofs were constructed with very little overhang at the eaves. Brick walls were corbelled out at the eaves and where a fascia was provided it was often fixed directly to the wall. Where eaves did incorporate an overhang, soffits were sometimes decorated with wooden or plaster dentils, mouldings and other classical motifs. In most instances



on traditional buildings a very elegant eaves line was achieved by laying the last few rows of tiles at a shallower angle using timber sprockets or a tilting fillet fixed to the rafters.

Barge boards

- 8.24 The local vernacular verge detail involves barge boards fixed close to the face of the gable wall, masking the edge of the tiles. This was topped with a timber capping piece which overlapped the tiles. Sometimes decorative barge boards were used and these form an attractive feature on many traditional buildings in the District. Extensions can incorporate the same detailing.

Dormer windows

- 8.25 Dormer windows and rooflights can have a major impact upon the appearance of any extension, especially if they are too large, poorly designed or too numerous. Even if well detailed and of an appropriate size, it will often be necessary to restrict the number of dormer windows on any extension to one, at the most two, on any elevation. This is because they can be particularly prominent, visually disrupting the simple form of the roof and making the extension appear over dominant.

Plinths

- 8.26 Many historic buildings incorporate projecting brick plinths at the base of external walls. Sometimes these have been rendered, although often they are painted with black bitumen. Where plinths exist, extensions should normally be designed with the same detail. On rendered extensions the modern practice of the render projecting beyond face of the brick plinth should be avoided.



Plinths protrude from the base of a wall on a building extension (Sibton Park Gate Lodge). (Source - Argus Hardy)

Scale and Proportion

- 8.27 In the past the basic, simple, narrow, linear form of the vernacular house in the district was often extended but remained the dominant part of the building. Attached were smaller additional forms such as lean-to extensions or smaller and lower pitched roof elements to the side or rear. This created a series of pitched roof forms that were all linked together. This achieved not only visual unity but also helped to reduce the apparent size, scale and bulk of the whole building. It should be realised, however, that a significant feature of these buildings is the fact that the proportion



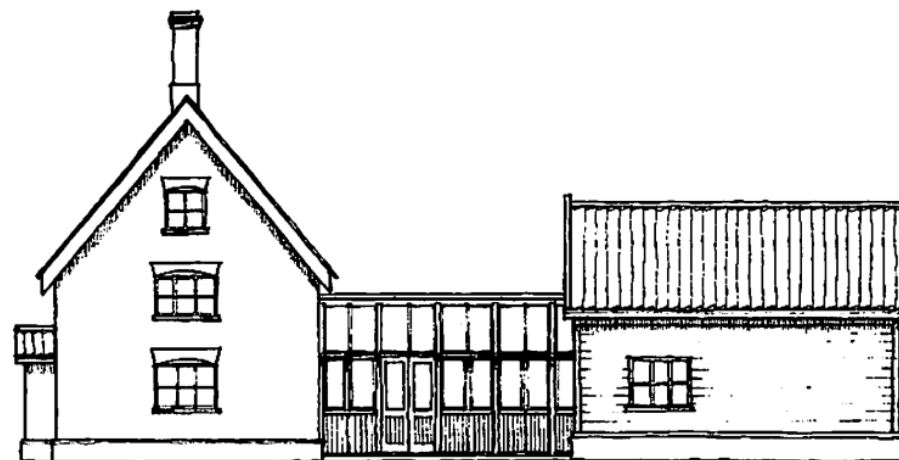
of accommodation provided on the upper floors is in most cases, relatively small.

- 8.28 On many historic properties a simple rear extension that is set in-line with the existing building is likely to be an acceptable solution, especially if the extension is designed with an eaves and ridge which is lower than the main building and if it has a narrower span. On a two-storey building, an extension comprising a storey and a half, perhaps incorporating a gable window or simple dormer to light the internal spaces, would have less of an impact than a full two-storeys. A single storey extension is often even better. These are not the only types of extension that are acceptable. Different designs may work just as well, depending on the existing building and quality of the proposed design.
- 8.29 Sometimes a successful side extension can be created with a reduced width, lower eaves and ridge, which tucks under the verge of the existing roof so it reads as a visually separate abutting structure. Again, the extension should normally be relatively narrow and its height should be kept as low as possible.
- 8.30 Historically, buildings were sometimes extended with the additional accommodation being formed by extending the existing building at the end (in-line) and continuing the roof over at the same height. In other cases, they were extended by the creation of a cross wing at one or both ends.
- 8.31 These examples of good practice should not necessarily be taken as a precedent for extensions to historic buildings. However, extensions can be acceptable provided that they are in keeping with the proportions of the existing building. Inline extensions, which follow the width and height of the

existing building, will usually have less visual impact and so are more likely to be acceptable.

Links to extensions

- 8.32 Many historic buildings are situated in close proximity to each other and their juxtaposition can be very attractive. This has inspired some property owners to erect an extension that is visually separate but physically attached to the original building. However, careful planning, design and attention to detail is needed to ensure that it does not alter the character and appearance of the existing building.



Extensions which take the form of visually separate traditional outbuildings can sometimes be appropriate. In this case a single storey glazed structure forms the link to the extension. (Note: the 'outbuilding' does not have a brick chimney as this would undermine the overall effect)



- 8.33 Where the existing building is to be attached to a proposed extension with a smaller 'link' structure it is important to ensure the space between them is the right size. The form and proportions of the link is also important and a single-storey narrow structure is invariably the best solution. The 'minimal' glazed link is an option which has been adopted in some cases but care should be taken as this non-traditional element tends to read as a focal point (which is exactly opposite to the effect that is trying to be achieved). A two-storey 'link' almost always causes problems and, in most cases, will not be acceptable.

Small Dwellings

- 8.34 Some buildings are significant because of their small size and they serve as an important reminder of the economic and social conditions in the area.
- 8.35 Although some of these buildings may have been purpose built, for example gate lodges to country houses, most are small, rendered or brick vernacular cottages which have a very simple rectangular form, sometimes incorporating minimal side or lean-to rear extensions.
- 8.36 Many small dwellings have been substantially altered and extended in recent years to such an extent that their original form and their inherent character and interest have been completely lost. This makes those which do survive in something like their original form, much more important. The small size of these dwellings means that they are only really suitable for small, single-storey extensions – if any at all.

Semi Detached and Similar Groups

- 8.37 Extensions to individual buildings which form one of a similar handed pair or part of a group can be particularly disruptive and harmful. With both types of property a front, side, rear or roof extension must be very carefully considered and designed in order not to disrupt the balance of the composition and group value.
- 8.38 In virtually every case it will be necessary for the original property to remain the visually dominant one. The form of the extension should reflect and respect the size, scale and proportions of the existing building or group of buildings. In some instances, it may be necessary for an extension to be restricted to single storey only or to be located around the back of the property.
- 8.39 It will always be necessary to ensure that the design of any extension which is to be the first on a pair or group is of an appropriate standard because it may well set the precedent which the others will have to follow if wishing to extend as well. Also, in a street of similar semi-detached or detached houses, side extensions should not be built so close to the boundary as to create a 'terraced' effect.

Buildings with Symmetrical Facades

- 8.40 Extending buildings with a facade which has been designed as a symmetrical composition is especially problematic, particularly if it is also designed as a formal free-standing building within a landscaped setting.



- 8.41 In some circumstances, where the building has been designed as a finished composition with the fenestration of not only the front and sides but also the rear being carefully designed, any extension is going to prove disruptive and therefore unacceptable.
- 8.42 Many other buildings though, have a rear elevation or one side which is clearly of less importance than the front or other side. As a result, there is likely to be more scope for extending. However, it will be necessary for the original building to remain visually dominant.
- 8.43 Side extensions to a building with a symmetrical front elevation can severely damage the architectural composition and in many cases even a small side extension, which is lower and well set back from the front wall, may still be too disruptive and unbalancing to prove acceptable.

Terraced Housing

- 8.44 Terraced houses and cottages are common throughout East Suffolk. Extensions to the front, rear or side can prove disruptive to the appearance of the building as can alterations of roof level.
- 8.45 Extensions at the front of any house in a terrace of similar properties should not be attempted. Sometimes it may be possible to extend at the end of the terrace. A successful extension should achieve a reasonable match with the existing building, retain the balance of the existing building and not remove important details on the existing flank.
- 8.46 Although there may appear to be scope for extensions at the rear of many terraced properties, it may not always be possible to satisfactorily

accommodate large two-storey projections, especially if each dwelling has a relatively narrow frontage.

- 8.47 Oversized rear extensions can disrupt the overall form of the terrace, especially if adjoining extensions are linked together or the scale of the extension is such that it competes visually with the terrace itself. In order to achieve a satisfactory form and scale of rear extension it may be necessary to restrict the width and the extent of the rear projection and to limit the height of the ridge and eaves. It may also be necessary to incorporate valley gutters between adjoining extensions in order to keep down the scale of the roof. There should be gaps between extensions so as to avoid the creation of large new roofs.
- 8.48 Converting two adjacent units of a terrace into one is sometimes possible although externally they will often still need to read as individual properties, involving the retention of the redundant front door. Internally, if the buildings are Listed, it may also be necessary to retain individual features such as party walls and both staircases.

Garden Rooms and Glazed Infills

- 8.49 The addition of a garden room or conservatory to a house has become popular over the years, however, like any extension to an historic building care should be taken over its location, form, design and use of materials. Glazed infills, where glass is used to create an enclosed space, have also become popular.
- 8.50 The style and type of a garden room or glazed infill should be appropriate to the building to which it is attached. Modern garden rooms and



conservatories have the potential to enhance an historic building, including those constructed with modern designs and materials.

- 8.51 On most older buildings, a simple rectangular white painted timber garden room with a lean-to or gabled pitched roof is likely to be the most appropriate. The form of the garden room should be considered in the same light as adding a single-storey extension to the building in the traditional manner. Such extensions, often having a slightly shallower pitched roof than that of the main roof, were commonly located at the back or side of many vernacular and later buildings.
- 8.52 Problems do occur though, when the proposed garden room is too large, the plan is too square, the form or roof of the garden room is too complicated, or it has to be adapted in some way to avoid first floor windows.
- 8.53 The detailed design of the garden room is very important. A fair number of historic buildings, especially country houses, had garden rooms (or Orangeries) attached to them. Typically, these were constructed out of white painted timber with thin wooden or metal glazing bars and small painted clear glass roofs, although there were also some rather grand structures which were built with other materials, including brick, stone, plaster and metal.
- 8.54 The supporting framework was usually well proportioned. Supporting members were closely spaced to give a pleasing vertical emphasis to the design. Transomes in the walls and doors were carefully positioned to retain this vertical emphasis. Opening windows and fanlights were carefully designed so that they were inconspicuous and did not disrupt the vertical rhythm of the framework.

- 8.55 Modern garden rooms made from modern materials can accord with and enhance the existing building provided that care is taken to ensure that a sensitive design is created, which complements the appearance and character of the building.
- 8.56 Standard garden room designs can complement the design of an existing building, but great care should be taken with regard to some features. For example, hipped roofs with splayed ends can appear incongruous. Decorative features such as ridgelines can also harm the appearance of an existing building.
- 8.57 Aluminium garden room frames should also be carefully planned so that they do not appear to be tacked on or insubstantial.
- 8.58 Many garden rooms are built on dwarf brick walls. Normally this should match traditional brickwork in terms of colour, texture, bonding and pointing. Modern stretcher bonds can appear out of place and their use is only appropriate in certain circumstances.
- 8.59 As with any extension to an historic building, care should be taken not to lose any historic fabric. Where possible an existing doorway should be used to gain access to the conservatory and where an original or an historically important window falls within the garden room it should be retained. Cutting through or the removal of timbers on a timber framed building (sole plates, studwork, braces etc.), should definitely be avoided, as should the loss of early brickwork, plaster, timber panelling and wattle and daub. Such work on listed buildings will require Listed Building Consent and will normally be resisted.

9 The Setting of Historic Buildings





The Setting of Historic Buildings

- 9.1 This section provides guidance on development that may affect the setting of an historic building, which can include the construction of garages, cart lodges, sheds, home offices and annexes.

Historic Buildings and their Surroundings

- 9.2 The setting of an historic building can contribute very much to its significance. It is important to protect a setting of an historic building, taking into account its original and current use. The NPPF and Local Plan policies both require development proposals to demonstrate an understanding of their impact upon the setting of an historic building. In considering this impact, proposals should avoid or where not possible minimise any conflict between the historic building's conservation and any aspect of the proposal. Indeed, with listed buildings, Local Planning Authorities have a statutory duty, when considering applications for developments which affect the setting of a listed building, to have special regard to the desirability of preserving the setting of the building¹⁶. A country house for example, would derive much of its character from grounds which were laid out to complement its design. Similarly, the setting of a farmhouse is its farmed landscape and traditional outbuildings.
- 9.3 The setting of an historic building can be affected by developments of all types and forms. This chapter focuses upon the more commonly occurring small-scale developments and alterations that may affect the setting of historic buildings, which includes ancillary buildings, drives, pathways and fences.

- 9.4 New development within the setting of an historic building should therefore be carefully designed. This includes ensuring that any proposal is sympathetic to the scale and character of its surroundings. A new outbuilding of any sort should also be appropriately located in relation both to the outbuilding's setting and to existing buildings.

Ancillary Buildings

- 9.5 This section covers buildings within the grounds of an historic building and includes garages, cart lodges, sheds, annexes and any other building.
- 9.6 Traditionally, in East Suffolk, outbuildings were constructed with roofs of clay tiles or slates, walls of red or white brick or black boarding with a red brick plinth.
- 9.7 The careful design of garages and outbuildings in a way that is sympathetic to existing buildings can enhance setting and create attractive layouts. Traditional designs and materials in the construction of garages and outbuildings were once considered to be the preferred approach in according with existing buildings. However, the use of modern building materials and designs can also enhance an historic building and its setting provided these complement the context and character of the existing building, including its design, form and materials.
- 9.8 The siting of ancillary buildings within the setting needs to be given careful consideration.

¹⁶ Sections 16 and 66 of the Planning [Listed Building and Conservation Areas] Act 1990).



- 9.9 In most cases garages can be carefully designed so as not to negatively impact upon the existing building. This can include constructing garages based on the appearance of other historic outbuildings, such as sheds or workshops.
- 9.10 The issues that do often need careful consideration, however, relate to their size and also their plan form which is usually close to a square. Placing a pitched roof over such a shape produces a structure with a truncated appearance which can have a greater impact when it is combined with a wide opening and an up and over door. Often the width of a double garage is greater than that of a traditional outbuilding. In many cases the depth of a double garage can also be as great, if not greater, than that of the house itself.
- 9.11 Sometimes hips rather than gables are used to reduce the bulk of the structure but this produces a pyramid roof, which not being a traditional structure can often look out of place in the setting of an historic building. In some instances, for example alongside Victorian and Edwardian properties, this can form an attractive focal point, especially if the roof is finished with a decorative finial. However, in most situations, a pyramid roof will be inappropriate because it will compete visually with other surrounding buildings. Avoiding a square plan or form can also help to reduce visual impact.
- 9.12 As long as the building does not become over dominant, it is often preferable to enlarge the structure of a double garage (perhaps by incorporating storage or a workshop area) which would then produce a building of more satisfactory proportions, reflecting the form and character of a traditional ancillary building or workshop. Render may be acceptable in certain circumstances where it has been used on other existing outbuildings, however, this is not normally recommended.

- 9.13 Rooms and floors over garages are rarely acceptable because they harm the overall scale of an ancillary building and can domesticise it. This includes creating a higher ridgeline at the top of the garage roof, as well as the inclusion of additional windows, as well as dormer windows, external staircases and rooflights. Standardised designs are also unlikely to be acceptable.
- 9.14 Simple, wooden, vertically boarded garage doors are often the best choice, but more modern designs can be appropriate if these accord with the new building. In most instances a pair of simple, wooden, vertically boarded garage doors, hung off traditional strap hinges, are going to be the best choice, although horizontal sliding or folding doors are also quite often sympathetic. Up and over plastic, roller shutter, panelled garage doors are less likely to be acceptable.

Walls and Boundary Structures

- 9.15 Traditionally, in the more urban situations, walls were constructed to provide privacy and to divide one property from another. Fences tended to be restricted to the use of simple timber palisade structures around front gardens in rural areas where they defined boundaries or were used to restrict the movement of animals.
- 9.16 As well as contributing to the setting, walls can be individually listed, curtilage listed or listed as part of a building. In these circumstances any alterations to a wall will require listed building consent.
- 9.17 The majority of the old walls which survive in the area were constructed from the local soft red brick and many are quite substantial structures.



Walls made up of random coursing of brick and flint are also common, as are flint walls with brick dressings. A number of 'Crinkle Crankle' or 'Serpentine' walls, which comprise a series of curves on plan to provide stability, were also constructed. The surviving gault or white brick walls mostly date from the late 18th and the 19th Century.

- 9.18 Where old brick or flint walls exist adjacent to or around an historic building every effort should be made to retain them.



A crinkle crankle, or serpentine wall (Yoxford). (Source - Cockfield Hall Estate)

- 9.19 As well as the type of materials used, the detailing, colour, texture, bonding and pointing are all important considerations when considering new walls or repairing existing ones which are Listed or are located alongside historic buildings.

- 9.20 New walls should be kept relatively simple, the arbitrary use of curved brickwork, projecting piers and other overtly modern features should all be avoided. Traditional construction techniques should be employed and plinths, cant (non-standard angular) bricks, corbelling (a piece of load bearing stone that juts out from a wall) and buttresses will all add interest if used in a restrained manner. Various traditional brick bonds are appropriate - such as English or Flemish Garden Wall Bond - and because of its colour and weathering properties, pointing should ideally be in lime mortar. Joints should be relatively thin and finished flush. The use of more contemporary designs for walls is not normally appropriate however modern designs of a high quality may be appropriate in some cases.

- 9.21 How the top of any wall is finished is particularly important. Traditionally, walls were capped with a row of bricks laid on edge or with specially formed semi-circular or ridged clay brick copings. A concrete coping to a flint or a brick wall, due to its colour, texture and weathering properties can be inappropriate while a tile creasing was not traditionally used in the area and can appear fussy. The use of engineering bricks, including cant and bull nosed (a brick with rounded edges) bricks, due to their shape, colour and texture are unsympathetic when laid on the top of the wall. Bricks used as copings laid in such a way that bedding holes are on an exposed face look particularly unfinished.



- 9.22 Traditionally, piers in walls were constructed as buttresses and did not project above the top unless they formed focal points or marked an entrance. In both instances they were designed as substantial structures. Similarly, most walls which were built on sloping sites did not step down at the top at closely spaced intervals because they appeared jagged and incomplete. They often remained level, with the height increasing as the ground sloped and stepped down by incorporating substantial piers which were spaced well apart. Sometimes they were designed with a graceful curve every so often, but in most instances they were actually built on the slope.



A new wall constructed using lime mortar (Wickham Market).

- 9.23 Historic boundary walls use traditional lime mortar, which provides flexibility for bricks and enables them to expand and contract. By contrast modern brick walls often include movement joints to enable bricks to do this. However, movement joints form a large gap between bricks and can harm the appearance of an historic wall or building. The use of traditional mortars would remove the need for a movement joint and so these should be avoided in work to an historic building.

Driveways and hard standings

- 9.24 Driveways and parking areas must be designed so that they have regard to the heritage asset and use an appropriate finish. Historically, hard surfacing was selected according to the function of the space and the availability of materials. In the more heavily used areas stone flags and kerbs were imported to provide a smooth, hard wearing surface for pedestrians. Setts (granite paving blocks) were laid to accommodate vehicular traffic, brick was used for informal paved areas in gardens and gravel was laid in areas with limited pedestrian or vehicular traffic.
- 9.25 Old materials should be retained or re-laid because they are not only attractive but are also of historic significance. Consideration should also be given to the permeability of materials and the need to reduce water runoff, and an appropriate approach may involve use of permeable materials alongside traditional materials.

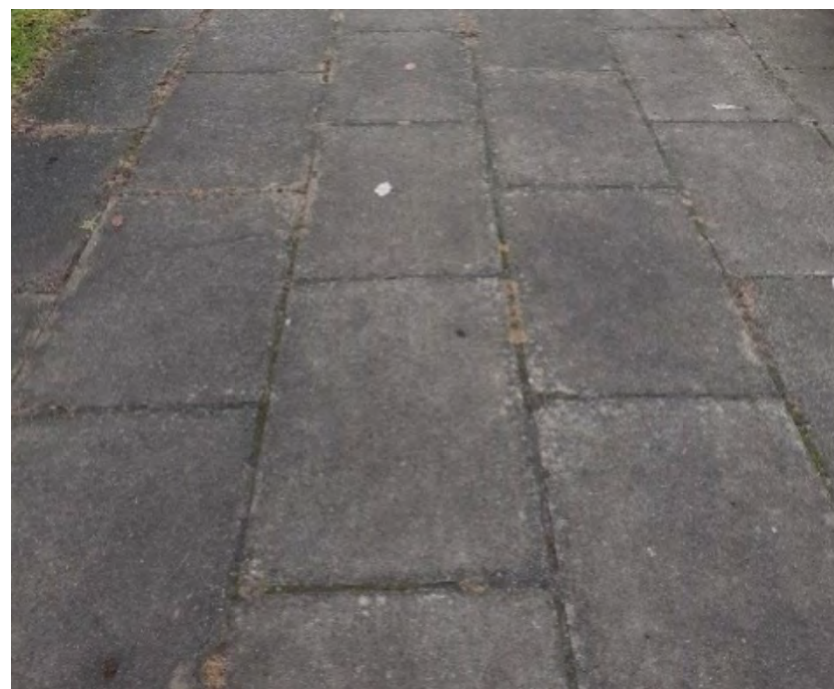


A gravel driveway at a rural property (Wissett)

- 9.26 With many urban properties, the setting of the building and the character and appearance of the whole street could be severely harmed if the area in front of them was to be converted into car parking spaces. Similarly, the side and rear can also be adversely affected by gardens being transformed into parking areas. Gardens and boundary treatments to the front and side of historic buildings can contribute positively to their significance and the loss of these should be avoided.
- 9.27 Generally, where new driveways and hard standings are to be provided next to an historic building, a gravel finish (if necessary, a rolled bound-gravel on a proper sub-base) is likely to prove the most appropriate because its

appearance accords with an historic building and it is also more permeable reducing run-off of rain water.

- 9.28 Concrete and clay block pavements (slabs of paving material) for driveways, roads and footpaths are becoming increasingly popular. Pavements, concrete and flint aggregate may be appropriate in urban settings but shingle, bound gravel, hardcore or hoggin are more appropriate in rural locations. Shingle and gravel are surfaces that tend to have greater permeability.



Concrete pavements.



- 9.29 Many historic buildings, especially Georgian, Victorian and Edwardian properties were designed with very attractive frontages which incorporated decorative steps, railings and footpaths. Where these exist every effort should be made to retain or reinstate them. Many properties have attractive Victorian tiled front paths, which are worth preserving.



A tiled pathway, which was common in the Victorian and Edwardian era (Felixstowe)

Fences

- 9.30 Fences can provide a cost-effective means of achieving privacy but they must be appropriate for the setting of an historic building.
- 9.31 Picket fencing is most likely to be appropriate on a small rural dwelling and palisade fencing is more appropriate where greater security is needed. Although not a complete visual or security barrier, it does mark a boundary and deter encroachment in a very pleasing manner. Traditionally, palisade fences were often given a white painted finish. Painted ranch style fences in contrast, are non-traditional and should be avoided.



Pickett fencing (Wissett)



- 9.32 The use of woven wattle fences may also be appropriate, especially in villages and the countryside as they have a rural character and are much less obtrusive than solid timber structures such as a close boarded fence.



Woven wattle fencing (Yoxford)

- 9.33 Continuous osier (willow) fencing built in situ, in particular, is very attractive, although woven hazel hurdles are still likely to be more appropriate in most situations than a close boarded or panel fence. Indeed, close boarded and panel fences, because of their modern character and appearance, are in the majority of cases, inappropriate in traditional locations and alongside historic buildings.

Metal Railings

- 9.34 In the past various forms of metal railings were used to enhance the streetscape in both urban and rural locations. Houses, churchyards, formal parks and other sites in towns and villages, before the war, were enclosed with metal railings often used in conjunction with brick. Where these have survived every effort should be made to repair and properly maintain them.



Iron railings (Wissett)

- 9.35 When considering erecting new railings close to or around historic buildings care should be taken to ensure that the right design is used, depending on the character of the historic building(s) in question. Sometimes decorative designs will be appropriate, whereas in other situations a more utilitarian design will be appropriate.



- 9.36 When using a combination of railings with brick plinths and piers, unless it is desirable to match existing old railings, designs should be kept relatively simple in order to avoid them appearing over-elaborate or too fussy. Furthermore, brick piers should be constructed as substantial structures and be well spaced apart. Where the railings require bracing the use of metal brackets built into the ground (backstays) is preferable in place of a number of smaller brick piers.
- 9.37 Traditionally, in many cases, railings were designed so that each vertical bar was fixed into the stone or brick base. Alternatively they were connected to a decorative metal plate which formed a capping to the top of the wall. Where possible these details should be applied in the design of new railings. The addition of a lower horizontal rail is very likely to undermine the appearance of the design.
- 9.38 In villages and the more rural locations, railings made of simple continuous bar, or tubular rails supported by concrete posts can be very effective. The former is traditionally found around large country houses and parkland, whilst the latter (painted white) was erected as a guard rail on a bridge, along a stream or as a simple handrail alongside steps.
- 9.39 A timber post and chain barrier has been used in the past in a number of locations to give emphasis to an important building or structure. However, their use is not likely to be appropriate in many circumstances.
- 9.40 Commonly, in the past, plain black painted metal railings with a flat handrail and circular balusters were used at the entrance to a building. The handrail was finished with an elegant curve and each individual baluster was fixed directly

into the steps. Alternatively, a simple local vernacular detail was to span a flat metal handrail between the bottom step and the door case.



Railings using a continuous bar, of the sort that are common in rural areas (Holton)

Gates

- 9.41 Traditionally, before the 19th Century, most gates, whether in walls, hedges, railings or fences, were plain and practical.
- 9.42 The more expensive decorative gates tended to mark the entrance to the larger or more important buildings. As a result, they were quite substantial objects constructed out of heavy wood or metal.



Metal gate in front of a larger Victorian residential property (Felixstowe)

- 9.43 Today, there are many decorative metal gates on the market, however, the vast majority of these are very lightweight and often appear insubstantial. As with railings, therefore, over- decorative metal gates are best avoided unless they are appropriately designed for their context and the buildings they serve. The simpler designs are almost always more successful. Modern gate designs can be acceptable in some situations if care and thought is given to their design and construction so that they are sympathetic to their surroundings.

- 9.44 Where double or single timber gates are located within high brick walls they would normally be constructed with plain, flush, vertically boarded timber, ledged and braced, with a painted finish.
- 9.45 Simple, wooden palisade, boarded or framed gates, as well as variations of the traditional 'five-bar' gate, are all rural in character and are particularly suited to village locations.
- 9.46 The design of gate supports is just as important visually, as the gates themselves. If decorative metal gates are used then the design of the gate posts should be complementary. In fact, as a general rule, it is actually better to combine decorative posts with relatively plain gates, rather than the other way round.
- 9.47 Masonry piers which flank tall or wide gates should appear as large, solid structures.



Timber gate in front of a residential property and metal gate and tiled path in front of a Victorian house (both Felixstowe)

10 Windows, Doors and Porches



Source - Nash Baker Architects & Nick Guttridge



Windows, Doors and Porches

- 10.1 Proposals for new and replacement windows and doors will not require planning permission unless the building is listed or is located in a conservation area where Article 4 directions apply (Article 4 directions remove permitted development rights). It is important to note that permitted development rights do not apply to blocks of flats, flats over shops or business premises. Listed Building Consent will also be required if a building is Listed. Windows and doors make a major contribution to the character of any building, and have developed over time so that, for example, the windows on a Georgian building will differ significantly from those of its Victorian counterpart. It is always preferable to retain existing historic windows and therefore repair should be considered before replacement. However, occasionally a window may be beyond the stage where repair is possible. In such cases new windows should produce the same significance as the ones they replace. On listed buildings the existing historic catches, hinges, locking mechanisms and even glass may be retained.
- 10.2 The location of doors and windows within an historic building is an essential part of its character. Altering their position, or blocking them up, can detract from its appearance, for example, if doing so makes a building lose its sense of symmetry. In all cases it is necessary to consult a structural engineer to assess whether additional work to the structure of a building will be required in the event of a door or window being moved. The sense of symmetry also applies to internal doors but this is dealt with in the Section entitled 'Doors'.

- 10.3 In some cases, windows may have been replaced with inappropriately detailed modern ones. In these instances, the Council will view traditionally made replacement windows favourably.

Thermal Performance

- 10.4 Windows and doors play a major part in retaining the heat of a building. Poorly fitting ones can lead to the loss of heat in winter, which requires extra energy for heating and is environmentally unsustainable. However, there are measures that can be taken to reduce heat loss without replacing or greatly altering the window.
- 10.5 Ill-fitting draughty windows can be improved by the installation of draught stripping and brush seals or by simple repairs and maintenance to the windows themselves. The use of shutters and heavy curtains will also improve the thermal performance of historic windows. However, it is important to note that it is not desirable to completely draught proof an historic building as ventilation is crucial to its breathability, which in turn is crucial to its well-being. Trickle ventilation hoods in window frames will not be acceptable.
- 10.6 Secondary glazing is a simple and affordable way of adding sound insulation and reducing draughts. Technology has improved and modern secondary glazing can be, easy to remove and maintain. Special timber casements can be constructed and fixed to the interior of the frame using sections and mouldings to match the primary glazing. Listed Building Consent will be required for the installation of secondary glazing on grade I and grade II* listed buildings. Where such an installation is proposed for a grade II listed



building, the works will probably not require Listed Building Consent providing features of interest, e.g. internal shutters or mouldings, are not affected.

- 10.7 Where existing windows are not historic or are beyond repair slimline double glazing will normally be acceptable on an historic building if suitably detailed. Where double glazing is permitted the window frames should normally be made of the same materials that are used in the rest of the building. Where replacement is proposed on public elevations in conservation areas, owners will be expected to reinstate the design of window that was originally fitted at the property, in order to create an authentic appearance. UPVC windows will not be supported on listed buildings but in some cases may be supported on buildings in conservation areas. This includes when a window does not face onto a public thoroughfare or open space and so does not impact upon the appearance of the conservation area.

Repair

- 10.8 In some cases, the whole window can be taken out and rebuilt using a combination of new and salvaged components (e.g. original metal frames and opening lights can often be cleaned up, repaired and reused). Historic timber should be retained wherever possible because it has been grown more slowly and is therefore of a higher quality than more modern timber.
- 10.9 When repairing old windows make sure that the old glass is not lost because historically it can be very important and is much more attractive than modern flat plate glass. Windows should be reglazed using traditional linseed oil putty.



This window is in poor condition, but successful repair is possible.



Rooflights

- 10.10 Rooflights are a more recent innovation and are not part of the local vernacular and generally cannot be incorporated into historic buildings. Rooflights fitted to the front of a building, to buildings in conservation areas and to agricultural buildings will not be acceptable because they can harm the quality of the streetscene or integrity and character of the building.
- 10.11 Victorian-style cast iron rooflights, which are small in size and sit flush with the roof surface, can be acceptable in some cases. However, care should be taken over their design and location within the roof so as not to harm the appearance of the historic building.
- 10.12 Lantern-style rooflights and patent glazing form an integral part of the design of some buildings dating from the Georgian and Edwardian eras and these should be retained where they exist. Such features may be added to some historic buildings if such features already exist and they accord with the design and appearance of the building.



Rooflights of an appropriate scale and design (Deben Court, Wickham Market)



Dormer Windows

- 10.13 Dormer windows can add light to an attic and enable it to be used as extra habitable space. They should be designed and sited to ensure they are not too large, too high, too low or placed on a building unsuited to such a feature as this may damage the appearance of the building.
- 10.14 Dormer windows should in most cases be of the same style as those on the rest of the building, use the same materials and be of the same colour. Roofing of pitched roofed dormer windows should generally also match that used on the rest of the building, while lead is often used for flat roofs.
- 10.15 In East Suffolk roofs are flat, catslide or gabled. The sides of dormer windows would traditionally have been rendered but are now often covered in sheet lead. Painted boards on the side cheeks or apex of dormers should be avoided.
- 10.16 In all cases care should be taken with the eaves, verges and framing so that they do not appear too heavy or bulky.
- 10.17 Generally, dormers should not be placed too high up the roof slope. On one and a half storey buildings it will usually be necessary for the cills of dormers to be constructed so that they line up with the eaves, in the traditional manner. Designing them so that the cill ends up above or below the eaves line or so that there are courses of roof tiles below the cill, can in many instances, appear inappropriate.



Whilst this is a new build house, it is a good example of appropriately sized dormer windows (Prospect Place, Framlingham).



- 10.18 The roof of a cat-slide dormer should not normally begin at ridge level. Traditionally they sprang from about one-third down the roof slope. Small flat roofed dormers can sometimes be appropriate, but they should have carefully detailed leaded roofs. The use of roofing felt dressed over a wooden fascia is always going to appear inappropriate. Rainwater gutters and down- pipes on dormers should be avoided.
- 10.19 The introduction of dormer windows on listed buildings will normally only be acceptable if there is evidence of the earlier presence of such features, because to add new dormers would pose a threat to the historic structure of the roof, compromising the integrity of a feature that contributes to the building's special interest.



Dormer windows on a traditional rural building (Holton)

Practical Considerations

- 10.20 The need to maintain air circulation is an important consideration when planning replacement windows.
- 10.21 Varnished hardwood windows are becoming more common. However, as a painted finish is the traditional treatment on most older buildings their use, as well as being historically inappropriate, can appear particularly incongruous.
- 10.22 Furthermore, varnished windows can have a discordant effect in locations where traditional buildings dominate. Not only do they undermine the visual unity in the area created by the widespread use of white paint but they can also clash with the colours of the orange/red of the old bricks and clay tiles and the traditional colour washes, (especially Suffolk pink).
- 10.23 Listed Building Consent will not therefore be given for the use of inappropriate stain finishes on listed buildings. If hardwood windows are to be used, then they will have to be given a traditional paint finish.
- 10.24 An important consideration in the design of replacement windows is escape from fire from rooms above ground floor level. It is possible to adapt the design of traditional windows which, otherwise, would restrict means of escape, to provide for it. For example, casement windows that have a mullion can be adapted or replaced with a flying mullion; sashes that form sash windows can be hinged to swing outwards. Where existing openings make escape difficult, the provision of a fire protected internal route to the exterior will be essential.



Window Replacement Guidance

- 10.25 Replacement of original, old or rare historic windows will not normally be acceptable. This is because these features contribute importantly to the character of historic buildings and, if maintained, are usually durable for many years, sometimes centuries. There is a presumption in favour of retaining and repairing historic windows – joinery and glazing.
- 10.26 Replacement will only be acceptable where it can be shown by a skilled craftsman experienced in historic windows that they are substantially beyond technical repair. In such a scenario, a facsimile would be acceptable.



Traditional windows undergoing repair (The Agent's House, Easton). (Source – Roberts Molloy Associates)

- 10.27 Where windows proposed for replacement are, themselves, modern (that is, post-war) replacements, the principle of so doing is acceptable, subject to design. Where modern replacement windows are of a poor design or quality and their replacements will be to an improved design that enhances the historic building, the use of slimline sealed units that permit the use of solid glazing bars can be supported.
- 10.28 Measures to improve the thermal performance of retained windows will be supported – such as the use of brush seals and secondary glazing. Retrofitting sealed units to historic windows is not acceptable in a listed building where loss of historic glazing would cause harm; but can be acceptable in unlisted historic buildings where, by doing so, wholesale replacement and loss of historic joinery is avoided and thermal performance enhanced.
- 10.29 Article 4 Directions restrict permitted development rights, including for work to windows. This means that where Article 4 directions apply, work to replace windows will require planning permission. Article 4 directions apply to that part of a building which fronts onto a highway, waterway or open space.



Doors

- 10.30 Doors add to the appearance and historical significance of a building and so repairing existing doors is always preferable to a modern replacement. The retention of doors and door surrounds can add to the value of a building, as opposed to just installing a modern replacement. Regular maintenance will also keep existing doors in good condition and reduce the need for replacements.
- 10.31 The guidance below applies to both external and internal doors.
- 10.32 Repairs to doors can improve the thermal performance of a building. Doors that have become draughty can be improved by the addition of draught stripping.
- 10.33 It is important to ensure that paints and varnishes are sympathetic to the appearance of an historic building. Wood stain is a modern finish, which should not be used on historic doors.
- 10.34 Where required by fire regulations, it is possible for historic doors to be upgraded to ensure compliance with only a minor impact on appearance. This can be achieved through a range of products, the applicability of which depends on the door's construction, appearance and position. For example, fire card or fire boards can be applied to panels on panelled doors in conjunction with an intumescent coating – usually needed on one side of the door only. Intumescent strips can be inserted into the door leaf and existing ironmongery can be retrofitted with intumescent paper. In this way, existing historic doors can be retained and upgraded without harmful change to their appearance and certainly without need for their wholesale replacement.
- 10.35 Historic doors can be difficult to replace. Possible options include making an exact copy of the original or contacting an architectural salvage company. Care should be taken when using modern, off the peg, doors that are produced in large numbers. These can appear inappropriate on historic buildings, even ones that are made to supposedly historic or period designs. When using a modern door as a replacement it is important to find a design that is as close as possible to the original. A simple vertically boarded door will often be the most appropriate design, although panelled designs may be preferable on later historic buildings. Very ornate designs are usually not appropriate on historic buildings.
- 10.36 Imported hardwoods and varnished softwoods should normally be avoided because these undermine the historic and architectural value of the building.
- 10.37 Traditional French windows are preferable to sliding patio doors. The installation of more contemporary bifold doors may be acceptable provided that they do not harm the existing historic fabric and structure of a building and do not detract from its historic appearance.



Porches

- 10.38 New porches will not require planning permission provided they do not exceed 3 metres floorspace, they are less than 3 metres high and are located more than 2 metres from a public road. Listed building Consent will be required if a building is listed. However, if the proposed porch fronts onto a public thoroughfare in an area covered by an Article 4 direction then planning permission will be required.
- 10.39 Some porches are an integral part of the building, such as on late medieval houses. However, many buildings within the district, such as rendered timber framed houses or the small brick cottages of the 18th and 19th century did not include porches at the time when they were built. Care should therefore be taken when planning the addition of a porch to ensure that it does not disrupt the simple frontage of a house, which is an important part of its appearance. Porches that are not carefully planned can disrupt the uniform appearance of a building, particularly in the case of terrace housing.



A small porch attached to the front of a building (Yoxford).



- 10.40 Adding a screen across the front of a recessed porch, which is a common feature on many Victorian and Edwardian buildings, should be resisted, because it has a flattening effect on the front of a building and can give the appearance of being added as an afterthought.



Brick-built porch before and after renovation (Church Farm House, Sudbourne)

- 10.41 As a general rule, where an external porch or an open canopy is to be erected on an old building, they should be kept small and simple and relate in a satisfactory way to the style of the building to which they are attached. A traditional open canopy or a small simple lean-to or pitched roofed enclosed porch are often the most suitable solutions.



(Source – Nash Baker Architects; photograph by Nick Gutteridge)

11 Conversion of Historic Buildings in the Countryside for Residential Use





Conversion of Historic Buildings in the Countryside for Residential Use

- 11.1 Wherever possible it is best to use an historic building for its original use, for which it was built. However, over time circumstances change and it may be no longer be possible or economically viable to continue to use the building for this purpose. For this reason, it may be desirable to convert an historic building to another use. The focus of this chapter is on the conversion of rural buildings, particularly agricultural ones, to residential use. However, the guidance in this chapter is also applicable to non-agricultural buildings in an urban or rural setting.
- 11.2 Paragraph 79 of the NPPF states that an isolated dwelling in the countryside can be acceptable where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset. Paragraph 79 also provides opportunities for the development of an isolated home in the countryside where this would make use of redundant and rural buildings and enhance the immediate setting. Local Plan policies on the conversion of buildings in the countryside for housing set out a range of criteria that are expected to be met, which include consideration of the contribution the existing building provides to the landscape. Policy WLP8.11 of the Waveney Local Plan specifically requires the building to be locally distinctive and of architectural merit. Importantly the overarching aim of this policy approach is to enable buildings that contribute to East Suffolk's landscape to be preserved, rather than a policy aimed at supporting housing provision in the countryside.
- 11.3 The rural parts of East Suffolk are largely characterised by agricultural landscapes. Farm complexes are therefore commonplace in the landscape, and it is buildings associated with these that often become unused as farming practises change over time. In Victorian and Edwardian times, simple, timber-framed, or red brick and tile buildings of the period represent a high proportion of the number of existing traditional farm buildings in the countryside
- 11.4 Whilst these forms of conversions by far make up the majority of proposals for conversions that the Council receives, some of the guidance may be applicable to other proposals for conversions that come forward. The design and visual implications of works to all buildings and sites in the countryside, when converting them to other uses, is nonetheless extremely important
- 11.5 Further, whilst the focus of this chapter is on residential use, policies would also provide for conversion to non-residential use and the much of the guidance in this chapter would also be relevant in such cases. The suitability of different uses will vary depending upon the individual property and the particular circumstances in each case.
- 11.6 There may be cases where conversion to residential use cannot be satisfactorily achieved whilst conversion to other uses may be appropriate.



- 11.7 The conversion of an agricultural building may be permitted to a dwelling house under Part 3 Class Q of the General Permitted Development (England) Order 2015 (as amended), GPDO and so will not require planning permission. This is provided that the building can be converted with minimal alteration and does not need to be rebuilt to enable conversion. Permitted development applies to residential conversions where the building was solely in agricultural use on 20th March 2013, the area to be converted has a ground floor space of less than 450 square metres and will be converted to a maximum of three dwellings. It says below that PD does not apply where listed.

Permitted development does not apply where the building:

- Is located in an Area of Outstanding Natural Beauty.
- Is located in a conservation area.
- Is a listed building.
- Forms part of a Site of Special Scientific Interest.
- Contains a Scheduled Ancient Monument.

- 11.8 GPDO Part 3 Class R permits the conversion of an agricultural building to a flexible retail or industrial use. This is provided that the building was in sole agricultural use on 3rd July 2012 and the area to be converted is less than 500 square metres.

- 11.9 Historic England has published the following [guidance notes](#)¹⁷, which include practical information about the conversion of redundant buildings in the countryside and are listed as follows:

- Historic England Advice Note 9 – The adaptive reuse of traditional farm buildings (2017)
- Historic England - adapting Traditional Farm Buildings (2017)
- Historic England - National Farmstead Assessment Framework (2015)
- Historic England - National Farmsteads Character Statement

- 11.10 The guidance in this chapter is set out in two parts – initially understanding the current contribution a building makes and secondly identifying the appropriate manner in which conversions can be carried out.

Understanding the existing building

- 11.11 Policy SCLP5.5 of the Suffolk Coastal Local Plan requires that a building makes a positive contribution to the landscape. Policy WLP8.11 of the Waveney Local Plan would require it to be demonstrated that a building is locally distinctive and of architectural merit. There is some cross over between these policy criteria, for example a building's contribution to the landscape may make it locally distinctive, however guidance on these two criteria are provided separately below.

- 11.12 The Suffolk Historic Environment Record contains information about historic agricultural buildings in East Suffolk.

¹⁷www.historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/



Architectural Merit

- 11.13 Aspects of the history of rural architecture or the rural economy which are illustrated by the configuration, form, design or function of the building, including the presence of rare or unusual features, openings, machinery, detailing, fenestration etc, will be an important consideration in determining whether a building has architectural merit.
- 11.14 Architectural merit will be identified through the ability of a building conversion to protect the historic and architectural significance of the existing building. Building conversions, including those with modern designs and detailing, will be acceptable provided that they respect the historic and architectural features that make the original building unique. Building conversions should also be in keeping with surrounding buildings and should respect the character of the surrounding area.

Local Distinctiveness

- 11.15 Local Distinctiveness refers to the unique character of an area. Local distinctiveness is made up of many different factors, which include the landscape, tree cover, field patterns, street layouts, the height and massing of buildings, as well as their materials and design. Local distinctiveness varies from place to place and villages in the north of East Suffolk might have a local distinctiveness that is quite different from those in the south.
- 11.16 The historic environment is an important aspect of local distinctiveness because historic buildings are an important part of a town, village or local landscape. The National Planning Policy Framework emphasises the importance of good quality design that protects the local character of an area.

When planning a building conversion, it is important to ensure that the finished scheme incorporates those features that contribute to local distinctiveness. This includes retaining and reusing materials that are common in the area, ensuring that the converted building retains design features such as windows that are locally distinct and ensuring that the height and massing of the building area in keeping with those in the surrounding area.

- 11.17 When planning the conversion of an historic building reference should be made to the [Suffolk Coastal](#)¹⁸ and [Waveney](#)¹⁹ Landscape Character Assessments. The Broads [Landscape Character Assessment](#)²⁰ may also be relevant where a property borders or is in the setting of The Broads, as the flat, open landscapes surrounding the Broads could be affected by new buildings. Landscape Character Assessments have also been prepared as part of the production of some Neighbourhood Plans. These studies will provide a better understanding of the landscape that surrounds a property, and this will in turn ensure that any conversion is sensitive to the surrounding area and contributes to local distinctiveness.

The building's contribution to the landscape

- 11.18 Policy SCLP5.5 of the Suffolk Coastal Local Plan requires that the existing building makes a positive contribution to the landscape.

¹⁸www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Background-Studies/Landscape-Character-Assessment.pdf

¹⁹www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf

²⁰www.broads-authority.gov.uk/planning/planning-policies/landscape-character-assessments



- 11.19 In determining landscape value an assessment should be made of the importance of the building in relation to the landscape generally and how much the building adds to its visual attraction. Consideration needs to be given to whether the quality of the landscape would suffer if the building were to be removed or altered.
- 11.20 In the landscape, buildings are important because they provide scale and character to the rural scene. Buildings in the middle, or even far distance, when viewed from a vantage point may still provide a valuable contribution, if they are significant structures which positively contribute to an otherwise open landscape.
- 11.21 A building which is judged to make a significant contribution to the character of the countryside in its existing form must be sympathetically converted if it is to continue to fulfil that function.
- 11.22 In determining landscape value an assessment should be made of the importance of the building in relation to the landscape and how much the building adds to its visual attraction. Landscape Character Assessments are an important part of the Local Plan evidence base. They provide an assessment of the different types of landscapes throughout East Suffolk, together with their key features and constituent parts. These include elements of the appearance of a particular type of landscape, which make it unique. Landscape character assessments are a useful and important tool to be used when deciding if a building makes a positive contribution to the landscape.

- 11.23 Where properties are located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, reference should also be had to the [AONB Management Plan²¹](#), which contains advice and guidance about adapting and converting buildings in the designated landscape.

The extent of alterations required

- 11.24 The form of construction is always an important factor. In timber-framed buildings, for example, the use of hardwood, morticed and pegged carpentry joints, etc, is of great significance. In brick structures, decorative or moulded brickwork; flint with good brick dressings, etc, will all be looked for.
- 11.25 The original structure should be substantially intact. The more the building has been altered over the years, the less is its importance. Substantial alterations will mean that the building is of little value, despite the existence of some historic remains. However, alterations that reinstate features that have been damaged or lost may be acceptable.
- 11.26 Existing materials such as old clay pantiles and plain tiles, natural slate, thatch, soft red or white brick, wattle and daub, timber weatherboarding, flint, etc, will all add to a building's architectural and/or historic value, but only if these can remain intact as part of a conversion scheme.
- 11.27 The building should always clearly express its original use by retaining the essential qualities of its traditional form and detailing in a way which is easily recognisable.

²¹www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/SCH-AONB-Management-Plan-2018-23.pdf



Assessing whether a building is redundant

- 11.28 It is inevitable that existing buildings in the countryside will, from time-to-time become under-used or surplus to requirements. For example, as farming practices change over time it is inevitable that buildings will become redundant.
- 11.29 To be consistent with Local Plan policy it will need to be demonstrated that the buildings are genuinely redundant.
- 11.30 Applications for the conversion of buildings to residential use in the countryside should, therefore, always be accompanied by a written statement explaining why the building is no longer needed for its past or previous use. As a guide, responding to the following questions will help to demonstrate that a building is redundant:

- For how long has the building been redundant?
- is the building capable of beneficial agricultural, or similar use, at the time of application and if not, why?
- what is the likelihood of there being an agricultural use for the building in its unconverted state, including potentially by a different owner or user?
- would it be possible for the building to be satisfactorily altered or adapted in order that it could continue to be capable of continuing in its existing use, or similar use?
- The extent of alterations required

- 11.31 Under both local plans, consideration needs to be given to the extent of alteration required.
- 11.32 It is important that conversion proposals do not involve substantial replacement of structural elements. The work should be a 'conversion' not a 'rebuild'.
- 11.33 Applications for the conversion of a redundant building should be accompanied by a report from a structural engineer that proves the building is structurally sound and can therefore be converted without significant alteration or reconstruction. A structural engineer must have relevant experience of vernacular buildings, traditional construction techniques and materials.



Agricultural buildings are often simple structures with few windows. Original materials should be retained as far as possible (Hasketon Grange Barn) Source – John Lamont



- 11.34 The main frame or external walls and the roof of the building are considered to be structural for the purposes of assessing condition, and dismantling, demolition and re-erection of these elements would not be considered to constitute a conversion.
- 11.35 If the structure of the building cannot be readily adapted to allow the use proposed without adversely affecting the integrity of its important elements, then permission will not normally be granted.
- 11.36 Replacement of 'weathering surfaces', such as boarding, which traditionally require renewal from time to time, will normally be acceptable where absolutely necessary, provided materials and finishes are appropriate to the existing building and are traditional in character. Where original infill exists, such as wattle and daub or lath and plaster, this should be retained as far as practicable.

Design Principles

- 11.37 Special care and attention should always be paid to any alterations to the building to ensure that they are sympathetic to the character of the building and its setting, and that the result is an improvement, in visual terms, which positively contributes to the overall appearance of the immediate setting of the area . As a result, the Council will always encourage works to involve the removal of, or improvements to, inappropriate extensions, finishes and other unsightly elements of an existing building or group of buildings, together with improvements to its landscape setting through additional planting and works to boundary walls, fences, hard standings and accessways.

- 11.38 Most traditional agricultural buildings are very simple, well-proportioned structures. Their form and use of natural materials such as brick, flint, weatherboarding, thatch and clay tiles make them contribute to the character of the countryside in a very significant and sympathetic way.
- 11.39 In the case of timber-framed or brick barns, the building's value and significance is very much derived from the often large, single, open space with exposed roof structure. In such cases, the impact of converting the building to residential use (i.e. incorporating a number of smaller spaces divided off from one another) can be harmful to this character. Therefore, domestic conversions should respect the existing form and design of the building in order to retain its value and contribution to the rural landscape. By this logic also, if conversion requires the substantial extension of the existing building, then the building may not be an appropriate or suitable choice for conversion. Suitability for conversion will be tested against the desire to retain the extent of conversion within the footprint of the existing building.
- 11.40 There are many different types which have developed over the years for a multitude of different uses. The form of these buildings, being derived from a combination of functional necessity, the availability of local materials and the limitations of the constructional techniques of the period, has led to the development of building types of considerable refinement in terms of proportion and detailing.



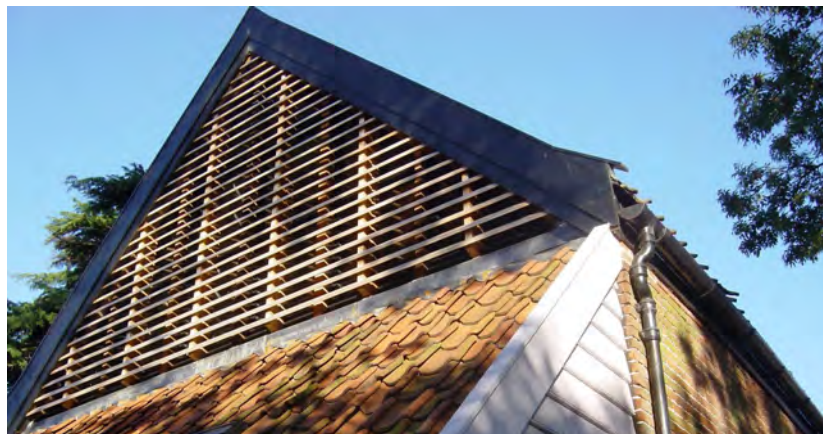
- 11.41 It is extremely important, therefore, that these qualities are understood and respected. The following paragraphs relate primarily to groups of farm buildings which are centred on an historic barn, although generally, the same principles will be relevant for other building types as well.
- 11.42 The policies in the Local Plans require that the design maintains or enhances the structure, form and character of the rural building, and enhances the immediate setting of the area. The policies also require that any works to the curtilage do not have a harmful effect on the character of the landscape.



Barn interiors were originally a large single space, such as the one above. (Abbey Farm Barn, Leiston Abbey) (Source – Tim Buxbaum)

Scale

- 11.43 What must clearly be understood by anyone who is proposing to carry out a conversion is that the apparent simplicity of many rural buildings is a result of centuries of refinement. The key concern is to preserve the features that contribute to the significance of the building, including its footprint, layout and scale, while allowing the building to evolve so that it can accommodate changing uses.
- 11.44 Many historic buildings have structural and constructional problems, the significance of which are greatly increased when a change of use and alterations are proposed. Their implications need to be carefully considered at the design stage.
- 11.45 Historic roofs, which are an important part of an historic building, must be left uninterrupted visually. Rooflights and dormer windows are, therefore, very disruptive and must be avoided. On the larger buildings (especially barns) the internal roof structure is usually the finest and most interesting feature and should be left open to view, even if it is intended to partially sub-divide some of the interior space which, itself, can be contentious. Often, the height of the beams and wall plates of a traditional barn is too low to allow the insertion of a first floor and can create problems when inserting window openings below eaves level. Split staircases, galleries and walkways can sometimes overcome problems often with dramatic effects. Wind and arched braces can also cause difficulties in terms of making use of interior spaces, but these must be kept not only for historic reasons but also because they are an integral part of the structure of the building.



A new window that has been successfully inserted into the gable space of a barn, meaning no new windows inserted into the wall. Wooden slats reduce visual impact of the window (Hasketon Grange Barn) (Source – John Lamont)



- 11.46 As with roofs, creating new window openings in walls can have a significant effect on the essential character of historic buildings. Existing openings, therefore, must be made use of whenever possible.
- 11.47 Decorative and functional details, such as ventilation slits, patterned brickwork, buttresses, parapets and ironwork, should all be preserved. All original openings and their doors should be retained and not blocked in to match the surrounding walls even if they are no longer required as a result of a conversion scheme.
- 11.48 Demolition of important ancillary buildings and extensions which help to express the function and evolution of the building should normally be avoided. Demolition of inappropriate modern extensions or outbuildings, however, will be encouraged if the appearance of the building and/or the farmstead is thereby enhanced. Farm buildings, in particular, can derive character from their setting and layout as part of a collection of buildings on a farmstead.
- 11.49 It is also extremely important to ensure that the setting of converted buildings is not adversely affected by inappropriate use of land or other development associated with the new activity. Careful consideration will need to be given as to the best means of catering for the requirements of domestic use, whilst minimising the Impact on the landscape and the setting of the building.
- 11.50 In order to retain their character and appearance, new extensions to existing buildings will not normally be allowed. Buildings proposed for conversion should, therefore, be of sufficient size and configuration to



allow a reasonable standard of accommodation to be provided within the existing envelope. This should include adequate garaging, utility and external storage space as would normally be expected to be provided for the size of the residential unit proposed and the size of the plot of land that goes with it.

Use of materials

- 11.51 Careful attention should be paid to the use of materials when planning the conversion of an historic building. Historic buildings use a range of different materials. The use and retention of existing materials is an important way of preserving a building's historic and architectural significance. The use of more modern materials may be appropriate in some cases, but their impact on the appearance of a building should be carefully considered. Consideration would also need to be given to whether use of more modern materials might cause or exacerbate problems such as damp if they were to prevent the natural movement of air and moisture through a building.

Contemporary construction

- 11.52 The use of modern materials and technology creates the possibility of new designs and construction methods, which can be stronger and more convenient both for residents and business owners. Contemporary design and construction can look attractive in an historic building conversion and create an attractive modern hybrid building typology. However, it is important to ensure that the architectural and historic features that made an historic building significant are retained.

Setting

- 11.53 Works to the landscape setting of a building can be as important, in terms of visual effect, as the works to the building itself. Planting and hard and soft landscaping should be kept as simple as possible. The design and location of additional walls and fences should all be carefully considered, courtyards should not be subdivided, 'suburban' gardens and patios should be avoided. Tarmac driveways and paths are very unlikely to be appropriate, and use of gravel is more likely to be suitable in a rural setting. It can be attractive and appropriate to retain the countryside right up to the edges of outward facing elevations to retain the important historic relationship between these buildings and their surrounding landscape and to avoid any intervening domestic garden space and residential curtilage. Proposals that embed this kind of respect for setting will be viewed more favourably.

12 Lighting, security and satellite communications apparatus





Lighting, Security and Satellite Communications Apparatus

- 12.1 When considering the need for and placement of new equipment, of whatever nature, on an historic building, you must take the following guidance into consideration. In so doing, you will be able to mitigate some or all of the visual impact of equipment on the building and thereby ensure its acceptability.

- Minimise the amount of equipment to be attached,
- Minimise the size of the equipment to be attached,
- Use the most discreet location physically possible following the criteria listed below,
- Co-locate with other existing equipment (such as alarm boxes, electrical supply boxes, aerials) to minimise the spread of equipment across the building, and
- Use a colour that matches the dominant colour of the building – e.g. brick or render. If there is no match, paint your equipment to ensure that there is.

Criteria for locating new equipment on an historic building:

- Avoid the street-facing elevation, if physically possible,
- Avoid placement next to key architectural features such as shopfronts, doorcases, signage, window and door openings,
- Consider high level positions close to eaves or gable apexes and at building corners, and
- Consider visibility from street level both close to the building and from medium and long distance views.

- 12.2 In light of the fact that satellite communications apparatus have become a common feature, particularly on residential buildings, and that lighting and security apparatus can be particularly harmful to the ways in which historic buildings are experienced, this guidance advises how these can be installed in ways which minimise the physical impact on the historic fabric and visual intrusion of an historic building and its surrounding area.

Satellite Apparatus

- 12.3 The regulations applying to the installation of satellite apparatus are complex, so it is best to seek advice before installing one. Under the General Permitted Development (England) Order 2015 (as amended) (GPDO) planning permission is not needed for the installation of satellite apparatus up to a specified size, and subject to certain criteria set out in the GPDO. Where the criteria are not met, and where the size of the satellite apparatus exceeds that specified in the Order, planning permission will be required.

- 12.4 However, the installation of satellite apparatus on a building fronting a highway, waterway or an open space within any of the conservation areas of the former Waveney area will require planning permission due to the presence of Article 4 Directions which preclude the operation of specified parts of the Order. Listed Building Consent will be required where installation would affect a listed building's character as a building of special architectural or historic interest.



- 12.5 Due to the harm that such apparatus can inflict on the special character of listed buildings it is unlikely that satellite apparatus affixed to a listed building will be acceptable. As a general guide satellite apparatus should not detract from the character or appearance of an historic building.
- 12.6 Other than on listed buildings, satellite apparatus should be placed out of sight from public view, particularly when in a conservation area or within the setting of a listed building, where possible. They should also not be placed on a visually prominent part of a building. They must be avoided on street-facing elevations but may be acceptable on flank elevations where, even if still visible from the street, there is no other position available for them to function.
- 12.7 On blocks of flats satellite apparatus may proliferate in an unsightly fashion if each flat installs its own dish. Such problems can be avoided if a number of residents share a dish.
- 12.8 There may be occasions where placing satellite apparatus on a separate pole is better than placement on a building provided that the pole is discreetly located – for example in a back garden. This is a commonly acceptable solution for listed building owners or occupiers and does not require Listed Building Consent. Check with the satellite provider to ensure that a good line of sight can be achieved in a back garden that is free of physical obstructions.
- 12.9 Bright or luminous colours are not usually acceptable. Most satellite apparatus are black or other dull colours which do not attract attention, which is generally acceptable. However, the suitability of certain colours and fittings may vary as per the circumstances in each case, and thus it is encouraged that advice is sought through the Council's pre-application service or from the Council's

Design and Conservation team prior to installation. Satellite apparatus that are no longer needed should be removed.

Lighting

- 12.10 Under the GPDO there are no provisions for the installation of lighting apparatus on a building. Artificial lighting and minor domestic light fittings will therefore not normally require planning permission. However, larger scale lighting and the structures that support them on the outside of a building will require planning permission where they constitute development.
- 12.11 Listed Building Consent will be required where installation would affect a listed building's character as a building of special architectural or historic interest. Particular care will need to be given to the installation of lighting on or in the curtilage of listed buildings or within conservation areas or their setting. Lighting can normally be installed without any disruption to surrounding properties, but badly planned lighting can harm the significance of historic buildings and cause distress and disruption to neighbouring residents and offices. More specific guidance as regards lighting on shop fronts or fascias can be found in the following chapter.
- 12.12 Lighting is occasionally used on historic buildings to enhance their nighttime appearance and access, and for security purposes. Commonly lit areas are front and back doors, garages, forecourts, courtyards, driveways and farmyards.



12.13 When considering the installation of lighting on an historic building or in a conservation area it is important to answer the following questions:

- Is artificial lighting necessary?
- Is the brightness of lighting reflective of its setting?
- Does lighting illuminate no more than its intended target?
- Would lighting be furnished with appropriate fittings?
- Would lighting be controlled by a daylight timer or movement sensor, and would the movement sensor be appropriately sensitive?
- Would lighting negatively affect wildlife?
- Would lighting use the most energy efficient bulb?

12.14 Ensure that lighting is necessary. Buildings were not usually historically lit from the outside and it may be that ample lighting is already provided by streetlights or lit shop windows. Where lighting is required it should be kept to a minimum and be directed solely at the architectural features to be illuminated.

12.15 Glare is a discomfort or impairment of vision caused by a light being too bright in relation to its surroundings. Glare very often occurs when the source of the light is visible and reduces the viewer's ability to see detail. Some glare is inevitable, but this should not be so severe as to detract from the quality of an area, building or asset. Issues of excessive glare are particularly important in conservation areas or when considering lighting next to or near to a listed building. It is therefore important to ensure that lighting is of the correct brightness for its setting. External lighting should only be bright enough to illuminate the area for which it is intended. Ensure that the lighting is not so bright that it will spill over excessively into surrounding residences or premises.

12.16 Lighting can be very directional. An obvious example is floodlighting on a football pitch, which only illuminates a particular patch of ground. It is therefore necessary to ensure that lighting is directed towards the area that it is intended to illuminate. This is especially the case for security lighting, both in industrial and residential areas. Care should be taken to ensure that lighting is fixed at the correct angle. If lighting is directed too low, only a very limited area will be covered, but spread too wide could result in lighting not giving significant illumination to key features and also spilling excessively onto surrounding properties or into the sky.

12.17 Where lighting seeks to illuminate the upper areas of a building, it is necessary to ensure the beam points downwards where possible. Lighting should be angled at 70 degrees from the horizontal (or less if it is mounted at height) to prevent excessive glare in the night sky. Pole-mounted lighting can have a greater visual impact than if discreetly attached to part of the building, although in some cases pole mounted lighting may be necessary.

12.18 While it is important to keep lighting to a minimum and limited to deserving areas of an historic building, the affect that lighting has on the public realm must also be considered. Strong lighting can cast large shadows, which can be perceived to be unsafe by pedestrians or cyclists.



- 12.19 The appropriateness of fittings which fix lighting to a building will vary depending on circumstances, however in most cases simple modern fittings may often be less intrusive on an historic building than more elaborate traditional designs. When determining the most appropriate fittings it will be important to consider the architectural style of the building, the location of the lighting on the building, and the scale and proportions of the building.
- 12.20 Lighting should be controlled by a timing device to ensure that it is not illuminated all night. If lighting is activated by a sensor, this should not be so sensitive that it can be activated by wild animals, and the sensor should not be cast so wide that it can be triggered by traffic or pedestrians outside the property.
- 12.21 Lighting can be harmful to certain species, such as bats and barn owls, which are protected by law. When considering lighting it is important to check for the presence of wildlife and to consider whether lighting is acceptable and if any mitigation measures may be needed.
- 12.22 The aforementioned measures will not only secure appropriate and attractive lighting, but by optimizing the use of natural lighting, considering whether artificial lighting is necessary, limiting lit areas to those which are deserving, and ensuring lighting is kept to a minimum and not overly bright will ensure that lighting uses as little energy as possible. Lighting, as with all technology, is constantly evolving to become more energy efficient. Thus, rather than specify the most appropriate and efficient lighting within this document which would soon become out of date, such consideration must be given at the point of installation. In order to maintain improvements in energy efficiency, regular maintenance, repairs and upgrades should be carried out.

Security Apparatus

- 12.23 The GPDO makes provision for the installation of closed circuit television cameras (CCTV), up to a specified size and subject to certain criteria. One such criteria is that installation on a listed building is not permitted by the GPDO. Installation of CCTV cameras on a listed building would therefore require planning permission and listed building consent.
- 12.24 When considering the installation of a CCTV camera on an historic building or in a conservation area it is important to answer the following:
- Is CCTV necessary?
 - Would lighting be a more appropriate solution?
 - Would the CCTV camera be placed in a discreet location?
 - Would the CCTV camera be designed so as to not draw attention?
- 12.25 Even under the provisions of the GPDO, consideration should be given to whether a CCTV camera is strictly necessary. In most cases, installation on a residential building will not be necessary. Appropriate lighting may provide a similar deterrence of crime while also being less harmful to the significance of an historic building.



12.26 Where CCTV is necessary, it should be located in the most discreet location possible. Installation on a prominent location on an historic building will not usually be acceptable. Installation to the rear of a property on a pole separate to the historic building or on a modern outbuilding will in most cases be more appropriate than on the historic building itself. Co-location with other devices in a discreet location can be the least harmful option.

12.27 CCTV cameras and their fixtures and fittings must not draw attention away from historic buildings. Small wireless cameras and neutral colours such as grey or black should be used, and brighter colours must be avoided. In most cases simple designs are more sensitive to heritage assets and do not attract attention.

12.28 Any other lighting, security or satellite communications apparatus not mentioned here, should follow the broad conservation principles espoused above, should they be relevant, and advice should be sought from the Council's Design and Conservation team before installation.



Example of discreet CCTV camera on brick building

13 Shopfronts and Signage





Shopfronts and Signage

13.1 Town centres have experienced considerable change in the last few years and the use class order has undergone significant revision to recognise this and provide greater flexibility to town centres. Since 1st September 2020 most retail premises are classified by the use class order as part of class E, which also includes the following other uses:

- Financial and Professional Services.
- Restaurants and cafes.
- Business uses (including offices, research and development facilities and industrial process that can be carried out in a residential area without causing detriment to the area).
- Clinics, health centres, creches and nurseries.
- Gymnasiums and indoor recreations not involving motorised vehicles or firearms.

13.2 A change of use from retail falling within Class E to one of these other uses will therefore no longer require planning permission. The result of this increased flexibility is that many historic shopfronts could now face demand to accommodate non-retail uses. It is important to note that certain types of retail fall within use class F2.

13.3 However, other town centre uses are still in a different use class and these will require planning permission if there is a change of use away from traditional retail:

- Sui generis - Drinking establishments (which includes bars and public houses), hot food takeaways, concert halls, cinemas and bingo halls.
- F2 – Community halls and meeting places, swimming pools, skating rinks and outdoor sports facilities.

13.4 It is important to remember that alterations to shopfronts themselves will in many cases require planning permission.

13.5 The installation of street furniture, such as seating, would also still require permission from Suffolk County Council Highway Authority.

13.6 Many shopfronts are located in conservation areas, which receive a higher level of protection through Local Plan policies. This means that any significant changes to the exterior must be in keeping with the building and surrounding streetscape.

13.7 Commercial shopfronts of the kind found today began to appear in the 18th century, but it was really in the nineteenth century that they appeared in large numbers. It was at this time that the practice of including advertising signs began, together with large windows intended to display the range of products for sale. Most of the historic shop fronts within towns and villages in East Suffolk tend to date from this period, albeit with various modifications added over the years.

13.8 In the 20th Century, advances in building techniques have meant that the size of buildings and the spaces within them have been able to be increased. This allowed shops to have larger showrooms and display areas. In the 1950s and 1960s shopfronts were redesigned to catch the attention



of those in cars, who were travelling through high streets at speed. From the 1970s onwards measures to limit traffic access in town centres, together with pedestrianised high streets and by passes, has led to a renewed emphasis on those walking through town centres. This has been accompanied by a trend towards more traditional shopfronts that are more in keeping with surrounding historic streetscapes.

- 13.9 Most historic shopping streets contain a great deal of variety, although the quality of design and detail was consistently high. Repetition is therefore generally not necessary, but designs should still reflect the character of the street scene as a whole and ensure the overall effect is one of visual unity as opposed to visual chaos.
- 13.10 Historic shop fronts contribute to the character of high streets and rural areas; indeed, they are often the most visible feature to the visitor or consumer as they walk through a town or village. This chapter recognises that businesses need to carry out maintenance on shop fronts and that shop fronts may need to change as the type and nature of businesses change. However, this should be done in a way that preserves the historic character of the town centre and does not damage the architectural integrity of individual buildings. Replacement may be necessary in some circumstances but new materials should not harm the historic and architectural significance of a building. This means that new materials should not remove the historic or architectural features from a shopfront that add to its significance. This could include, for example, an historic window or fascia design that adds to the historic and architectural significance of the shopfront.

- 13.11 When assessing proposals, the age of the shopfront will be a major consideration. As there are only a few examples from the 18th Century, it is important that these are retained. There are many more survivors from the 19th and early to mid-20th Century, which are good designs still in their original form. These should also be retained because they contribute much to the overall character of the district.
- 13.12 Other buildings have remnants of good period shopfronts, including fascias, consoles, columns and pilasters. Not only should these features be retained for their own sake as historical artefacts, but their existence should also influence how changes are carried out to other parts of the shopfront.
- 13.13 Often the shopfront is a later addition to a building. However, successive alterations can form an important part of the character and history of the building and should therefore often be retained as part of the historic fabric. It would normally be unacceptable, therefore, to suggest removal of a good Victorian shopfront in a Georgian building solely on the grounds that it is a later addition.
- 13.14 Large alterations to the design of an historic shopfront could result in the loss of its historic significance and so will not be acceptable. There may, however, be situations where minor alterations to the design may prove acceptable as long as the change is fully justified and does not undermine the historic interest or the design of the shopfront.

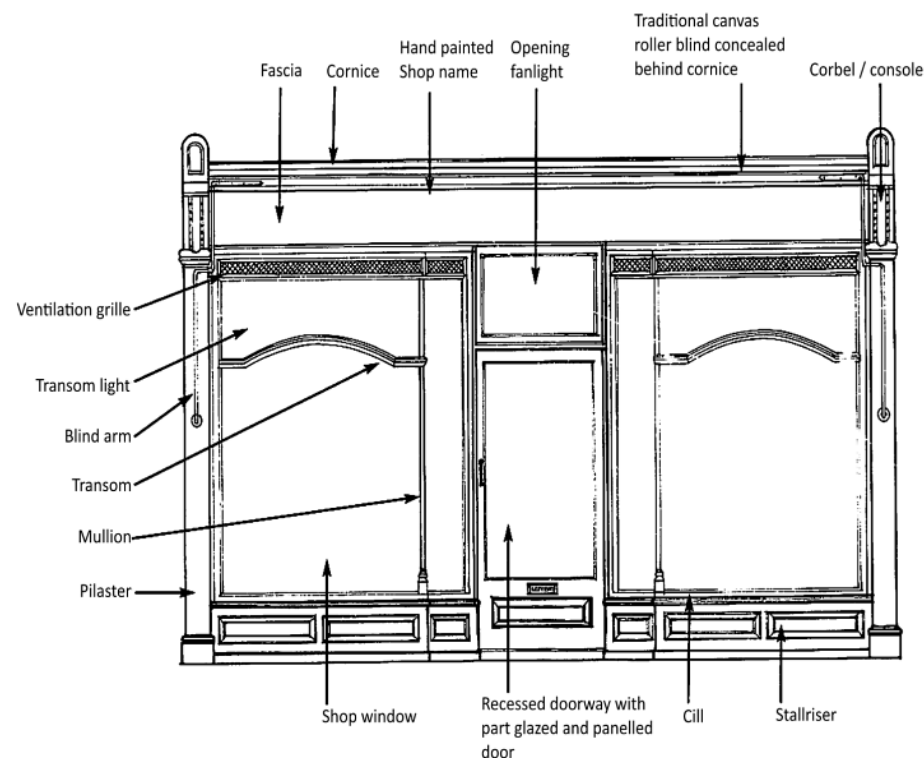


- 13.15 Where an existing shopfront is to be replaced or altered, the design should relate to the existing characteristics of the street scene, and the town or the village as a whole. In some locations, where the majority of buildings and shopfronts are historic, new designs should follow traditional design principles unless there are good reasons for not doing so.
- 13.16 Shopfronts should also take into account the rhythm and characteristics of the streetscape. Where building plots are narrow or regularly spaced then the shopfront should reflect this. If buildings have a strong vertical emphasis with a regular pattern of tall windows, new shopfronts should not be over wide and should incorporate vertical divisions, such as mullions and pilasters, in appropriate positions.
- 13.17 The design of any shopfront should be sympathetic to the age and architectural design of the building into which it is fitted. The ground floor should not be seen as a separate entity but considered as part of the overall architectural composition. Account should be taken of the rhythm, scale and proportions of the upper floor windows and the other details which are common throughout the building. Certainly, a deep or wide fascia should not be used to visually divorce the design of ground floor from that of the rest of the building.
- 13.18 Contemporary shopfront designs are likely to be acceptable in many locations within East Suffolk especially when installed in a modern building. However, modern shopfront designs should always be of a high quality and will need to relate to the surrounding streetscape and architecture.
- 13.19 Sometimes when buildings are located on a corner plot, have a wide frontage, or their internal layout means that a window display is not required, intrusive

areas of plain walling may result at ground floor level. In such instances careful design solutions will be necessary in order to avoid blank, sterile frontages.

Elements of a shopfront

- 13.20 There are many elements to a shopfront that are detailed in the illustration below. The following section provides guidance on these detailed elements.



The different elements of shopfront design



Fascias

- 13.21 The transition between the shop on the ground floor with its relatively large areas of glass and the upper floors of a building is an important design consideration.
- 13.22 This is one of the most important parts of the shop front because it advertises the nature as well as sometimes the name and contact details of the business. Lettering should be clear and uncluttered. The addition of a bulky fascia crudely attached over an existing fascia should be avoided, as this is likely to imbalance the shop front, and fully illuminated fascia panels which can have an adverse impact on the character of the street.
- 13.23 Where a shop occupies more than one building the fascia should not run uninterrupted across the adjoining property. Each building should retain an individual shopfront, with its own separate fascia. However, even with different styles of buildings above, it is often possible to create an appropriate design with a visual sense of unity so that a single occupancy is reflected.
- 13.24 There may be technical or other reasons for wishing to install a fascia that is too deep, in other words with a large distance between the top and bottom of the fascia. This could be to conceal a suspended ceiling, or trying to fit a standard size, or "corporate image" fascia.

- 13.25 If a false ceiling has to be concealed, it can often be achieved by simply adding a transom at the line of the ceiling and using decorative or obscured glass. Alternatively, a carefully designed lowered ceiling could be set back from the window. These approaches could remove the need to alter an existing traditional fascia or



Traditional shopfronts (north Lowestoft)

to provide an extra deep fascia, or a sub-fascia, on a new shopfront. When attempting to apply a standard corporate fascia design to a shopfront, it needs to be considered in relation to the character and appearance of the building and the street scene, as well as the size and proportions of the shopfront. Arbitrary increases in the depth, especially of an existing traditional fascia, to incorporate an unrelated standard design, must be avoided. However, the design and installation of corporate fascias has improved in recent years and these are can often now be applied in a way that is sensitive to the rest of the building and street scene.



13.26 Sometimes, in the past, replacement fascias were boxed out from the face of the building over an existing traditional one. They usually involved clumsy detailing with crude corners. In almost all cases these appear as heavy unbalanced designs which have an adverse impact on the shopfront, and the street scene generally.

13.27 Where such damaging alterations have been carried out, it is often possible for the shopfront to be restored to its former appearance, enabling the whole building to once again form a pleasing composition. Sometimes the original or a traditional fascia survives behind the later additions. In such cases, it is often possible to carefully remove the later work and repair the fascia beneath. Where there are no remains of the original fascia, details surviving on similar buildings nearby, or old photographs, can often be used as a guide. The existence of an unsuitable fascia should not be allowed to influence the design of any replacement.

Cornices

13.28 It is usual for a traditional fascia to have a moulded projection above it. In classical architecture such a projection was known as the cornice. In traditional shopfront designs it is both functional and decorative. A projecting cornice, usually covered in lead, formed a sound weatherproof joint between the building and the shopfront below. It also terminates the top of the shopfront in a satisfactory manner.

13.29 In many instances the cornice was designed to accommodate a traditional canvas roller blind which was once a practical and attractive feature of many shopping streets.

Console

13.30 The console, as an element of the traditional shopfront, was introduced as a feature that enabled a well-formed junction to be created between the pilasters and the fascia. They provided a visual stop to both the key horizontal and vertical elements of the shopfront and helped draw attention to the fascia. Visually it provided a strong support for the fascia which spanned across the opening above the shop window. Late Victorian and Edwardian shopfronts tended to have large, elaborately designed and intricately detailed consoles.

Pilasters

13.31 Pilasters form the visual vertical supports for the fascia and the building above and help frame the shop window and stallriser. In a traditional street, where there is normally a strong vertical emphasis, excessive spans, and large shop windows without intermediate pilasters (or columns) for support, appear visually weak and create a discordant horizontal emphasis. Where a wide frontage did exist, secondary pilasters were usually introduced in order to retain the correct proportions.

Stallrisers

13.32 The stallriser (or stall board) provided the traditional shopfront with a visual anchor to the ground and raised up the glass of the shop window away from potential physical damage and splashes of dirty water. This also allowed for the floor inside the shop window to be raised, so that the display was more visible.



- 13.33 The material chosen must relate, and be appropriate to, the rest of the shopfront and the building. Timber panelled stallrisers should be constructed traditionally and not formed by applying 'timber framed' mouldings as this can have a tacked-on appearance. Where bricks are used the type and bond should relate to that on the rest of the building. The use of modern stretcher bond will not be supported.

Windows

- 13.34 While the principal role of a shop window is for the display of goods, it has also served other important functions, such as to clearly display the use of the building as a shop, to provide protection from the weather and afford natural light and views into the premises.
- 13.35 Shop window frames were traditionally constructed in timber. A heavy cill provided a strong junction between stallriser and glass. The overhang and drip feature helping to protect the shop window and the stallriser from damage. Cills tended to be flat in Georgian or Regency shopfronts. Victorian shopfront cills tended to be bolder and rounder.
- 13.36 Where a sizeable display area is located behind the windows, careful consideration should be given to the sides, back and floor of the display area because they can have a marked effect on the street scene. Similarly, where there is no display area, or checkouts are located close to the window, it is important that the shopfront design takes account of this. The addition of extra mullions, transoms and decorative glazing bars to the shopfront can reduce the impact of the lack of a display behind the windows.

Doors and Ironmongery

- 13.37 The traditional shop door was designed to complement the shopfront. From the Georgian period onwards, it was invariably part glazed, with moulded timber panels which were sometimes designed to match height and detail of the stallriser.
- 13.38 When repairing an historic shopfront, the original doors should be kept wherever possible and if necessary repaired. If beyond repair a replica should be made. The recessed doorway is another feature which should also be kept, as it is an important traditional design feature.



An older shopfront with smaller glass panes



13.39 When designing a new shopfront, the shop door must be considered very carefully. Modern designs such as those with plate glass and no frames will require careful design and consideration if they are to be fitted into an existing historic shop front.

13.40 On old doors, ironmongery was usually brass, with a heavy, solid feel, often of a decorative design. Door handles, hinges, letter plates and other features can be important historic and architectural details and should be kept, or transferred to a new door, if a replacement has to be made. When considering new ironmongery, it is important to choose a good quality product, in a design in keeping with the period and character of the shopfront design.

Materials and Finishes

13.41 The material of proposed new or replacement shopfronts should be carefully considered to complement the building and the surrounding area. The use of modern materials should be carefully designed to ensure that it accords with a traditional shopfront and the wider streetscape. UPVC will rarely be considered appropriate for use on an historic shopfront.

13.42 Timber is the most versatile material to use. It is easily machined and worked to any profile. Where they have survived, old examples have proven that if properly protected and maintained, a good quality softwood shopfront, built with proper craftsmanship, will last a very long time.

13.43 The use of tropical hardwoods should be avoided however, especially so if they are from a non-- sustainable source. Not only are they less sustainable from an environmental perspective, but if left unpainted, such hardwoods can appear intrusive in an historic street scene.

13.44 If the shopfront is a traditional timber one it should normally have a paint finish. Gloss or semi-gloss finishes may be acceptable if they do not impact negatively upon the appearance of the surrounding historic streetscape.

13.45 Some Victorian and Edwardian shopfronts made use of metal, particularly cast iron for elegant, decorative columns. Metal is a popular material for new modern shopfronts and its use can be appropriate in many locations. Care should be taken when applying modern finishes such as anodised aluminium or plastic-coated metals.

Colour

13.46 The colours used on shopfronts needs very careful consideration as they can have a significant impact upon the success or otherwise of any scheme. Colour provides scope for preserving or enhancing the street scene in both towns and villages.

13.47 Historic colours, such as rich greens, blues and reds, which were dark in tone, were used with a relatively matt finish. This was partly because they were architecturally appropriate but also because when a window is framed in such colours one is more likely to look through to the goods displayed.

13.48 Conversely, white, which was also commonly used, appears more delicate, drawing attention to the detailing on the shopfront rather than what is displayed behind.



- 13.49 Brighter, non-traditional colours may be acceptable if consideration is given as to how well they will accord with rest of the building and wider street scene in towns and villages. Corporate colours and designs have improved significantly in recent years in terms of how they are applied to historic shop fronts. Therefore, corporate colours may prove acceptable provided that they are carefully designed and applied to protect and enhance the appearance of the building.



A traditional shop front with dark paint and gold lettering (Felixstowe).

Signage

- 13.50 Signs are affixed to different parts of a shopfront and display the name of the business and sometimes its contact details. Signs are different from fascia boards, which are a specific part of the shop front. Advertisements are used to draw attention to a business and its products and services. They take many different forms and can be displayed both the interior and exterior of a shop. Signs and advertisements can be both temporary and permanent in nature.
- 13.51 Signs and advertisements can have a major impact upon the character and appearance of an area. Just one or two poorly designed, incongruous signs can have a marked effect upon the perceived quality of the whole of the surrounding townscape or countryside.
- 13.52 The advertisements and signs displayed on a building, likewise, can have a profound impact on its appearance, often being the most eye-catching features on the whole premises. They should therefore be designed to complement the character, appearance, age, and architectural style of both shopfronts and buildings.

The Scale and Size of Signs

- 13.53 One of the most important factors which determines whether a traditional shopping street has retained its attractive character and appearance is the type and size of the signs and advertisements displayed on business premises. If they are all relatively modest and designed to complement the buildings, then there will be less incentive for businesses to erect large or obtrusive signs in order to compete with each other. The same is true for



other commercial areas. The Council will resist, therefore, wherever possible, signs out of scale and character with their surroundings.

Corporate Images

- 13.54 A great many national and regional multiples have adopted corporate sales images which involve standard designs for shopfronts and signs. The quality of corporate logos has significantly improved, and multiple retailers have taken greater care over the last few years about how these are applied to historic shopfronts. Corporate logos should maintain local distinctiveness, the architectural integrity of buildings and townscape quality.

Fascia Signs

- 13.55 The fascia is traditionally the place where the retailer conveyed the essential message of the shop name and what it is selling.
- 13.56 This was usually signwritten, with the lettering hand painted onto the timber fascia. It still remains, in most instances, the best way of displaying the retailer's name in traditional shopping streets. The use of traditional materials and paints is also more appropriate than modern plastics and metals. Displaying the shop name and the number of the premises only on the fascia usually proves sufficient, as additional advertising here is often confusing and serves to detract from the design of the shopfront.
- 13.57 The shape of the fascia and the architectural detailing all need to be carefully taken into account when considering signage.
- 13.58 The size of lettering is naturally restricted by the depth of the fascia and should be kept in proportion with the rest of the shopfront. The choice of colours for

the lettering and the fascia need careful consideration so that they relate to the building and the character of the area. The use of contrasting colours can avoid the need for external illumination, which can often be inappropriate.

- 13.59 The fixing of individual, raised letters on the fascia can prove satisfactory in some instances as long as they are of a suitable material, size and style. On historic buildings wood or brass can sometimes be appropriate but plastic lettering is often going to appear incongruous. Spacers to raise the letters proud of the fascia is a relatively modern technique which needs careful consideration. In most instances letters should only be raised a few millimetres.
- 13.60 Because of their over dominant and detrimental impact in many locations, certain types of glossy or reflective metal or plastic fascia signs and letters will often not be appropriate. In particular, modern prefabricated fascia panels and lettering will be unsuitable for older buildings and incompatible with the character of historic shopping streets.
- 13.61 Boxed out fascia signs, which are often internally illuminated, are not appropriate on historic shopfronts or on most older buildings, especially if they are in a conservation area or are Listed. Elsewhere, the erection of poorly designed and crudely detailed boxed out fascia signs will be resisted.



Signs on Windows

- 13.62 Sometimes additional signage over that displayed on the fascia can be provided at sub-fascia level by well-designed window signs painted on the glass.
- 13.63 Where no shopfront exists, it is often appropriate to advertise the name of a business by sign writing on the glass of the existing windows. This is particularly useful for businesses such as hairdressers, solicitors, dentists, architects etc which operate from the high street but may not have, or require, a window display.

Hanging Signs

- 13.64 In the past, signs or symbols which hung from a bracket attached to the face of the building or shopfront were associated with particular trades or businesses. This tradition of hanging signs and symbols is of historic significance. Modern signs can be acceptable on an historic shopfront and in some cases can enhance its appearance provided that they are designed to take account of the building to which they are attached.
- 13.65 With both hanging and projecting signs, only one sign should normally be provided on each building. The size and design of the sign should relate well to the style of the building and shopfront and be located in a position where it does not detract from, obscure, or damage any architectural features. Signs should also not cause obstruction, annoyance or danger to passers-by or to adjoining occupants.



Traditional hanging sign (Southwold).

Other Signs on Buildings

- 13.66 In some instances, a building may not have a shopfront or has a shopfront without a fascia. Careful consideration must then be given to the location and design of any signage so that it does not undermine the character and



appearance of the building. As with fascia signs, the style, architectural detailing and proportions of the building all have to be taken into account.

- 13.67 Because there is an historic precedent for it, in some instances signwriting directly onto a plastered or already painted wall may be acceptable. Painted timber boards also have an historic precedent, but they should not be over large and should normally have a proper moulded edging. On older, traditional buildings, the use of glossy or reflective materials for signs, such as acrylic, plastic or shiny metals will not be appropriate.
- 13.68 Where individually applied lettering is proposed it is important that it is made out of the right sort of material and the design and method of fixing is appropriate. For example, certain types of metal or plastic letters on spacer bars can appear too thin. When finished with a reflective surface or a bright colour, they can also look gaudy or over dominant.

Lettering

- 13.69 The style of lettering used can create a certain image and provide a strong and decorative interest. Lettering should be designed to accord with both the building and the street scene.
- 13.70 Whilst lettering can be chosen to reflect the use of the building and the particular business which occupies it, it should also respect the character of the building and the street scene generally.
- 13.71 There are various ways of increasing the effectiveness of lettering regardless of size. Light lettering on a dark background helps it to stand out, particular typefaces are easier to read, and shadowing, or similar techniques, can create a three dimensional effect.



Gold lettering on a dark background emphasises the name of the business (Southwold).



Business Nameplates

- 13.72 Where offices or business premises are above street level or in cases where a traditional shopfront type window does not exist, one means of signage is to have a nameplate next to the street entrance. Normally these would be small brass plates, or recently stainless steel or aluminium has been used.
- 13.73 On historic buildings, especially those that are Listed, there should normally be a maximum of one plate for each business. Where several businesses are involved it may be necessary to have one joint nameplate. Further information can often be provided within an entrance lobby. Shiny plastic nameplates will not be appropriate on listed buildings.

Illumination

- 13.74 In most instances the illumination of signs on buildings requires Advertisement Consent from the Council. Planning Permission is not required for placing lights onto the exterior of a building but Listed Building Consent will usually be required because the lights will affect the character of a listed building.
- 13.75 Lighting in town and village centres needs very careful consideration. On the one hand the highlighting of key buildings and spaces can be important for a safe and attractive night-time environment.
- 13.76 Lighting or illuminated signage is not always necessary due to existing street lighting. Where shopfront lighting is applied this should be done with care so as to protect the appearance of the existing shopfront and surrounding street frontage. The source of light should be located so that it is as discreet as possible.

- 13.77 Where a business is open regularly in the evening, some illumination may be justified by, for example, small spotlights or a small striplight hidden by a metal trough. Halo lighting, which involves the light source being concealed behind individual letters which stand proud of the fascia, is a modern device which can appear out of place in conservation areas or on historic buildings. Similarly, in such locations, internally illuminated box fascia and projecting signs, fluorescent lighting and individually illuminated letters can appear very intrusive and are very unlikely to be acceptable.
- 13.78 The appearance of external light fittings themselves can often have more of an impact, visually, than the sign they are supposed to be illuminating and for this reason is not usually appropriate. A number of large, shiny metal swan-neck lights on a building, for example, can be very obtrusive, undermining the appearance of the building itself and also the surrounding townscape.
- 13.79 Attaching large plastic signs or banners to the front of a shop can harm the appearance of a building and this will not normally be supported.
- 13.80 Care is needed to ensure that shopfront illumination does not result in light pollution of the surrounding area. This could negatively impact upon the historic environment and the appearance of surrounding shops and properties. Lighting should point down, rather than up, so as to minimise light pollution.



Directional Signs and A Boards

- 13.81 Free standing "A" boards are often displayed outside businesses in order to attract custom. These can make the street appear cluttered and can act as an impediment, particularly for those with a disability. As a result the use of "A" boards is not normally encouraged. However, in some locations a well-designed board, especially those placed on a private forecourt, may be appropriate in townscape terms. "A" board signs located on land owned by the highway authority will require permission from the highway authority and should be designed and positioned so that they are not obstructive, dangerous or visually intrusive.
- 13.82 In some cases, businesses located in side streets need to erect signs to alert customers to their presence. An exception to the normal policy may then be made. There must also be a suitable site, the sign should be of an appropriate size, and should be designed so as not to detract from the character and appearance of its surroundings.



An A board outside a business in Southwold



Security, Safety and Access

General

- 13.83 Shops have to be able to display their goods openly as well as meeting the need for increased security, public safety and disabled access. Proposals to provide and improve disabled access to shop or business will be supported provided that it is carefully designed so as not to impact upon the historic or architectural significance of the building.

Glass

- 13.84 Many old shopfronts still have their original glass. Some have decorative glass which has been etched or is coloured. Both decorative and historic glass should be retained wherever possible and, in some instances, especially if the building is Listed, permission will be required for its removal or replacement.
- 13.85 Increasingly, the choice of the type of glass used on shopfronts is being dictated by the need for safety and security. Toughened and laminated glass, or in some instances, an even stronger glass, can now be specified. This, perhaps with the use of small paned windows, can avoid the need for the installation of the more intrusive types of security shutters or grilles.

Security Shutters and Grilles

- 13.86 Traditionally, shops would have been secured at night with the use of external removable wooden shutters. In most cases the shop would have been designed to accommodate these and they formed an integral part of

the character and appearance of the shopfront. Where these traditional shutters survive, especially if they are original, they form an important part of the history of the building and should therefore be retained.

- 13.87 The appearance of an existing shopfront can, however, be dramatically altered by the attachment of modern external security shutters. Even when raised or removed, roller shutter boxes, fixings and side rails are still clearly visible. When lowered or fixed the whole frontage may be obscured. This can have a blank, sterile effect on the street scene, giving the area the feeling of being "boarded up". The effect can be particularly noticeable at night or during the weekend when an unwelcoming atmosphere can be created.



A traditional grille protecting the entrance to a shopfront (Lowestoft)



- 13.88 The use of solid metal shutters should be carefully planned to protect the historic appearance of the shopfront. It may be that other security measures, which have less impact upon the shopfront, can be used before metal shutters are considered. Externally mounted housings, grille channels etc will only be acceptable if they can be concealed within the shopfront construction as an integral part of the design and not applied over existing details. In most instances though, grilles will have to be placed behind the glass.
- 13.89 Laminated glass, which can be damaged but not penetrated, is the best security measure. Internal mesh, which sits behind the window and allows a view into the shop may also be acceptable. This enables passers-by to look into the shop, which makes the shop front more attractive outside of opening hours. A decorative grille can be attractive and indicate to a thief that even if the glass is broken the wares will still be out of reach. Laminated glass does not require planning permission to install in place of ordinary glazing of the same size, but Listed Building Consent will be required if the building is listed.

Alarms

- 13.90 Where needed, alarm boxes should be small, positioned carefully, and be sited so as not to obscure or damage the architectural details on the building. They should be painted to suit the colour scheme of the building as a whole.
- 13.91 External security cameras can be quite a prominent feature on the facade of a building and can appear an incongruous feature in an historic context. Planning Permission will often be required for them to be erected and Listed Building Consent will be required if the building is Listed. Consent will not be given for

them if they detract from the character and appearance of the building or the street scene.

Cash Dispensers

- 13.92 Cash dispensers, because of their size and form, can be particularly difficult to successfully integrate into the design of a shopfront. It is even more of a problem when they are added to an existing facade. A preferred solution in design terms is for them to be located within a lobby or entrance. Where they have to be located externally, great care should be taken to ensure that they form an integral part of the design of the frontage. Proposals for poorly located cash machines which detract from the appearance of the building and the character of the street will not be acceptable.
- 13.93 Regard should be had to the following design criteria in considering the installation of a cash dispenser:

- Scale, design and appearance
- Size and position
- Visibility and level of prominence
- Relationship to the design of the shopfront or building frontage



13.94 Where it is judged that a cash dispenser, due to its size and visibility, would detract from the design of an historic shopfront, for example, proposals will have to be reformulated. Although the benefits of providing a service in the form of a cash dispenser are acknowledged, it is highly likely that their provision, regardless of impact, will be insufficient to outweigh any adverse effects on historic buildings in conservation areas.

13.95 On most buildings cash dispensers are normally classified as permitted development, under Part 7, Class A of the General Permitted Development (England) Order 2015 (as amended) (GPDO), and so do not require planning permission prior to installation. However, planning permission will be required where cash dispensers are to be installed on a building that is Listed or located within a conservation area. When a cash dispenser is removed the part of a building where it was installed should be restored as far as possible to match the design and materials used prior to installation.

Canopies and Blinds

13.96 Traditionally, blinds were used to protect goods from being damaged from sunlight and to provide shelter for external displays and shoppers. Locally, the most common form of blind was a canvas roller blind that could be retracted fully into a blind box. This was usually concealed as part of the cornice above the fascia.

13.97 Canvas roller blinds, with their colourful stripes, formed an attractive feature of the traditional street scene. When pulled down they still allowed a clear view down the street, as the ends were usually open.

13.98 Being retractable meant they were only pulled down when required and the fascia, with its signage, and other important parts of the shopfront, were not permanently obscured.

13.99 If an historic shopfront still has its original or traditional canvas blind and blind box it should be retained and refurbished if necessary. If a new blind needs to be installed, a retractable roller blind of traditional canvas is likely to be the most suitable solution. Careful consideration needs to be given to the location and design of the blind box however.

13.100 Fan blinds can be found on some buildings in the district; however, they can have quite an impact on the appearance of the shopfront. Not only do they have covered ends but also when retracted, the folded fabric is not hidden away. The blind arms also remain prominent features. Retractable Dutch blinds, which have a more rounded shape, are even more problematic.

13.101 Whilst modern types of canopies may be appropriate in some locations in the district, non-retractable permanently fixed canopies, especially those made of a shiny plastic material will not be suitable for most in historic areas or most traditional shopping streets, especially if they incorporate advertisements. These structures not only often obscure the fascia on shopfronts but also introduce a dominant shape which is out of character with older buildings and the historic street scene.

13.102 More recent buildings, including those in conservation areas, may be capable of accommodating modern rigid or retractable blinds. However, as explained above, such features on a building should not be considered in



isolation. Account should also be taken of the impact on the street scene and the overall character of the area.

External Displays

- 13.103 External displays can enhance the street scene and enable a shop to better display its wares. However, care should be taken to ensure that pavement displays do not obstruct access or cause a disturbance to others using this public space.

Upper Floors

- 13.104 Traditionally, the accommodation over shops in town centres was occupied by the shopkeepers but now this is rare.
- 13.105 Original shopfronts often incorporated a second doorway giving access to upper floors. This layout should be retained whenever possible even though the desire to increase floorspace in the shop makes it tempting to remove. This sort of change leads to the removal of the door and the staircase leaving the upper floors with no means of independent access or creates the need to erect an unattractive external stairway.
- 13.106 In many instances where the upper floors are left empty this is combined with a lack of maintenance and neglect. The consequence is deterioration of the building leading to the need for extensive repairs.
- 13.107 Suffolk Coastal and Waveney Local Plan policies both seek to promote the use of upper floors in shops and business premises, especially for residential use. As well as contributing towards meeting housing needs, the presence of living

accommodation will also mean that town centres will retain their vitality when shops are closed and the street as a whole will have increased surveillance thereby improving security and safety.

Access for People with Disabilities

- 13.108 The Council encourages good design that enables access to shops and buildings by disabled people. Proposals for both new shopfronts and alterations to existing ones should be such that they meet the requirements, whilst still achieving a high standard of design.

Proposals for installations that improve access for disabled people should:

- Be carefully considered as to their necessity in line with their Access Audit
- Complement the existing shop front and building and its setting
- Be of simple and robust design and usually without any ornamentation
- Have a painted finish which is of an appropriate colour (often black)
- Be positioned so as not to impede users of the building or hinder an emergency evacuation
- Be of good quality materials



- 13.109 On listed buildings and buildings with historic shopfronts, the needs of the people with disabilities have to be considered. Proposals to provide disabled access should enhance and protect the historic and architectural character of the building.
- 13.110 Changes in level and the installation of access ramps can greatly improve access to an historic shop.
- 13.111 Doors need to be of adequate width and capable of being open by people in wheelchairs as well as those who have limited strength or are unsteady on their feet. Often two-way swing doors are useful, as some people find it easier to push a door rather than pull it towards them. Where pairs of doors are proposed, one of the leaves ought to be wide enough for wheelchair user to obtain access without having to open both doors.
- 13.112 Shops should also be designed in a way that will help those with dementia. This means that the shop should be designed in a way that is easy to navigate, with clear signposting between different parts of the business.
- 13.113 Frameless glass doors may prove dangerous to the partially sighted, conversely solid doors should have a glass panel included so people can see and be seen. On larger buildings, revolving doors should not be used as the only means of access.
- 13.114 The Disability Discrimination Act requires service providers, including shops, to make reasonable adjustments to ensure that those with a disability can access services as close as possible in the same way as those without a disability. However, physical alteration to a building is not always necessary. In some cases, rearranging displays and furniture can ensure access for disabled people.

Before undertaking any work, it is necessary to understand the changes that disabled people would like to see. Any proposal to alter a listed building to create Disability Discrimination Act compliant access must be accompanied by a full, independent Access Audit carried out in line with [Historic Guidance Note Easy Access to Historic Buildings \(2015\)](#)²².

²²www.historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/heag010-easy-access-to-historic-buildings/

14 Demolition



Demolition

Demolition of Listed Buildings

- 14.1 When considering proposals to demolish listed and curtilage listed buildings it is necessary to consider the reasons for demolition against the level of harm caused by the loss. National Planning Policy Framework paragraph 195 states that local planning authorities should refuse consent for demolition, unless all of the following conditions are met:

- The design and layout of the building means that reuse is not possible.
- No viable alternative use can be found through an appropriate marketing exercise.
- Charitable ownership of the building and securing grant funding to pay for repairs is not possible.
- The harm outweighed by loss of the Listed building is outweighed by the benefits of bringing the site back into use.

- 14.2 Re-use of historic buildings will always be preferred to demolition, most importantly for the preservation of the significance of the building but also because re-use always has a lesser environmental impact than demolition.
- 14.3 The difference between demolition and alteration is decided on a case by case basis. Generally, demolition only refers to the removal of an entire building. Removal of an entire building except for the façade or front wall will also usually count as demolition. Removal of a garden wall would also be classed as

demolition. However, removing a section of wall to install a new window or removing architectural details would normally be classed as an alteration, as would the demolition of an end wall to make way for an extension, for example.

- 14.4 Removal of only part of a listed building will still require listed building consent.
- 14.5 An outbuilding constructed before 1st July 1948 may be Listed or Curtilage Listed, in which case Listed Building Consent will be required prior to demolition. However, Listed Building Consent will not be required for the demolition of outbuildings constructed after 1st July 1948.
- 14.6 Retention of a building will help to save embodied energy, or the energy that went into the manufacture of the building materials and the building's construction.

Demolition in Conservation Areas

- 14.7 National Planning Policy Framework paragraph 201 states that not all buildings contribute equally to the significance of a conservation area. Paragraph 201 continues that the loss of a building that makes a positive contribution to a conservation area should be treated as either substantial harm under National Planning Policy Framework paragraph 195 or less substantial harm under paragraph 196. When considering a proposal for demolition in a conservation area the two key considerations are the significance of the building and its contribution to the conservation area. It must be noted that it is a criminal offence to carry out, permit or cause the



relevant demolition of an unlisted building within a Conservation Area without planning permission. The maximum penalty for a person guilty of such an offence is an unlimited fine and/or 2-year prison sentence.

14.8 The Suffolk Coastal and Waveney Local Plans both contain policies regarding the demolition of non-designated heritage assets in conservation areas.

14.9 Suffolk Coastal Local Plan policy SCLP11.5 (Conservation Areas) states that: (extract)

Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in Conservation Area Appraisals and Management Plans, will be expected to demonstrate:

- The building is structurally unsound and beyond technically feasible or economically viable repair (for reasons other than deliberate damage or neglect) or;
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for the redevelopment of the site.

14.10 Waveney Local Plan policy WLP8.39 (Conservation Areas) states that: (extract)

Proposals which involve the demolition of non-listed buildings in a conservation area will only be permitted where:

- The building has no architectural, historic or visual significance; or
- The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

14.11 The Waveney Local Plan requires demolition proposals to be accompanied by a marketing exercise that proves that the building cannot be reused. Requirements for the marketing exercise are set out in Appendix 4 of the Waveney Local Plan.



The loss of non-designated heritage assets

14.12 Non-designated heritage assets are an important part of the historic environment within East Suffolk and they should be preserved and protected wherever possible. Both the Suffolk Coastal and Waveney Local Plans set criteria for the loss of non-designated heritage assets, which should form the basis of an assessment of any proposal to demolish a non-designated heritage asset. The criteria cover:

- The building should be structurally unsound and beyond technically feasible and economically viable repair; or
- All measures to sustain the existing use or find an alternative use have been exhausted.

14.13 There should also be comprehensive plans for the redevelopment of the site following demolition. A number of the district's Neighbourhood Plans also contain policies about the demolition of non-designated heritage assets.

15 Repairs and Maintenance





Repairs and Maintenance

- 15.1 The repair of historic buildings requires careful planning. Alteration and modern materials can be applied sensitively and enhance a building but the temptation to modernise, for example, with wider staircases and modern materials, can damage the structure and fabric of the building and remove the very features that made it unique.
- 15.2 This section provides some advice on what should be considered when faced with repairing an historic building and what sort of alterations are likely to be appropriate in order that its essential character is retained.
- 15.3 It is strongly recommended that wherever possible expert architectural advice is sought from an historic building specialist and names of appropriate specialists can be obtained from the following organisations:

- [The Institute of Historic Building Conservation \(IHBC\)](#)²³
- [Royal Institute of British Architects \(RIBA\)](#)²⁴
- [Royal Institute of Chartered Surveyors \(RICS\)](#)²⁵

Priorities and Urgency

- 15.4 When faced with an historic building which is in need of repair choices frequently have to be made over what should be done first, especially when funds are restricted. It is at this stage that the professional advice of an historic buildings specialist is most useful.

- 15.5 Priority should always be given to keeping the building "wind and weather tight", even on a temporary basis, to prevent any further deterioration as a result of rain and damp entering and being trapped inside the building.
- 15.6 Ensuring the roof flashings, gutters and downpipes are working properly is essential, especially as many historic buildings have fairly complicated roof forms details and methods of rainwater disposal. Rising and penetrating damp should be eliminated as soon as possible, and adequate ventilation should be provided and maintained not only to rooms but also to roof spaces, sub floors, etc. Any structural defects should be tackled after thorough investigation of the likely causes.
- 15.7 Do not rush into undertaking work before ensuring that the problem is one which actually needs to be addressed. What may seem a major defect may be something that occurred decades, or even centuries ago and has not got any worse since. If this is the case and as long as the building is not deteriorating it should be left alone - it has become part of the character of the building.
- 15.8 Repairs are sometimes necessary, but these should be carefully planned so that they do not harm the building's structure or appearance.

Statutory Approvals

- 15.9 You may need Planning Permission, Listed Building Consent or approval under the Building Regulations for certain repairs or alterations so check with the Local Authority before you start. It is important to seek advice if you live in a conservation area and essential if you intend to carry out



works to a listed building. Even if you do not need approval the [East Suffolk website](#)²⁶ can provide general advice on techniques and materials to suit your property.

Dampness

- 15.10 The most common cause of defects and decay in old buildings is allowing water to enter. This leads to rot, crumbling masonry, mould and fungus growth, damage from salt penetration and eventually structural failure. A dripping gutter, green algae around a downpipe, a loose piece of lead flashing and damp patches on walls, floors or ceilings should all be remedied without delay. One issue with this problem is that it, although it may be obvious what the problem is – i.e. mould growth on an inside wall or a decaying cill plate – it may not always be obvious where the source of the problem is coming from. Repairing the source of the problem is a very good guiding principle but water ingress can start in one part of the building and appear in another, well away from the source. Tracking it down is essential since it will re-appear even after repairing the cill plate has happened (for example) and cause chronic problems. Water ingress can arise from defective rainwater goods, cracked render, rising damp, holes in the roof covering (perhaps too small to be observable), loss of pointing, damaged sewer or water pipes, defective brickwork, movement cracks, vermin access points, concrete hardstanding around the base of walls, splashback from roads – all of these examples are derived from our experience. Condensation can also cause similar issues of internal damp and moist surfaces but is rarely considered. The cure to it is usually simple – ensuring good ventilation.
- 15.11 Rising damp is caused by water in the ground being drawn up through the structure and finishes of the building by capillary action. Modern living

standards, central heating, improvements in insulation and draught proofing has meant that rising damp in old buildings has become much more of a problem than it used to be.

- 15.12 Although measures can be taken to alleviate the problem by allowing an old building to "breathe", for example by providing adequate ventilation, rising damp is invariably seen, by modern building standards, to be the direct result of a lack of a physical damp proof barrier.
- 15.13 The damp proofing of an existing building can be carried out by the insertion of a physical damp proof course or by a chemical barrier being injected into masonry walls. With solid floors, the laying of a damp proof membrane or the application of a damp proof paint, are the most common solutions. Great care should be taken with the installation of all these as they are often unnecessary, can disfigure the exterior, and can lead to the loss of historically important internal finishes on both walls and floors.
- 15.14 Damp proofing is often not necessary and can cause further problems. It is recommended that property owners consult an architect or surveyor when considering the installation of a damp proof course.
- 15.15 One common example of unnecessary work being undertaken is that it is often a requirement of a damp proof guarantee that when a damp proof course is installed internal plaster should be removed to a height of at least 450mm above any damp affected area. This is not necessary in many instances and an historic building specialist would be able to advise whether such a requirement is reasonable in particular instances.



15.16 Sometimes existing damp barriers can fail, and they will need to be replaced. Most often the failure is likely to be due to the barrier being 'bridged' in a particular location. This is where a gap appears in a damp barrier, which allows moisture to pass into the rest of the building. This can occur when ground levels are raised, or floors lowered or when an adjacent wall or render or plaster finishes form a way round for moisture. Again, these sorts of "failures" need to be rectified straight away.

15.17 Please see the [Society for the Protection of Ancient Buildings website²⁷](#) for more information about damp.

15.18 Some damp proofing work, especially if it involves the removal of traditional plaster finishes, affects the historic fabric or other important finishes on a listed building will require Listed Building Consent.

Structural Problems

15.19 When planning alterations and repairs it is important to appoint a builder or workman who has experience of working with historic buildings to prevent poor quality work that damages the fabric of the building.

15.20 In many instances the distortion of a timber frame, floor or roof can be traced to individual structural members being cut or removed. Examples include tie beams, braces and collars being removed in order to form new doorways, beams and joists are cut so that a new staircase can be inserted, or studs in an internal wall being removed in order to create one large room out of two smaller ones. All these sorts of "improvements" result in the severance or

removal of structural members of the building, thereby putting much greater loads on the remaining ones.

15.21 The best way to ensure the future of an old building, apart from proper maintenance, is not to make any unnecessary changes to it.

Structural Quality

15.22 The structural quality of historic buildings varies greatly. Surprisingly, it is often the older buildings which actually have the better structure. Most surviving Medieval timber framed buildings for example were originally very well built and their endurance is testament to the quality of their materials and construction, derived from many, many centuries of practice.

15.23 From the 18th century onwards, timber framing used softwood of smaller sections and as it was no longer visible within rooms, tended to be of poorer quality and using imperfect construction techniques. Brick became much more commonplace as a construction material but was not necessarily well founded in the ground. These issues tended to have been overcome by the end of the 19th century, when widespread building regulations enforced the structural quality of building construction.

15.24 Early to mid-20th century buildings can throw up their own problems of structural quality, particularly those of the mid-century which employed experimental construction techniques or the use of concrete, reinforced or not. Structural problems can also affect buildings constructed in the mid-20th Century, which also used concrete and experimental construction techniques. An understanding of how to conserve these types of buildings,

²⁷www.spab.org.uk/advice/what-rising-damp



some of which are now an important part of our heritage, is now much improved compared to even just a decade or so ago.

Structural Movement

- 15.25 Movements can be indicated by doors and windows sticking or cracks appearing in walls and ceilings. Cracks which are dirty and dusty or where they are partially filled with old paint can mean that they have been there for a long time. If the crack is clean and has sharp edges, it is probably new and will need to be carefully watched. External evidence of movement can include cracking or crazing in renders or bulges, where localised failure may be taking place that are hidden away. Brick buildings can accommodate movement through their beds and pointing, where lime mortar was used. However, where the bricks themselves have cracked through movement, this can be a good indication of serious structural stress that necessitates further investigation wherever it is seen. Movement can be set up by foundation failure, ground heave or shrinkage, changes in the water table level, frame failure or excessive loading of the structure. It should always be taken **very seriously** and necessitates the involvement of a conservation engineer experienced in looking at historic buildings.
- 15.26 Sometimes, structural movement may have taken place in the distant past and is often nothing to worry about. However, signs of recent movement will require urgent investigations. Evidence of recent movement internally can include doors and windows sticking, as well as cracks in walls. Most old buildings are constructed with materials which allow a surprising degree of movement without it adversely affecting their structural integrity. Monitoring should be

carried out over a period of time to determine the direction, rate and possible cause of movement.

Underpinning

- 15.27 Underpinning (providing additional foundations) is expensive and should be seen only as a last resort. It is also seldom necessary unless the building is being altered. Indeed, underpinning or introducing new foundations for an extension can cause serious damage to the existing structure if it restricts certain parts of the building from moving the way it has done in the past or introduces a change in the way loads are distributed through the structure and into the ground.

Trees

- 15.28 Trees are often unjustifiably suspected of causing structural movement and damage to old buildings. Tree roots are also often seen as the reason why drainage systems fail. Roots seldom cause direct mechanical damage to old buildings which are built with materials which are capable of accommodating a degree of structural movement. Roots of a tree which has been allowed to become too large for the space it occupies can cause damage to paved areas and retaining walls. They will also be attracted to the additional source of moisture caused by a defective drain.
- 15.29 Trees and their root systems can exacerbate structural problems in old buildings because they can be a contributory factor to ground shrinkage during hot, dry spells by removing too much water from the ground. Such problems are more likely to occur in clay soils rather than sandy soils. Tree



surgery including thinning and crown reduction will reduce the moisture take-up.

- 15.30 Removal of the tree though, can actually cause more damage than leaving it where it is because of the likelihood of ground heave occurring as the tree would no longer be taking any moisture out of the ground.
- 15.31 Trees should not be planted too close to buildings nor should new buildings or extensions be built too close to existing trees. Consideration should always be given to how large a tree and its root systems will eventually grow.
- 15.32 Trees that are located within conservation areas and are also subject to Tree Preservation Orders (TPOs) are subject to the normal TPO controls. If a tree is not subject to a TPO then, under section 211 of the Town and Country Planning Act, six weeks' Notice must be given to the Council before carrying out certain works on trees, unless an exception applies. Exemptions include work to a tree with a stem diameter of less than 75 mm, removal of deadwood or dead trees, and making safe trees that are imminently dangerous. Work may commence within six weeks, provided that the Council has advised that it has no objections to the proposal. If no response has been received from the Council after six weeks, the described work may proceed at any time in the two years after giving Notice.

Timber repairs

Timber Decay

- 15.33 Timber in buildings deteriorates and decays as a result of being attacked by wood-rotting fungi ("wet rot" and "dry rot") or insects (commonly the larvae of various species of beetle).
- 15.34 Preventing moisture from entering the building, ensuring adequate ventilation and avoiding leaks in gutters, downpipes or the plumbing are very important ways of preventing wet and dry rot fungi.
- 15.35 Decay of hidden timbers, for example those which are plastered or bricked over or are fixed to or built into brickwork, are particularly problematic because they are prone to fungi and insect attack. Sole plates laid on masonry plinths have to be repaired if decayed, as do timber lintels. Timber purlins, wall plates at eaves level, built-in rafters, floor and ceiling joists are all similarly 'at risk' when they are in direct contact with masonry. Typical evidence of timber decay in a frame is where a cill plate has rotted and the studs bearing onto it from above have rotated outwards as a result, providing a tell-tale bulge in a rendered wall at lower level.
- 15.36 The warning signs of an active insect attack include powdery deposits, particularly near exit holes. This indicates that the infestation may be live rather than historic (and even many years old) and, thus, not necessarily a problem. The characteristic tapping sound of wood boring insects seeking a mate (usually around May time) can also provide evidence of infestation.



- 15.37 Listed Building Consent will usually be required for repair work which affects or alters the structure, fabric or finishes on a listed building.

Repairing broken or decayed timbers

- 15.38 Many structural timbers in historic buildings are oversized and even with a considerable amount of decay, once it is stopped, they will continue to satisfactorily undertake their structural function.
- 15.39 When necessary, there are various ways of carrying out repairs to decayed or broken timbers. The simplest involves a new piece of wood being 'scarfed' into the old. Repairs to joints should be carried out to enable the joint to undertake the structural function for which it was designed. This should involve reinstatement of part or all of the joint with sound timber.
- 15.40 For various reasons this may not be possible, and it may be expedient to repair with metal. Normally the metal can be left exposed (as an 'honest' repair), however, in certain circumstances it can be detailed in such a way that is concealed when work is completed.
- 15.41 The use of infill and reinforcing rods made out of modern materials such as resins and plastics can be used where it is necessary to preserve the original timber.
- 15.42 Listed Building Consent will, in many instances, be required for certain types of repair and for the replacement of historic timbers in a listed building.



Before and After decayed timber repair (Source – Rick Lewis, Traditional Oak Carpentry Ltd)



Frame repairs in Timber (Source – Rick Lewis, Traditional Oak Carpentry Ltd)



New or Second-hand timbers

- 15.43 Second-hand timber is ideal from a structural point of view if it is the same type of wood and has aged under similar circumstances to that which has to be repaired.
- 15.44 Second-hand timber can fit in well with existing timbers if is of a similar age and has been used in similar conditions. However, there is always the risk that it has been taken from another existing building.
- 15.45 The use of new timber to repair part of the frame can sometimes cause problems because the new timber will move and set over the years. It should be very well seasoned and should be the same type of wood as the original.
- 15.46 The use of new timber for the construction of a single structural entity, such as a complete roof truss, should not cause significant problems and would be seen as an 'honest repair' to an existing building. In general terms therefore, if it is not going to cause major problems, new timber rather than second-hand is often the preferred option.

Cleaning and Decorating Old Timbers

- 15.47 It is possible to clean internal and external timbers, but in many instances it is not something to be encouraged because of the likelihood of the timber being damaged. Carvings, mouldings and carpentry marks can be eroded and evidence of the timber originally being shaped by hand totally lost.



- 15.48 Washing with clean water, brushing and using steel wool, will remove limewash. Paints and tar are more problematic, although solvent strippers and poultices may be successful. Ideally, independent advice from an historic buildings expert should be taken before embarking on any work.
- 15.49 Mechanical methods such as sand blasting should never be used. A light limewash may improve the appearance of cleaned timbers but modern paints and stains should not be used.
- 15.50 Listed Building Consent will, in most instances, be required for cleaning, painting or staining timberwork on listed buildings.
- 15.51 Further information about timber repairs can be found on [the Society for the Protection of Ancient Buildings website²⁸](#).

Old Brickwork

- 15.52 Generally, in East Suffolk, all 19th Century or earlier brickwork was built using the local soft bricks with a lime-based mortar. The use of cement and hard bricks was a 20th Century development. This "soft" construction, when compared to that used on new buildings, is why an old building can move and settle to some degree with changes in soil conditions or for other reasons without cracking or structural instability and why old bricks can so often be salvaged for re-use.
- 15.53 Old brickwork is an important part of many historic buildings and any alterations should seek to preserve their appearance.

- 15.54 Listed Building Consent will be required for painting over or rendering facing brickwork and also for the removal of paint or render to facing brickwork. Planning permission will also be required in AONBs and conservation areas.



Broken brickwork prior to repair (The Bartlett Hospital, Felixstowe) (Source – Patrick Allen & Associates)

²⁸www.spab.org.uk/advice/search-our-knowledgebase?category_type=154&keywords=timber



Painting and Rendering Facing Brickwork

- 15.55 Painting or rendering over old deteriorated facing brickwork may seem an attractive proposition because of its relative cheapness. However, it tends to trap excessive moisture within the wall preventing it from evaporating away naturally. The application of pebbledash and other types of coating or cladding should also not be undertaken for the same reason. The facing brickwork, which often has decorative elements, which can often be very attractive itself.
- 15.56 Painting or rendering a brick wall should be carefully considered to ensure that it does not harm the structure of a wall by trapping moisture or harm the appearance of the street scene.
- 15.57 The addition of external insulation which is then rendered would not be acceptable on a listed building but may be acceptable on an unlisted building in a Conservation Area. It is more likely to be supported if the building does not form part of a uniform terrace or attached pair and does not consist of attractive historic brickwork which makes a good contribution to the Conservation Area's character.

Cleaning Brickwork and removing paint or render

- 15.58 Where brickwork has become dirty or discoloured then in some cases cleaning should be considered. However, cleaning should be carefully planned to ensure that the bricks are not damaged or discoloured. The use of chemicals or grit blasting can be particularly damaging. Removing old or damaged render can also damage the surface of the bricks, which in some cases can be lost as well.

Cracks and Bulges in Brick Walls

- 15.59 Cracks and bulges in brick walls can be caused by a number of different factors and care should be taken to accurately diagnose the cause before considering alternative remedial works.
- 15.60 Cracked brickwork can be caused by local subsidence, settlement following alterations or extensions to the original structure, or the failure of lintels or built-in timbers. Bulging can be caused by changes in loadings, by alterations or more frequently by the wall not being properly bonded into cross walls or tied back to an upper floor or at roof level.
- 15.61 There are four options once the cause of a bulge or cracking has been adequately diagnosed:
- Leave it alone if the cracking or movement has stopped and there are no structural problems or possibility of water penetration. A structural engineer can investigate and advise whether cracking or displacement is likely to continue.
 - If the cracks follow the lines of the joints and are not extensive then repointing may be all that is necessary.
 - Cut out the area of cracked or distorted brickwork and reinstate. This is likely to be necessary when the cracks cut across individual bricks. It is sometimes necessary to locally reinforce the brickwork with stainless steel mesh in the joints or special brick ties can be incorporated so that the brickwork can be tied back to an inner skin. Straps can be built in where it is necessary to strap the wall back to a cross wall, upper floor or to the roof.



- In cases where cracks and bulges are clearly causing a displacement of the structure and are beyond repair in situ, the only cause of action is to likely to be the carefully taking down of the affected part of the wall and rebuilding it re-using as much of the original material as possible. The decision to undertake this drastic measure should not be taken lightly because in conservation terms it is the least desirable option.

Leaning Walls

- 15.62 Many old brick walls are not completely plumb and it is a remarkable testament to their ability to "move" without cracking that some are still standing. Many old walls which have developed a lean have been tied back and restrained by the use of metal plates and rods which run back through the building. Others have had buttresses added externally. These features have often now become an attractive part of an old building's character.
- 15.63 The drastic step of demolishing and rebuilding old brick walls should always be seen as a last resort and when a wall appears to have begun to move then it is important to consult a structural engineer who is sensitive to and experienced in dealing with such problems in historic buildings.

Replacing Bricks

- 15.64 Where bricks need to be replaced repairs should be carried out to match the original wall in all respects. New bricks may be suitable provided that they do not harm the appearance or structure of the wall. Compounding the problem is the fact that new standard metric bricks are actually smaller than the old imperial sizes. Possible solutions to the problem include:-

- If a wall has to be taken down then it may be possible to salvage the old bricks and re-use them.
- Damaged bricks can sometimes be reversed so that the undamaged inner face is exposed.
- Often second-hand bricks to match can be found but make sure that a sufficient number are inspected before purchasing them because batches can vary a great deal. The colour and the quality of the face and arises of the brick are particularly important.
- The use of new bricks may be appropriate, either from a manufacturer's standard range or if not a copy specifically produced for the job by a specialist supplier.
- Where it has proved impossible to find suitable replacement bricks it may be a solution to cut single bricks to produce header or stretcher 'slips'. These slips are inserted into the wall after cutting back the faces of damaged bricks to a sufficient depth. This is a specialist job and should only be used for replacing individual bricks or relatively small areas of brickwork.
- Attempting to repair the face of damaged bricks using a mortar repair is frequently resorted to on the grounds of economy but in most cases it can create a very ugly effect and actually speed up the deterioration of the wall. Soft, old brickwork can be patched up with in exceptional circumstances a coloured mortar (brick dust, lime etc.) but this should be restricted to very small areas where it is important not to disturb the surrounding bricks. Using a hard cement mortar should never be contemplated for repairs of this type.
- It may sometimes be possible to achieve a successful repair by actually removing bricks from some other part of the building, for example where the bricks are not exposed to view or where alterations have or are being undertaken. Of course, any historic fabric should not be sacrificed lightly and certainly the demolition, or part demolition, of any old structure would have to be fully justified in historic building terms.



Toning in New Brickwork

- 15.65 Toning in replacement bricks which do not quite match existing ones may be desirable and possible by the application of a wash. A traditional treatment would be to leave a bag of soot in a bucket of water for a day or two. Alternatively, a very diluted black paint stain (say one-part paint to at least 20 parts water) may be used. With the latter, a water-based paint is more appropriate, and care should be taken not to seal the face of the bricks so that they cannot dry out. A sample area should be tried in an unobtrusive location and left to dry out before an assessment is made and a large area is treated. Specialist firms exist which can provide advice and materials or can undertake this sort of work.

Climbing plants on walls

- 15.66 Uncontrolled growth of ivy can cause damage to brickwork (and other wall finishes, roof coverings and joinery). The plant can cause physical damage, for example by dislodging bricks, and periodic inspection should be carried out to ensure that problems are not being caused.
- 15.67 Although, like other climbers, ivy can look very attractive on the facades of buildings it is important not to let it get out of hand and pruning may be necessary. If it becomes necessary to remove the vegetation it should be cut just above the ground and left until it completely dies. Attempting to pull it off before can cause damage to the face of the wall. Virginia creeper and wisteria should also be carefully controlled and, ideally, removed from wall faces.

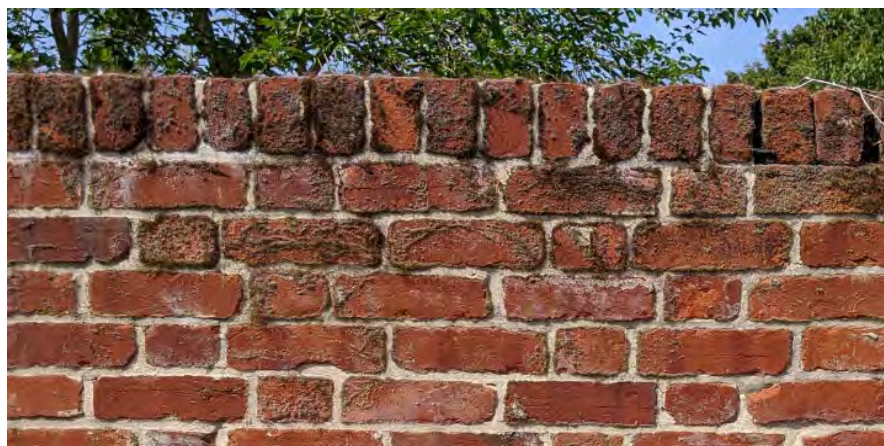


Ivy on the side of a building



Repointing

- 15.68 Pointing is the way in which the mortar between the bricks is finished off. Over time, this can weather and deteriorate and may need re-doing. Traditional lime-based mortars are flexible and porous and so are able to accommodate movement. Modern cement-based mortars can trap moisture and accelerate the process of decay in a brick wall. Modern cement-based mortars are different in appearance from lime-based mortars and this means that they can harm the appearance of a traditional wall or building. Raking out of mortar can disfigure brick walls and so care should be taken when removing old mortar.
- 15.69 Virtually all the old brick walls in the district were finished with a flush joint. Where 'tuck' pointing, 'penny round' or any other historically important pointing is evident on an existing wall, it is very important that it is not lost and repairs should be carried out to match by someone experienced in carrying out this specialist work.



Historic brick wall.

Render and Plaster Repairs

- 15.70 Render and plaster makes an important contribution to the appearance of an historic building. The most common form of rendering was lime-based and built up in one or two applications on wooden laths. Lime-based mortar is flexible and can often be successfully maintained using just patch repairs. Damage is most often caused by water penetration due to lack of maintenance. The use of inappropriate materials to repair traditional rendering can also increase damage.
- 15.71 Complete replacement should be considered carefully because it can lead to the loss of valuable historic material. Patterns and designs on interior walls are of considerable historic value and should be retained. Pargetting on external walls should also be retained and reinstated where possible.
- 15.72 Pebbledash is a rough type of render, which is found on some buildings within East Suffolk. This is a dense material, which prevents water from evaporating and can lead to damage both to the pebbledash and the building materials behind it. Cracks that appear in a pebbledash render should be repaired quickly to avoid further damage.
- 15.73 [The Society for the Protection of Ancient Buildings²⁹](http://www.spab.org.uk/advice/lime-renders-vs-cement-renders) provides useful information about render.
- 15.74 The use of cement-based render and mortar should be avoided on historic buildings. This is because cement is not flexible and will not be able to adjust to movements in the building. Cement-based render is also less breathable, and this could lead to problems with damp. As a result, lime-based renders and mortars should be used as replacements wherever possible.

²⁹www.spab.org.uk/advice/lime-renders-vs-cement-renders



Colour washed and paint finishes

- 15.75 For early vernacular buildings limewash is the traditional means of finishing off and protecting rendered and exposed timber framed structures. Although different types of modern exterior paints are readily available, their physical effects on the performance of a building of traditional construction is unpredictable and their use can often cause problems, especially with moisture. Care should therefore be taken to ensure that the use of modern paint does not harm the performance or appearance of a traditional building.
- 15.76 Numerous mixes are suggested for preparing limewash and for adding traditional coloured pigments and its preparation and application requires a degree of technical knowledge in order to ensure its suitability and reliability. [The Society for the Protection of Ancient Buildings³⁰](#) provides guidance about the correct type of paint to use.
- 15.77 Listed Building Consent is not usually required for a change of external colour on a listed building. However, the Council will seek to agree with building owners or occupiers their preferred choice beforehand to consider how it complements the character of the historic building and any streetscene of which it may form a part. For listed and unlisted buildings that fall within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, we shall use the [colour guide produced by the AONB Unit³¹](#) to inform our views on colour choice and recommend its use for historic building owners.



Buildings in Woodbridge Conservation Area.

Flintwork

- 15.78 Repairing flint work is a skilled craft and getting the right sort of specialist advice is essential for correctly assessing the extent of any problems and the measures necessary to solve them. If there appears to be a structural problem with a flint wall, if the stones have become loose or if the pointing has badly weathered, then it is best to seek advice from an architect, surveyor or structural engineer who is experienced in dealing with historic structures. They will be able to recommend craftsmen who can restore flint work to the required standard.

³⁰www.spab.org.uk/advice/paint

³¹www.suffolkcoastandheaths.org/managing/planning/guidance-for-planning-in-the-aonb/



- 15.79 Although flint is an impervious and hard material it does not need a very strong mortar mix. If a strong mortar is used, then shrinkage cracking will occur around all the flints allowing water to get in. Flint walls should be repainted to match existing work. Unfortunately, some flint walls have been spoilt in the past by being repaired with hard cement pointing, sometimes finished with a heavy, weather struck joint.

Wattle and Daub

- 15.80 Wattle and daub is an important vernacular form of construction but it is becoming more and more a rarity. It is particularly susceptible when alterations and modernisation work is undertaken because if disturbed it is likely to just fall apart. However, if wattle and daub infill panels are properly maintained they could last indefinitely.
- 15.81 It is absolutely essential that water must not be allowed to penetrate the protective outer surface otherwise it will deteriorate very quickly. When this has happened in the past panels which are no longer any good have sometimes been replaced with brickwork or, more recently, blockwork. Timber frames have, as a consequence, often become distorted by the insertion of these heavy, rigid substitutes.
- 15.82 [The Society for the Protection of Ancient Buildings \(SPAB\)](#)³² has produced guidance about repairing wattle and daub.
- 15.83 When undertaking repairs to a listed building, consent is almost certainly going to be required for the removal of decayed wattle and daub panels, especially if it is proposed that they should be replaced with a substitute material.

- 15.84 In situations where it is accepted that repair or renewal of the wattle and daub is not a reasonable course of action, then a modern lightweight infill of an insulation quilt or rigid insulating board is usually the preferred option. However, the visual implications of using plaster board on internal surfaces should be carefully considered because its finished appearance, even with a skim coat of plaster, is very different to old lime plastered wattle and daub.



Repairs to a wattle and daub wall (note sections of brick used as a replacement on the ground floor) (The Agent's House, Easton). (Source - Roberts Molloy Associates)

³²www.spab.org.uk/advice/infill-panels



Clay Lump Repairs and Replacement

- 15.85 Like wattle and daub the retention and repair of existing clay lump construction is very important from an architectural and historic building point of view because it is becoming more and more of a rarity within East Suffolk.
- 15.86 The structural integrity of clay lump will remain intact as long as it is properly protected from water ingress and damp penetration. The proper repair and maintenance of the rendered and tarred finishes is therefore vital. Where clay lump has deteriorated to such an extent that it has to be replaced, this should be done with new or reconstituted old clay lump prepared in the traditional manner. This type of repair will normally be a requirement for any listed building and buildings or structures within the curtilage of a listed building.

Roof Coverings

Thatch Roofs

- 15.87 Thatched roofs are an extremely important feature on a number of historic buildings within East Suffolk and it is essential that as many as possible are preserved. Also, owners should be aware that a change from thatch to tiles or slates often requires significant alterations to be undertaken to the structure and detailing of the roof.
- 15.88 When roofs are rethatched, this should normally be done in the same material, although a change from water reed to long straw will be encouraged where appropriate. This is because over the years there has been a gradual move away from long straw which at one time was much more widespread in the area.

- 15.89 There appears to be various reasons for this change, including problems in the past with the availability of good long straw suitable for thatching as opposed to ready supply of water reed, the longer life expectancy of water reed and a lack of appreciation about traditional forms of thatch and their aesthetic differences.
- 15.90 If buildings are Listed, Listed Building Consent will be required for any change to a thatched roof which affects the character of the building, including a change from one type of thatch to another. Normally consent will not be forthcoming for the replacement of long straw with another type of thatch unless such a change can be fully justified on historic building grounds.
- 15.91 When a thatched roof needs repair it is often unnecessary to completely strip a roof and rethatch, although the replacement of long straw with water reed does necessitate this rather drastic action. Stripping a roof of all its thatch can involve the loss of important historical and archaeological evidence because some parts of existing thatched roofs date back to Medieval times. Instead, the removal of decayed material and patching with new straw or reed as and when required enables the lifetime of the thatch to be extended.



Replacement of thatch roof (Leiston Abbey Barn). (Source – Tim Buxbaum)

- 15.92 Signs that repairs may be necessary include damp patches, mould and moss growth which indicates that the thatch is holding water. Others include bird and vermin causing dislodgement, holes and loose areas of thatch netting. Vertical lines in the thatch show that courses of straw or reed are rotten, and hazel stays which are standing proud or are loose are also signs that failure is occurring.
- 15.93 Ridges, verges, valleys, eaves and the area of thatch around dormer windows and chimneys are all locations where the thatch is more likely to fail and should be regularly checked.

- 15.94 Assessing the remaining life of thatch is difficult, although knowing the history of the thatch, when things were done and who did it, is particularly useful. Consulting the original thatcher is always advisable. If this is not possible, another member of the Master Thatchers Association should be contacted. When rethatching has to take place consideration should be given to improving fire precaution measures. More information can be found at the [East Anglian Master Thatcher's Association website](http://www.eamta.co.uk/)³³.
- 15.95 A raised ridge, often with elaborate patterns, on thatched buildings has become common place, although they are not traditional on long straw roofs. The patterned ridge, which many thatchers decorate as their trademark, arose from reed thatching because reed could not be bent over the ridge. Long straw roofs in the area had a flush ridge which enhanced the soft, simple, more rounded appearance of the whole roof. These roofs are an important feature of East Anglia's traditional buildings and as such the historic tradition of the use of a simple flush ridge with long straw thatch will be encouraged.

Tiles and Slates

- 15.96 If a tiled or slated roof requires attention it is advisable to consult a professional surveyor or architect experienced in historic building matters rather than relying solely on the view of a builder or roofing contractor. In many instances the loss of the original tiles or slates is not necessary, and it is often quite possible and usually cheaper just to have the roof re-laid.
- 15.97 Planning Permission will sometimes be required for any change to the roof of a building, including a change in the type of material. If the building is



listed then Listed Building Consent will almost certainly be required. However, re-roofing using the same materials and design, will not require Listed Building Consent. This should include the identical design and construction of the eaves, verges and abutments.

- 15.98 Old clay plain tiles and pantiles are attractive and extremely durable with a long life if properly installed and maintained. The weathering properties of these natural materials means that their appearance actually improves with age.
- 15.99 Failure of a clay-tiled or slate roof is most frequently due to rotting tiling battens, pegs or fixing nails rather than the material itself and in most instances a large proportion of tiles or slates can be salvaged for re-use.
- 15.100 If additional slates and tiles are required because some of the originals have been damaged or lost these can often be made up with second-hand. It is very important though, to obtain the correct size, profile, colour and texture to match the original. If some new materials have to be used it will often be preferable to confine them to less prominent roof slopes and to use what can be salvaged from the existing tiles or slates on the principle elevations.
- 15.101 If appropriate salvaged materials are not available it is generally best to choose new supplies of a colour which matches the original when it was new, since these will probably weather to match. A colour which may be closer initially to the weathered tile could weather to a completely different shade. The original colour of tile can be ascertained from its underside.
- 15.102 Most slate roofs in the district are Welsh slate, so sourcing new slates to match need not be a problem. New handmade clay tiles are suitable for retiling most old tiled roofs although on some properties, for example unlisted buildings, or

on ancillary structures, a good quality machine made clay tile could be appropriate.

- 15.103 On grounds of both appearance and sound building practice, owners of older properties are advised against replacing slate and clay tiled roofs with concrete tiles or any other inappropriate artificial material.
- 15.104 Natural slates and clay tiles are very often a fundamental part of the design and the character and appearance of an older building and therefore any change of material, especially to heavily profiled concrete tiles, can have a drastic effect. Alternative materials may be acceptable in some circumstances, but care should be taken to ensure that these do not alter the historic and architectural character of the building.



Pantile roof (Framlingham).



Slate roof (Framlingham).



Plain tile roof (Framlingham)

15.105 Artificial slates vary in quality and appearance. Furthermore, like all other artificial materials they have unpredictable weathering properties and unlike natural materials their appearance can deteriorate with age. If they have to be used the choice of type and manufacturer should be considered very carefully.

15.106 The colours of concrete tiles can fade substantially within a few years. They are also considerably heavier than slates and are often much heavier than clay tiles and the supporting roof structure may need to be reinforced to take the heavier load. It has been known for the weight of the concrete tiles to cause distortion of the roof structure especially where it had originally



only been intended to carry the lesser weight of slates. Problems may also occur in the supporting walls if a significantly greater load is placed upon them, particularly at window openings where fractures can occur.

- 15.107 A point of detail which can lead to trouble in the future is the junction between different roof coverings on adjoining properties. The common practice of a cement joint between the two materials is likely to lead to rain penetration if the cement cracks or falls away and as the junction normally occurs over party walls the adjoining property can also be affected.
- 15.108 Traditional and vernacular details on existing roofs, including any decorative features, should be retained or replicated when repairs are carried out. The traditional eaves and verge details of the Area are particularly important, especially the local techniques of finishing off the verge of gabled roofs with barge boards and capping pieces and tilting the last two or three rows of tiles at the eaves level.
- 15.109 Often old roofs have no underfelt or the felt needs replacing. If new felt is provided, then it is very important to retain or provide adequate ventilation to the roof space especially if insulation is added. On most old roofs it is advisable to use one of the "breathable" types of roofing felt which are now available.



Replacement roof (St Mary's and St Peter's Church, Lychgate).

16 Pipework and Services





Pipework and Services

Rainwater Disposal

- 16.1 Old, often decorative rainwater gutters, hoppers and down pipes are an important feature of many historic buildings and every effort should be made to repair and retain them. Many of these are made out of cast iron or lead and it is perfectly possible for them to be repaired or to have those elements which are beyond repair replaced like with like.
- 16.2 If lead or cast iron are not obtainable, aluminium sections are available and this is a much better substitute than plastic. Normally, Listed Building Consent will be required for the removal of original gutters and down pipes and their replacement with a different type. On most historic buildings, modern standard plastic gutters and downpipes are inappropriate.

Pipework

- 16.3 Over the years, as new bathrooms and kitchens have been put in, placing the necessary drainage pipework on the exterior of buildings has, in many cases, undermined the external appearance.
- 16.4 Great care should be taken when installing new drainage pipework in any building. With listed buildings, where new facilities such as additional bathrooms are created, any necessary pipework will need to be satisfactorily accommodated in order for these to be acceptable. The erection of inappropriate soil stacks and soil vent pipes on external walls or through the roof will not be appropriate.



The above drawing illustrates the impact of too much external pipework



- 16.5 Accommodating new pipework inside the property is often perfectly possible although on some buildings decorative plasterwork, old floors and other historic features may make this difficult. More recent methods of venting foul drainage systems means that having to place unsightly soil vent pipes above the roof is now not necessary in many instances.
- 16.6 En-suite bathrooms are a popular addition to many private houses. However, these may not be acceptable on historic properties, particularly if the pipework is attached in a particularly prominent location. Care should also be taken to ensure that new soil stacks are located so that they do not harm the appearance of an historic building.
- 16.7 Where an owner has inherited plastic rainwater goods these should be replaced with metal.
- 16.8 External boilers are common and these should be referenced in planning applications. Smart meters are generally preferable to meter boxes, particularly in prominent locations. Where possible, gas and electricity meters should be located inside rather than outside an historic building.
- 16.9 Planning applications should include details of both pipework and, mechanical ventilation and service connections, which should include detailed diagrams that show where they will be affixed to a building.
- 16.10 Where it is no longer of architectural or historic importance, and is no longer needed, the removal of external pipework can be beneficial. Consideration should also be given to how pipework is removed so as not to damage the building.

Service Connections

- 16.11 Care should be taken to ensure that service connections for gas, electricity, telephones or televisions do not harm the appearance of a listed building. Likewise, solar panels, balanced flues for boilers, extract vents, modern vents for ventilating roof spaces and other additions to walls and roofs should be installed carefully so as to protect the character and appearance of an historic building. Listed Building Consent will, in many instances, be required for work which involves these sorts of changes to a listed building.
- 16.12 In any event, owners should make sure they know exactly what installers are proposing before they carry out any works. Cables and pipes are run up the outside of a building, for example, often because the route is the most convenient or because it enables standard details to be used. Little or no account may be taken of how visually intrusive the work will be or whether there could be a better way to accommodate these services without making such an adverse impact.
- 16.13 External meter boxes may be acceptable on external walls to the rear of an historic building or in another unobtrusive location. In most cases on listed buildings they will not be acceptable. Meter boxes for gas supplies are now available which can be set in the ground. In most cases though, meters should be retained internally.

17 Chimneys

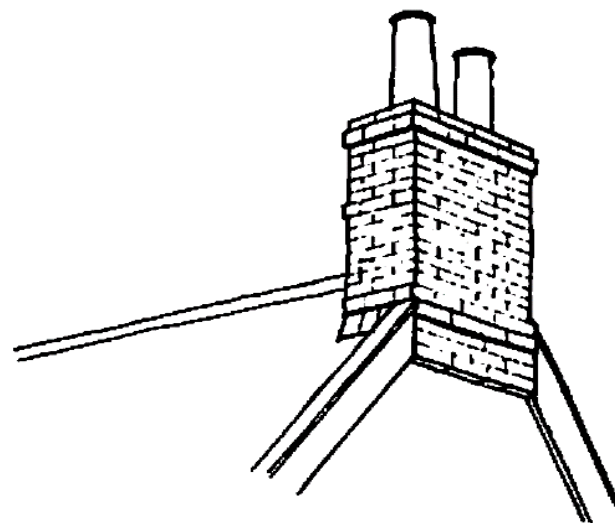




Chimneys

- 17.1 Chimneys are an extremely important feature of most historic buildings and are an attractive element in the traditional townscape of all the district's towns and villages.
- 17.2 Traditionally, chimneys within the roof were usually located centrally on the ridge line rather than on one side of the roof slope. They were also positioned so that their longer sides were parallel to the ridge. On gable ends the chimney was placed at right angles to the roof.
- 17.3 Chimney stacks located on external walls would either be expressed externally or project into the building. If expressed externally the stack had a substantial base which tapered using staggered or sloping brickwork or had a tile capping. Where a stack is located within a gable wall with barge boards, the traditional detail was for the bargeboards not to overlap the chimney, instead the chimney would corbel out slightly to mask the ends of the barge boards
- 17.4 Chimneys contribute significantly to the historic character and appearance of a building and consequently repair should always be undertaken before removal or reduction in height of the chimney is considered.
- 17.5 [The Society for the Protection of Ancient Buildings website³⁴](#) contains information about chimney maintenance.
- 17.6 When there is clearly no alternative but to take a chimney down to a safe height it should be rebuilt to match the original. Features such as chimney pots and decorative brick detailing should be reinstated. Where they have been lost in the past the opportunity should be taken to re-introduce them.

- 17.7 Where new chimneys are proposed they should accord with the appearance of the rest of the building and care should be taken over their positioning. As single flue chimney stacks usually appear too thin and weak it will often be necessary to thicken the construction.
- 17.8 Metal flues on historic buildings, which are sometimes erected as a result of installing wood burning stoves or traditional cooking ranges, should be planned and installed with care to ensure that they do not harm the appearance of the historic building.
- 17.9 Permission could be required for the demolition or alteration of an existing chimney or for the erection of a new one. Listed Building Consent will be required if the building is Listed.



A chimney within a gable that masks the end of the bargeboards

18 Making an Application



Making an Application

- 18.1 Applications, whether for planning permission or Listed Building Consent, must be supported by relevant information for their determination. This chapter shall not detail all the information that must accompany an application in order for it to be validated and determined, but instead focus on the information that will be required to fully understand its effects on the historic environment. For a complete checklist of information that must be submitted with an application, applicants should consult the [East Suffolk Council Local Validation List](#)³⁵.
- 18.2 Heritage Statements are required if a development proposal might affect the significance of a heritage asset. For most types of applications in conservation areas a Design and Access statement is needed, including for applications for an extension or alteration to a single dwelling (i.e. householder applications). Where this is the case, the Heritage Statement could be included as part of the explanation and justification for the design approach.
- 18.3 The heritage statement should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided within a Heritage Statement should be proportionate to the affected assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Information on any sources and expertise that have been consulted should be provided.
- 18.4 For most applications the Heritage Statement will include the following components:

1) A description of the heritage asset and its setting

The following should be considered:

- Refer to and include the description from the National Heritage List for England where applicable.
- Refer to the conservation area appraisal where applicable.
- Refer to historic and modern maps.
- Which conservation area does the building form part of?
- What is the age of the building?
- What are the main characteristics in terms of style, building materials and architectural features e.g. window type?
- What is the surrounding area like? Is the building part of a development of the same age and style, perhaps by the same builder?
- Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban e.g. are there front gardens to the buildings?

2) An assessment of significance

The following should be considered:

- How does the building contribute to the historic character of the area?
- How has the building evolved over time? Map and architectural evidence will help piece together alterations and extensions.
- Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?



- Are there any distinctive architectural features? E.g. doors, windows, chimneys, fireplaces, stairs, timber frame, cornices, panelling etc - include photographs if possible
- How does the setting contribute to the character and appearance of the asset?

3) An explanation of the design concept for the proposed development

- For small scale alterations: What are the design and proposed materials?
- For extensions to buildings or proposals for new development: What are the amount of development, layout, scale, landscaping and appearance (e.g. building materials and architectural detail)?

4) A description the impact of the proposed development on the significance of the heritage asset

The following should be considered:

- Would the proposed development involve loss or change to any historic features or layout?
- For extensions and new builds: What would be the impact on the appearance, character and setting of the building?
- For small-scale alterations: What would be the visual impact? Would it preserve and enhance the character and appearance of the building and area?

An archaeological assessment will be required in the following circumstances and should be undertaken in accordance with NPPF paragraph 189.

- Sites listed in the Suffolk Historic Environment Record or are adjacent to sites that are listed.
- Sites located within areas of high archaeological potential, such as river valleys.
- Larger developments, which have the potential to contain archaeological sites.

It is advisable to check with [Suffolk County Council Archaeological Service](#)³⁶ to ascertain whether a site contains archaeological potential.

Design and Access Statements are required by national planning practice guidance to, when in support of an application for Listed Building Consent, include an explanation of the design principles and concepts that been applied to the proposed works and how they have taken account of the following:

- The special architectural or historic importance of the building,
- The particular physical features of the building that justify its designation as a listed buildings, and
- The building's setting.

Some changes and alterations will also require building control consent. More information can be found on the [East Suffolk Building Control webpages](#)³⁷.

³⁶www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/archaeological-planning-and-countryside-advice/

³⁷www.eastsuffolk.gov.uk/planning/building-control/

Appendices



Appendix 1: Criteria for Identification of Non-Designated Heritage Assets

A non-designated heritage asset can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic.

The following criteria are for the use of the Council as local planning authority to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the national Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset.

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 16: Conserving and enhancing the historic environment and including paragraphs 197.

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'.

Archaeological interest

- Recorded in the Suffolk County Historic Environment Record

Architectural interest

- Aesthetic value
- Known architect
- Integrity
- Landmark status
- Group value

Artistic interest

- Aesthetic value
- Known designer

Historic interest

- Association
- Rarity
- Representativeness
- Social and communal value

What we mean by these criteria:

- Recorded in the Suffolk County Historic Environment Record: an above-ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Sub-surface archaeological interest is considered and advised on separately by the [Suffolk County Council Archaeological Service](#)³⁸.
- Aesthetic value: the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other

³⁸www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/archaeological-planning-and-countryside-advice/



distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.

- Known architect/designer: the building or structure will be the work of an architect or designer of local, regional or national noteworthiness.
- Integrity: the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- Landmark status: the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- Group value: the buildings or structures will have a coherent design or historic functional relationship as a group.
- Association: the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
- Rarity: the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.
- Representativeness: the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
- Social and communal value: the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

In the former Suffolk Coastal area the following locally significant uses may provide typologies of buildings and structures that can be identified as non-designated heritage assets:

Agricultural; commemorative; commercial; culture, entertainment and leisure; resort tourism; domestic; educational; health and welfare; industrial; military; aviation; forestry; water management; landed Estates; fishing; brewing; law and local government; park and garden structures; ecclesiastical; transport; maritime and coastal defence; utilities, energy and communications; civil defences; street furniture and historic surfaces.

Supporting Statement

It is the aim of East Suffolk Council to protect and enhance the Plan area's heritage assets through the identification of those of local significance; and through ensuring that development is managed in a way that sustains or enhances their significance and setting. The effect of a planning application on the significance of a non-designated heritage asset should be taken into account in determining any application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



Appendix 2: Locally Identified Parks and Gardens within East Suffolk

Within the former Suffolk Coastal area there are a number of significant historic parklands which are in addition to those Identified on the Historic England Register of Parks and Gardens of Special Historic Interest in England. They are also identified in Suffolk Coastal Local Plan policy SCDC11.8 (Parks and Gardens of Historic or Landscape Interest) These parklands are as follows:

Benhall Lodge Park (Benhall)

Boulge Park (Boulge)

Broke Hall Park (Nacton parish)

Carlton Park (Kelsale parish)

Cockfield Hall Park (Yoxford parish)

Easton Park (Easton)

Glemham House Park (Great Glemham parish)

Glevering Hall Park (Hacheston parish)

Grove Park (Yoxford parish)

Grundisburgh Hall Park (Grundisburgh)

Marlesford Hall Park (Marlesford)

Orwell Park (Nacton parish)

Rookery Park (Yoxford parish)

Sibton Park (Sibton)

Staverton Park (Wantisden parish)

Sudbourne Park (Sudbourne)

All of the parklands listed above meet a number of the following criteria:

- the extent of parkland coverage is significant, or has been in the past, usually in excess of 50 hectares.
- the parkland either provides, or did so in the past, the setting of an historic house.
- the parkland's historical development is considered unique within the District.
- the parkland's evolution has been influenced by a notable landscape designer.
- the parkland contains fine examples of those features associated with historic parklands. These features are outlined in section 5.
- the parkland positively contributes to the wider, surrounding, landscape.
- when lying adjacent to a settlement, the parkland provides an attractive setting and indeed may have a relationship with that settlement.

Some areas of parkland have deteriorated to the point where they can no longer be recognised at either the national or local level. Examples of these include Thorington Hall and Ufford park. However, care should be taken to safeguard the remnants of any such parks where they exist. There are also a number of smaller parks and larger grounds or gardens, for example Darsham House, Hurts Hall and Great Glemham Cove. They are too numerous to include in this document, but their importance will be assessed if and when any proposals are made that have a detrimental impact upon them.



Most parks are set in rural locations and act as the setting for stately homes. However, there are also urban parks located within East Suffolk. These include Cliff Gardens, Spa Gardens and Town Hall Gardens in Felixstowe and Belle Vue Park in Lowestoft. These areas of parkland were laid out for local residents and as an additional attraction for visitors to Lowestoft and Felixstowe.

Parkland Boundary Delineation

The former Suffolk Coastal District Council delineated boundaries of those historic parklands considered to be of district-wide Importance. For each parkland the boundary drawn Includes:

- that area currently forming the visual extent of parkland.
- any additional area which historically formed part of the extent of parkland and which continues to display remnants of that former park.

The parkland boundary, as delineated, does not take into account present land ownerships.

Unfortunately, there are a few locations where former parkland has been reverted back to agricultural land and has lost all its former parkland characteristics and where the area concerned no longer has any relationship to the existing extent of parkland. Such an example is the 18th century parkland once associated with Grove Park, Yoxford. Where the parkland has reverted to agricultural use it is not included within the park boundary. Rather if any development proposals affect such areas then consideration can be given to whether it forms part of the setting of the present parkland.

The setting of the parkland is of great importance to some parklands particularly where the historic estates extended beyond the actual park boundary. One example of this is evident at Rookery Park, Yoxford, where

ancient Oaks can be found in both the parkland and in the farmscape surrounding Rookery Farm to the south. Whilst this area was never converted to parkland, its farmscape is particularly unspoilt and significantly contributes to the setting of Rookery Park.

Parkland Features

Every parkland is unique. This, essentially, is because each park has been individually created, and has matured and evolved reflecting the interests of its owners and the fashions of the era.

However, there are a number of elements which can be found in more than one parkland and indeed, some can be found in most parklands. This section outlines those common parkland features.



Semi Natural Features

Free Standing Parkland Trees

Trees are the most visible remaining component of many historic parklands, whether they are free standing or in groups or woodland. Unfortunately, in many parklands the volume and diversity of timber which parklands once contained has substantially diminished. Reasons for this include neglect, removal, elm disease (and other tree diseases) and storms. With regard to free standing trees many have suffered, particularly from encircling cultivation, whilst others, particularly younger trees have also suffered from the activities of grazing animals. The ages and species of parkland trees is often quite diverse. Many trees have survived from the landscape which existed before the park was created and thus are older than the parks in which they stand. Such trees, usually Oaks, formerly grew in hedgerows and along roads which became parkland providing the landowner with 'instant' trees when the park was created. At Heveningham Hall Park, are a number of old pollarded Oaks which would have been mature when Lancelot 'Capability' Brown laid out the parkland and would have provided the new park with some element of maturity.

Parkland Tree Belts, Clumps and Woodland

Many belts, clumps and woodlands were planted as part of the landscape park style in the 18th and 19th centuries. Such planting served many functions, enclosing the park, creating an aesthetic landscape, enhancing carriage drives, sheltering game birds and providing an economic timber resource. In addition, significant planting also served to subtly screen undesirable buildings within the park, and buildings and farming activities occurring outside the park. Some woodlands are much older than the parks about which they stand and may be ancient for example Watling Wood at Sudbourne. At Staverton Park the Oaks may originate from the ancient deer park. The more common trees found in

group plantings include Lime, Horse and Sweet Chestnut, Beech, Ash, Pine, Oak and Sycamore.

Exotic Planting

Exotic tree planting began to be introduced in the late 18th Century. This continued into the 19th Century with a renewed interest in creating gardens and pleasure grounds in the immediate vicinity of the house. Many different species can be found, but among those most widely planted were the Cedar of Lebanon, for example at Heveningham Park, Marlesford Park, Cockfield Hall and the Sequoia, for example at Rookery Park. During the 19th Century the range of trees available vastly increased. A Cork Oak can be found at Gleverling Hall and a Lucombe Oak at Glemham House Park, Great Glemham. In some parklands a number of exotics have been planted in association with indigenous species to create arboreal gardens. The trees were often underplanted with shrubs, such as rhododendrons, box, strawberry tree, yews, acers and Laurel.

Avenues

In England, the vogue for avenue planting began as early as 1660. These avenues were often planted as part of an axial avenue plan which focused on the main facades of the house and stretched out across the landscape. The Lime avenues at Campsea Ashe Park are a fine example. With the development of the English parkland style in the 18th Century, avenues with their stiff formality, went out of fashion. Many examples were destroyed. However, the popularity of the avenue returned when Humphrey Repton began introducing them into some of his designs essentially to create a grand approach to the hall. The favoured trees for avenue planting were native Elm and the European Lime the latter for example, at Broke Hall, and Cockfield Hall. Other trees used in avenues include Beech, for example, at Sudbourne Park and Monterey Pine, used at Orwell Park, although this avenue no longer stands.



Hedges

Planted for both privacy and shelter, hedging can be seen in close proximity to the house and pleasure grounds. Yew creates the most dignified setting of any and can be found in a number of parklands within the District, for example, at Glemham Hall Park, Little Glemham. It is with the Yew hedge that topiary skills are most prevalent. Holly can also be found as parkland hedging as can evergreen Box, for example, along the walkways at Glemham House Park, Great Glemham.

Grassland

Whilst areas of maintained turf have always been an essential feature of the gardens of this country, lawns really came into their own in the 18th Century. It was in this period that lawns were introduced in an attempt to sweep away formality and allow for the parkland to be brought up to the house. The most famous exponent of this parkland style was 'Capability' Brown. All the parks within the District, where the house remains intact, show evidence of lawns. Beyond the lawn the parkland was grazed by cattle, sheep and deer, normally the only farming activity visible from the house.

Lakes

It was in the late 18th Century that the value of artificial lakes or irregular water courses to a parkland was fully appreciated by landscape designers. Besides providing ice for the icehouse and, often, water for the house, they were also stocked with fish and provided recreational pursuits. The use of the lake at Glemham House Park, Great Glemham for recreational purposes is confirmed by the presence of a boathouse. 'Capability' Brown was noted for the incorporation of a water body within his designs as is evident at Heveningham Hall Park. There are other parklands within the District which display similar artificial lakes, including Sibton Park where the lake appeared sometime between 1848 and 1884.

Fishponds and Stews

Fishponds and stews (a store pond) were common in the medieval landscape and were a feature of many deer parks. Fishponds continued to be maintained and constructed in many parks and gardens in the early 18th Century. Such ponds usually took the form of rigidly geometric squares and rectangles, for example, at Grundisburgh Hall Park. It is unclear whether such formal arrangements were functional or simply a reflection of contemporary fashions in garden design. A number of these regular ponds were transformed into more irregular areas of water with the advent of the English landscape style and remain today, for example, at Glemham Hall Park, Little Glemham.

Fountains, Cascades and Canals

Waterworks, such as fountains, cascades and canals, within the English parkland have never been common and with the coming of the landscape movement in the late 18th Century, fell even further from fashion. Today, canals remain as the relic of a past era of grandeur but can be found in only a few of the parklands within Suffolk Coastal East Suffolk for example, at Campsea Ashe Park. However, most canals within the parklands have either been transformed into less formal water arrangements or removed altogether for example, Sibton Park.

Moats

Whilst serving as excellent means of defending buildings in the past or as enclosures to houses and gardens in more peaceful times, moats are now no more than incidental parts of the parkland scene, albeit historically very important. Such moats can be seen in only a few of the historic parklands, notably at Cockfield Hall, Yoxford where the moat was recorded in existence as early as 1471.



HA-HAs

The ha-ha is a device, consisting of a ditch and wall, that creates an 'invisible' boundary between the garden and the parkland preventing the ingress of deer and farm stock. It became a pre-requisite of the 18th and early 19th Century landscape garden designer, coming into almost universal use by 'Capability' Brown. At Heveningham Hall Park, the ha-ha encloses both garden and pleasure grounds. During the period of Repton and into early Victorian times, the ha-ha was frequently shallower.

Structures and Buildings

Parkland buildings

A number of parklands within the District have scattered about them a range of buildings. Each building is of historical value in its own right and all form important landmarks within the overall park. Such buildings include:

- dovecotes - the larger, older and generally more interesting dovecotes in a few of the parklands belong properly to older farmyards or manorial estate buildings rather than to the garden. However, over time these have been enclosed by the garden. Such buildings originally ensured a provision of fresh meat through late winter and spring. The dovecote at Cockfield Hall, for example, has 13 tiers of brick nesting holes. The dovecote at Glemham House Park, Great Glemham is a particularly attractive example of a single building contributing to the overall parkscape;
- ice-houses - the underground chamber which ensured a low temperature, adequate drainage and easy access can still be found in a few parklands. Of particular note is the icehouse at Heveningham Hall. However, elsewhere remnants can still be found, for example, at Carlton Park, or their previous locations identified by a small knoll planted with trees, for example at Marlesford Park.



The ice-house at Heveningham Hall

- orangeries/lemonries - these were the first houses built in British gardens for the shelter of exotic fruits first appearing in the late 17th Century. Examples of each are at Glevering Hall and Bawdsey Manor respectively, regrettably now in a poor state. The orangery at Heveningham Hall is a particularly fine example having recently been restored.



Walls

A few of the parklands within East Suffolk possess significant lengths of boundary walling. There are, in the main, only along one or two 'sides' of the parkland, usually bordering roadways. One particularly fine example is the 'crinkle-crankle' wall at Easton Park, which was built following a serpentine line right around the park.

Kitchen Gardens

Evidence of kitchen gardens can be found in most of those parklands where the house remains and indeed, in others where the house is no longer, for example, at Boulge Park. The gardens were functionally laid out, usually with four central plots, divided by low hedges and sanded/gravel walkways, with further small beds next to the wall. The produce usually included fruit and flowers as well as vegetables. Most kitchen gardens were close to the house but kept well hidden, usually behind trees. Often this secluded location was shared with other features of the home estate, especially the stables, which facilitated the movement of manure. All kitchen gardens within the district have high walls enclosing them. In the 18th and 19th Centuries, glasshouses were developed, for the growing of fruit and vegetables, usually placed on the south side of the north wall. In most kitchen gardens by the end of the 19th Century heat was supplied artificially. An example of a kitchen garden where an original, ornamental glasshouse remains is at Glemham House Park.

Gate Houses, Lodges and Gateways

Much attention has been paid in a number of parklands to the grand approach which essentially establishes the visitors' first impression of the house and setting. Gates, gateposts and gatehouses or lodges were seen as important elements of this approach. Gateway entrances differ between parks in East Suffolk ranging from simple gateways, for example, at Grove Park, to more lavish entries, such as, the splendid wrought-iron gates set between grand limestone piers at Orwell Park. Lodges varied even more in style. Some lodges

adopt an architectural style replicating certain features of the main house whilst others take on a 'simpler' country style. Whilst many parklands have one lodge, a few have more. At Cockfield Hall, for example, there are three lodges: two standing either side of the village entry (one of which is a folly), whilst the other lodge is adjacent to the A12. The two 'village' lodges adopt the manorial style whilst the other adopts a Cottage orné of thatch and oak trunk columns.



Appendix 3: List of Photograph Credits

Photographs are sourced from East Suffolk Council, unless referenced below.

Introduction

- Page 6:** Heveningham Hall, Heveningham (Kim Wilkie)
- Restored road sign, Kelsale (Kelsale-Cum-Carlton Parish Council – 2019)

5. Historic Parks and Gardens

- Page 19:** (Source – Heveningham Parkland; photo by Argus Hardy)

6. Buildings – General Principles

- Page 24:** (Source - Sibton Park Gate Lodge; photo by Argus Hardy)

8. Extending an Historic Building

- Page 37:** (Source – NJ Architects; photo by Andrew Hendry)

- Page 38:** Rear Extension, Church Farm House, Sudbourne (Source – Nash Baker Architects; photograph by Nick Gutteridge <http://www.nickgutteridge.com/>)
- Page 40:** Extension to historic building (Source – NJ Architects; photo by Andrew Hendry)
- Modern extension (Source – NJ Architects)
- Page 41:** Traditional roof design, Sibton (Source - Sibton Park Gate Lodge; photo by Argus Hardy)
- Page 42:** Traditional gothic window, Sibton (Source - Sibton Park Gate Lodge; photo by Argus Hardy)
- Page 43:** Plinths on a building extension, Sibton (Source - Sibton Park Gate Lodge; photo by Argus Hardy)

9. The setting of Historic Buildings

- Page 48:** (Source – Heveningham Hall; photo by Argus Hardy)
- Page 51:** A crinkle crankle or serpentine wall, Yoxford (Source - Cockfield Hall Estate)

10. Windows, doors and porches

- Page 58:** (Source – Nash Baker Architects; photograph by Nick Gutteridge) <http://www.nickgutteridge.com/>



- Page 61:** Deben Court, Wickham Market (Source – Gipping Construction)
- Page 64:** Traditional windows undergoing repair, the Agent’s House Easton (Source – Roberts Molloy Associates)
- Page 67:** Brick built porch before and after renovation, Church Farm House, Sudbourne (Source – Nash Baker Architects; photograph by Nick Gutteridge)
<http://www.nickguttridge.com/>

11. Conversion of Historic Buildings in the Countryside for Residential Use

- Page 68:** Grange Farm, Hasketon (Source – John Lamont)
- Page 73:** Agricultural building with a simple structure, Grange Barn, Hasketon (Source – John Lamont)
- Page 75:** Barn interior, Abbey Farm Barn, Leiston Abbey (Source – Tim Buxbaum)
- Page 76:** New window inserted into wall, Hasketon Grange Barn (Source – John Lamont)
- New window inserted into wall seen from the inside, Hasketon Grange Barn (Source – John Lamont)

15. Repairs and Maintenance

- Page 107:** Replacement thatch roof, Leiston Abbey Barn, Leiston Abbey (Source – Tim Buxbaum)

- Page 113:** Before and After decayed timber repair (Source – Rick Lewis, Traditional Oak Carpentry Ltd)
www.traditionaloakcarpentry.co.uk
- Page 114:** Frame repairs in Timber (Source – Rick Lewis, Traditional Oak Carpentry Ltd)
- Page 115:** Broken brickwork prior to repair (The Bartlett Hospital, Felixstowe) (Source – Patrick Allen & Associates)
- Page 121:** Repairs to a wattle and daub wall, the Agent’s House, Easton (Source - Roberts Molloy Associates)
- Page 123:** Replacement thatch roof, Leiston Abbey Barn, Leiston Abbey (Source – Tim Buxbaum)

16. Pipework and Services

- Page 127:** Deben Court, Wickham Market (Source – Gipping Construction)

17. Chimneys

- Page 130:** (Source – NJ Architects)

Write to us



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This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

Consultation Statement

Agenda Item 4

ES/0770

Historic Environment Supplementary Planning Document

[May 2021]



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1 Introduction

East Suffolk Council has produced the Historic Environment Supplementary Planning Document (SPD). The purpose of this document is to provide guidance for owners and developers, who are planning repairs, alterations and changes to, or that may affect, the historic environment. This SPD does not add any additional policies, but rather provides guidance to assist with the implementation of the historic environment policies contained within the East Suffolk Council - Suffolk Coastal Local Plan (September 2020) and the East Suffolk Council - Waveney Local Plan (March 2019).

This SPD was prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Under part 12 of the Regulations, a local planning authority must undertake a programme of consultation when preparing an SPD. The Council is also required to undertake consultation on the draft SPD under Regulation 13.

The Council's approach to engagement in the preparation of a Supplementary Planning Document is also set out in its Statement of Community Involvement (SCI). At the time of preparation of the SPD the 2014 Statements of Community Involvement were in place¹. The Council has recently adopted a new Statement of Community Involvement² which will apply to the adoption of the SPD. While preparing the Historic Environment SPD East Suffolk Council has consulted with relevant organisations and members of the public, in accordance with the SCI. Details of this consultation process are set out below.

An initial stage of consultation was held between 27th September and 25th October 2019. A formal consultation on the Draft SPD was held between 7th Dec 2020 and 1st Feb 2021.

A Consultation Statement was produced to accompany the formal consultation on the Draft SPD and has subsequently been updated to reflect the consultation responses received during that consultation.

¹ How to get Involved in Local Planning – Statement of Community Involvement (Suffolk Coastal District Council, September 2014) and How to get Involved in Local Planning – Statement of Community Involvement (Waveney District Council, September 2014)

² Statement of Community Involvement - How to get involved in local planning (East Suffolk Council, April 2021)

2. Who was consulted?

Consultation was split into two stages: an initial stage that informed the preparation of the Draft Supplementary Planning Document; and a formal stage of consultation that sought views on the Draft SPD.

Initial consultation

The initial consultation was carried out between 27th September and 25th October 2019. The following organisations and groups were directly consulted as part of the informal stage of consultation, and the consultation was also made available to the public on the Council's website:

Suffolk County Council Archaeology Service

- Historic England
- National Trust
- Suffolk Preservation Society
- Town and Parish Councils
- Civic societies
- Elected members

Consultation on the Draft SPD

Consultation on the Draft SPD was held between 7th December 2020 and 1st February 2021. At the formal stage of consultation on, all of those registered on the Council's planning policy mailing list were directly consulted, including those listed above. Steps were taken to advertise the consultation to others, as set out below.

3. How were they consulted?

Initial consultation

The consultation was advertised on the Council's website, as well as on social media. A questionnaire, providing some background to the consultation and asking a series of questions, was published on the Council's website. Elected members, town and parish councils and other organisations listed above were notified directly by email.

The consultation asked the following questions:

1. Does the proposed contents list below cover all the topics that should be included in the Historic Environment SPD? In addition which topics should be included within each chapter?
2. Should the above information focus on what is acceptable in terms of planning policy and decisions about planning applications, or should it include practical guidance about repairs and alterations to the historic environment as well?
3. Should it provide links to other organisations' websites to obtain further information?
4. Should the SPD include historical contextual information or should this be left out?
5. Do you find the use of illustrations helpful in understanding planning and the historic environment?
6. Which of the below sections would most benefit from illustrations?
7. Please let us know if you have any other comments

The consultation documents were made available on the East Suffolk Council website via the pages below:

<https://eastsuffolk.inconsult.uk/consult.ti/historicenvironmentspd2019/consultationHome>

An example social media post can be found in Appendix 3.

In total 17 individuals and organisations responded to the consultation. Between them they made 97 comments. The responses are summarised in Appendix 2, along with a description of how the comments have been addressed. The full responses can be viewed online at:

<https://eastsuffolk.inconsult.uk/consult.ti/historicenvironmentspd2019/consultationHome>

Consultation on the Draft SPD

The consultation was advertised on the Council's website, as well as on social media. 4,214 emails and 466 letters were sent out at the start of the consultation to the consultees on the planning policy mailing list which includes town and parish councils, individuals, and organisations including those who were previously contacted or responded to the informal stage of the consultation. The list of consultation bodies can be found at Appendix 1.

The consultation documents were made available on the Council's website at:

<https://eastsuffolk.inconsult.uk/HISTENVSPD/consultationHome>

The consultation was advertised through the use of posters, a press release and social media posts. The poster and an example Twitter post that accompanied these consultations can be found in Appendix 4.

Due to the social distancing restrictions and the national lockdown as a result of the Covid-19 pandemic, libraries and other public spaces were not accessible during the consultation period. Therefore, paper copies of documents could not be made available at these locations. As such, hard copies were made available via post, free of charge, to any interested parties. One hard copy request was received and a copy of the consultation document was provided. The consultation measures taken in response to the pandemic and social distancing restrictions were carried out in accordance with the Temporary Suspension of Parts of the Statement of Community Involvement for Planning Policy Purposes (Extended – December 2020) and were considered through the Equalities Impact Assessment that accompanied the SPD.

In total 32 individuals and organisations responded to the consultation. Between them they made 180 comments. The responses are summarised in Appendix 5, along with a description of how the comments have been addressed.

Full copies of the responses have been published on the Council's website at:

<https://eastsuffolk.inconsult.uk/consult.ti/HISTENVSPD/consultationHome>

Appendix 1: Consultation Bodies

The following organisations and groups were consulted during the preparation of the Supplementary Planning Document:

- Suffolk County Council Archaeology Service
- Historic England
- National Trust
- Suffolk Preservation Society
- Town and Parish Councils
- Civic societies
- Elected members
- Members of the public

Specific consultation bodies

- The Coal Authority
- Environment Agency
- English Heritage
- Marine Management Organisation
- Natural England
- Network Rail
- Highways Agency
- Suffolk County Council
- Parish and Town Councils within and adjoining the former Suffolk Coastal area
- Suffolk Constabulary
- Adjoining local planning authorities - Ipswich Borough Council, Mid Suffolk District Council, Babergh District Council
- Anglian Water
- Essex and Suffolk Water
- Homes and Communities Agency
- Electronic communication companies who own or control apparatus in the Suffolk Coastal District
- Relevant gas and electricity companies
- NHS England
- Ipswich and East Suffolk Clinical Commissioning Group

General consultation bodies

- Voluntary bodies some or all of whose activities benefit any part of the District
- Bodies which represent the interests of different racial, ethnic or national groups in the District
- Bodies which represent the interests of different religious groups in the District
- Bodies which represent the interests of disabled persons in the District
- Bodies which represent the interests of persons carrying on business in the District
- Bodies which represent the interests of environmental groups in the District

Other individuals and organisations

Includes local businesses, high schools, individuals, local organisations and groups, planning agents, developers, landowners, residents and others on the Local Plan mailing list.

Appendix 2: Summaries of Responses to Initial Consultation

The table below lists the main issues raised in the consultation responses, the Council's response and how they informed the preparation of the document.

1. Does the proposed contents list below cover all the topics that should be included in the Historic Environment SPD? In addition which topics should be included within each chapter?

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	Robust enforcement policy is needed. There also needs to be greater focus on the balance between economic and environmental considerations.	The SPD refers to instances where enforcement action may be taken. The draft SPD contains guidance about sustainable energy and construction.
Bawdsey Parish Council (Andrew Rouse)	Energy efficiency should be included under both making changes and the repairs and maintenance sections.	The guidance contained in the chapter about sustainable energy and construction would apply when making changes and in maintenance, and has been put to the front of the document to provide emphasis.
Beccles Society (Paul Fletcher)	The document should include chapters about demolition and new build in conservation areas.	The draft SPD contains guidance about both construction and demolition in conservation areas.
Easton Neighbourhood Plan (Sue Piggott)	Policy should prevent the installation of inappropriate lighting within conservation areas.	The draft SPD provides guidance on the appropriate installation of lighting within conservation areas.
Jill Temperton	There should be a full survey of non-designated heritage assets and this should be considered when deciding planning applications. This survey should include town and parish councils.	The SPD contains guidance that will help to protect and enhance non-designated heritage assets as part of the planning application process, and this references that Non Designated Heritage Assets could be identified through the consideration of a

Respondent	Response	Council Response
		planning application. It also sets out the criteria for identifying non-designated heritage assets.
Leave The Layers Alone (Peter Minta)	The SPD should contain a list of areas of national and local historic importance.	This SPD explains the status and purpose of the various designated heritage assets, such as Listed Building and Conservation Areas, and non designated heritage assets. It would not be feasible to list all of the assets themselves in the SPD.
Little Bealings Parish Council (Carol Ramsden)	There should be a policy regarding redundant buildings in the countryside and a new policy that relates to the conversion of a group of buildings.	Suffolk Coastal Local Plan policy SCLP5.5 (Conversions of Buildings in the Countryside for Housing) and Waveney Local Plan policy WLP8.11 (Conversion of Rural Buildings to Residential Use) both contain policies about the conversion of redundant buildings. The draft SPD contains guidance to support the implementation of these policies.
Melton Parish Council (William Grosvenor)	Contents list is fine.	Support noted.
National Trust (Tessa Lambert)	This SPD should contain guidance about hard landscaping, such as paths and driveways. It should also contain guidance about permeable surfaces.	This SPD contains a chapter about the setting of historic buildings, which includes paths and driveways. Reference is also made to permeable surfaces in light of seeking to reduce run-off.
Paul Clarke	More existing Suffolk Coastal Guidance needs to be retained. There should also be guidance about the following topics: Setting Non-registered gardens Disabled access Redundancy and new uses Use of contemporary design in heritage assets.	These topics are covered in the draft SPD. The SPD retains existing guidance where it is still relevant and consistent with Local Plan policies.

Respondent	Response	Council Response
Southwold Town Council (Jessica Jeans)	Yes	Comment noted.
Suffolk Preservation Society (Bethany Philbedge)	<p>This SPD should provide comprehensive guidance about the historic environment. This should include a definition of the historic environment in the introduction to include the following:</p> <ul style="list-style-type: none"> • Designated Heritage Assets • Non-designated heritage assets <p>Guidance should include:</p> <ul style="list-style-type: none"> • Development within the setting of a listed building • Purpose of conservation area designation and the impact of development upon a conservation area • Requirement for the design and location of highway works, public realm signage, street lighting and the historic environment. 	<p>The draft SPD provides comprehensive guidance about the historic environment and includes information and guidance for both designated heritage assets and non-designated heritage assets.</p> <p>Guidance includes information about the impact of development on the setting of a heritage asset, whether listed or not, the purpose of conservation area designation and the impact of development upon a conservation area.</p> <p>Guidance on lighting is included in the Draft SPD, however highways works themselves and associated lighting and signage are beyond the scope of the SPD.</p>
Theatres Trust (Tom Clarke)	The document should make clear that it only provides general guidance. It should make clear that for specific types of buildings the owner should contact the relevant specialist organisation, such as the	The section on 'purpose' clarifies that the guidance is general. The SPD provides links to information from other organisations where appropriate.

Respondent	Response	Council Response
	Theatres Trust, or consultants with relevant experience.	
Westover Landscape Ltd (Anne Westover)	This SPD should include reference to historic landscape elements, which contribute to the historic environment.	The SPD focuses on providing guidance to support the implementation of the Local Plan policies. The draft SPD explains that landscapes make up part of the historic environment. This SPD includes a chapter about the setting of historic buildings. This discusses how surrounding features contribute to the setting of a historic building. The chapter about parks and gardens and accompanying appendix describes parks and gardens within the district as well as common features of parks and gardens, and provides guidance for them. The section on Conversion of Historic Buildings in the Countryside for Residential Use also provides guidance on considering the building's contribution to the landscape.
Wickham Market Parish Council (Joanne Peters)	This SPD should include guidance about heritage assets that are neither Listed or identified as non-designated heritage assets but which still contribute to conservation areas.	The draft SPD includes reference to buildings that make a positive contribution to a Conservation Area. The guidance provided in relation to Conservation Areas would apply throughout Conservation Areas.

2. Should the above information focus on what is acceptable in terms of planning policy and decisions about planning applications, or should it include practical guidance about repairs and alterations to the historic environment as well?

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	The SPD should include guidance about repairs and alterations. There should also be clarity about minor versus major alterations.	The draft SPD contains guidance about repairs and alterations. It also contains guidance about the types of alterations that may have a significant impact upon a heritage asset.
Bawdsey Parish Council (Andrew Rouse)	This SPD should focus on what types of changes and repairs are acceptable in planning terms.	The draft SPD provides guidance about what changes and repairs are acceptable in planning terms.
Beccles Society (Paul Fletcher)	The SPD should make clear what is required for applications in conservation areas. It should also explain why certain fixtures, such as disabled access, energy saving or rainwater collecting devices, are not acceptable on aesthetic grounds.	The draft SPD contains guidance about energy efficiency and sustainability measures, and ways in which these can be addressed without harming the historic environment. Guidance on disabled access has been included in relation to the guidance on shop fronts.
Easton Neighbourhood Plan (Sue Piggott)	This document should contain planning policy not guidance, which is easily ignored.	This SPD will provide practical guidance to help in the implementation of Local Plan policies, which seek to protect and enhance the historic environment. The SPD itself cannot set policy, however once adopted it will be a material consideration in decision making.
Jill Temperton	This SPD should focus on practical guidance.	The SPD provides guidance on repairs and includes links to websites with further information.

Respondent	Response	Council Response
Leave The Layers Alone (Peter Minta)	This SPD should focus on whether development is necessary on historic sites, including those that are not nationally or locally listed.	The SPD does not consider the principle of development – policies on this are established in the Local Plans – however it provides guidance on what may or may not be acceptable in terms of impacts on the historic environment.
Melton Parish Council (William Grosvenor)	This SPD should highlight the development constraints in conservation areas. It should also contain information about buildings at risk.	The draft SPD contains a chapter about development in conservation areas. Information about buildings at risk is available on the Council's website, however the SPD is a planning document and focuses on guidance related to development or works to assets that may need consent.
National Trust (Tessa Lambert)	This SPD should explain what planning policy requires, particularly for extensions, conversions of redundant buildings and new shopfronts and signage.	This SPD contains chapters about extensions, conversions of redundant buildings and shopfront design, which explain what is required by relevant planning policies.
Paul Clarke	This SPD could include two sections, one about what is policy compliant and another with practical guidance.	This SPD explains what types of changes and repairs are policy compliant as well as guidance about how they can be undertaken. Links are included in the SPD to other sources of information including on practical guidance.
Southwold Town Council (Jessica Jeans)	This SPD should also include practical guidance about repairs and alterations	This SPD also includes guidance about how repairs and alterations can be undertaken, as well as links to websites with further information.
Suffolk Preservation Society (Bethany Philbedge)	This SPD should encourage development to secure the best outcomes for the historic environment, and not just what is acceptable. This should also include	This SPD provides guidance which will encourage the most appropriate outcomes for the historic environment, however the best way of doing this is likely to vary from case to case. The SPD includes

Respondent	Response	Council Response
	practical information on changes to the historic environment.	examples through the use of photographs and illustrations.
Theatres Trust (Tom Clarke)	This SPD should point users to more specialist advice where that is needed. Focus on policy and decisions could make the document too prescriptive.	The draft SPD includes links to specialist websites where appropriate. Guidance is provided but it does not seek to prescribe what is acceptable in each instance.
Westover Landscape Ltd (Anne Westover)	This SPD needs to explain how to protect landscape features and trees.	The draft SPD includes a chapter about historic parks and gardens, which seeks to protect trees, hedgerows and other landscape features.
Wickham Market Parish Council (Joanne Peters)	This SPD should include practical guidance.	The draft SPD includes a links to other sources of information including practical guidance.

3. Should it provide links to other organisations' websites to obtain further information? This includes East Suffolk Council department websites such as Building Control.

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	This SPD should include links to the websites of specialist organisations, such as the Suffolk Preservation Society.	This SPD includes links to specialist organisations' websites where appropriate.
Bawdsey Parish Council (Andrew Rouse)	Practical guidance is best accessed via third party websites or the Building Control portal.	This SPD includes links to sources of practical guidance where appropriate.
Beccles Society (Paul Fletcher)	Links to the websites of other organisations are useful but it must be made clear that they are for information only. There should be emphasis on cooperation and consultation.	This SPD includes links to other organisations' websites where appropriate. These are provided for information as it is not for the Council to endorse content of other websites.
Easton Neighbourhood Plan (Sue Piggott)	Providing links will further understanding of policy and aid officers in reaching decisions.	This SPD includes links to other organisations' websites where appropriate.
Jill Temperton	Links would be useful.	This SPD includes links to other organisations' websites where appropriate.
Leave The Layers Alone (Peter Minta)	Yes	This SPD includes links to other organisations' websites where appropriate.
Melton Parish Council (William Grosvenor)	Links to websites providing advice and guidance would be useful.	The draft SPD includes links to other organisations' websites where appropriate.
National Trust (Tessa Lambert)	Yes, a link to specialist organisations' websites would be helpful.	The draft SPD includes links to other organisations' websites where appropriate.
Paul Clarke	Yes.	The draft SPD includes links to other organisations' websites where appropriate.
Southwold Town Council (Jessica Jeans)	The advice published by the Georgian Group, Victorian Society and the Twentieth Century	The draft SPD provides a chapter about information requirements for planning

Respondent	Response	Council Response
	<p>Society should be incorporated into the design policy as a material consideration. Planning applications consistently fail to adhere to the requirements of Local Plan policies.</p> <p>The SPD should:</p> <ol style="list-style-type: none"> 1. Provide clear guidance about information requirements to applicants. 2. Incorporate Historic England and civic society best practice to improve the quality of applications. 3. The incorporation of best practice should reduce demands on planning officers. 	<p>applications. It also provides links to further guidance on the Historic England website where appropriate. The purpose of the SPD is to provide clear guidance on the interpretation of planning policies, for example through reference to good examples.</p>
Suffolk Preservation Society (Bethany Philbidge)	The SPD should include links to the East Suffolk Design and Conservation team pages, as well as Historic England (including notes on the setting and significance of heritage assets), Society for the Protection of Ancient Buildings, the Victorian Society, Georgian Society, Twentieth Century Society and the Ancient Monuments Society.	This SPD includes links to other organisations' websites where appropriate, as well as links to the Design and Conservation Team's webpages.
Theatres Trust (Tom Clarke)	It would be beneficial for theatre owners to engage with the Theatres Trust.	This SPD includes links to specialist organisation websites where necessary.
Westover Landscape Ltd (Anne Westover)	This would seem to be appropriate	The draft SPD includes links to other organisations' websites where appropriate.

Respondent	Response	Council Response
Wickham Market Parish Council (Joanne Peters)	As this will be an online document links to other organisations are in order.	The draft SPD includes links to other organisations' websites where appropriate.

4. Should the SPD include historical contextual information or should this be left out?

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	This SPD should include historical context, preferably in the same document. It is vital that historical information is captured, retained and made available.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Bawdsey Parish Council (Andrew Rouse)	Historical information is only necessary to contextualise local planning requirements. Links should be provided to third party websites.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided. Links will be provided to other organisations' websites where appropriate.
Beccles Society (Paul Fletcher)	It will be helpful to illustrate the reasoning behind policies and make the document more user friendly.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Easton Neighbourhood Plan (Sue Piggott)	It should definitely include historical contextual information.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Jill Temperton	It should be included.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Leave The Layers Alone (Peter Minta)	Historical contextual information must be included when considering any sites	The draft SPD includes a section on submitting a planning application which sets out the information to be included.
Melton Parish Council (William Grosvenor)	Historical context would be useful to inform how buildings have developed and add interest.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
National Trust (Tessa Lambert)	Historical context helps to explain how a policy has been developed. Removal of contextual material may reduce the value of the document.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.

Respondent	Response	Council Response
Paul Clarke	This is potentially a very large topic and it is hard to know what to include. Reference to published sources is favoured.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided. Reference to information available from other organisations is also included.
Southwold Town Council (Jessica Jeans)	Historical context should be included, together with reference to conservation and neighbourhood plan character area appraisals. The latter should be referenced even if the neighbourhood plan has not yet been adopted.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided. There are a number of Neighbourhood Plans under preparation and it isn't appropriate for the SPD to reference specific appraisals, however the SPD does refer to Neighbourhood Plans containing policies on the historic environment and the guidance in the SPD may support the implementation of these. However the Neighbourhood Plan itself is the most appropriate place to take forward any character area appraisals produced for the local area through locally relevant policies.
Suffolk Preservation Society (Bethany Philbedge)	Historic information should be handled on a case by case basis using conservation area appraisals and heritage assessments.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Westover Landscape Ltd (Anne Westover)	This would seem to be appropriate.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided.
Wickham Market Parish Council (Joanne Peters)	Historical contextual information should be set out in a separate document.	The draft SPD includes historical contextual information where this is relevant to the guidance being provided. Some information that is presently contained in the

Respondent	Response	Council Response
		Supplementary Planning Guidance documents will not be included but may be published separately (for example the descriptions of the historic parks and gardens).

5. Do you find the use of illustrations helpful in understanding planning and the historic environment?

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	Supports the use of photographs.	This SPD uses photographs (and illustrations) to help explain guidance and policy requirements.
Bawdsey Parish Council (Andrew Rouse)	Diagrams and illustrations can help to explain structural detailing and spatial configurations.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Beccles Society (Paul Fletcher)	Illustrations can help to explain technical details and make the document more interesting to read. The Beccles Society can let you have access to a number of photos and sketches.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs. The offer of photos and sketches is appreciated.
Easton Neighbourhood Plan (Sue Piggott)	Illustrations always help in understanding planning and the historic environment	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Jill Temperton	Yes.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Leave The Layers Alone (Peter Minta)	Yes. Photographic evidence should also be included.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance

Respondent	Response	Council Response
		where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Melton Parish Council (William Grosvenor)	Yes	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
National Trust (Tessa Lambert)	Yes, the illustrations, particularly in SPG13, are extremely helpful.	This SPD uses photographs and illustrations to help explain guidance and policy requirements. This includes some original illustrations from SPG13.
Paul Clarke	Yes, they can help to clarify a point which might take a lot of text to explain.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Southwold Town Council (Jessica Jeans)	The use of illustrations is extremely useful and the text should make clear that these are part of the guidance. Illustrations should be used to show best practice, as well as what should be avoided.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs. Care should be taken when using photographs of specific properties and it is not appropriate to highlight identifiable bad examples in this way.
Suffolk Preservation Society (Bethany Philbedge)	Yes – incorporating examples of good and poor practice.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been

Respondent	Response	Council Response
		made of photographs. Care should be taken when using photographs of specific properties and it is not appropriate to highlight identifiable bad examples in this way.
Theatres Trust (Tom Clarke)	Illustrations can help to explain and describe positive improvements.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Westover Landscape Ltd (Anne Westover)	Yes certainly, sketches, details, photographs are all useful including those that illustrate landscape elements.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.
Wickham Market Parish Council (Joanne Peters)	Yes.	Some illustrations have been retained in the SPD from previous Supplementary Planning Guidance where they are considered valuable in illustrating the guidance, however much more use has been made of photographs.

6. Which of the below sections would most benefit from illustrations?

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	The sections about repairs and alterations will need illustrations, as well the other sections previously covered by SPG13 and SPG14. SPG19 should also be supported by illustrations.	This SPD uses new photos as well as illustrations taken from previous guidance, which have been updated. It should be noted that there is no SPG19.
Bawdsey Parish Council (Andrew Rouse)	You decide. Probably your old SPG13 (circa 1997) could do with sprucing up.	This SPD uses new photos as well as illustrations taken from previous guidance, which have been updated. This SPD will replace SPG13 and makes use of photographs which were not included in SPG13.
Beccles Society (Paul Fletcher)	The 2 sections on buildings and the section on conservation areas.	Guidance about alterations and repairs to buildings and is accompanied by illustrations. The chapter about conservation areas is illustrated through the use of photos.
Easton Neighbourhood Plan (Sue Piggott)	All the sections would benefit from illustrations	Comment noted.
Jill Temperton	Buildings - Making changes & Repairs and maintenance	Guidance about alterations and repairs to buildings is accompanied by illustrations where appropriate.
Leave The Layers Alone (Peter Minta)	Non designated heritage assets	The guidance on Non Designated Heritage Assets does not lend itself to the use of illustrations as there are numerous Non Designated Heritage Assets, of many different types including buildings and structures. However some of the illustrations

Respondent	Response	Council Response
		provided may be relevant to Non Designated Heritage Assets.
Melton Parish Council (William Grosvenor)	All	Comment noted.
National Trust (Tessa Lambert)	The following sections require illustrations. Alterations and extensions Windows, porches and doors Boundaries Shopfront and signage All sections of Undertaking Repairs and Maintenance	These sections are all accompanied by illustrations, where appropriate, as well as the use of photographs.
Paul Clarke	Examples of good and bad practice would add to any section.	The draft SPD uses illustrations to demonstrate good and bad practice, where appropriate.
Southwold Town Council (Jessica Jeans)	Buildings -- make changes. Alterations, extensions, boundary treatments, inserting new windows, gables, dormers	These sections are all accompanied by illustrations, where appropriate, as well as the use of photographs.
Theatres Trust (Tom Clarke)	Windows, porches and doors and shopfronts and signage.	These sections are all accompanied by illustrations, where appropriate, as well as the use of photographs.
Westover Landscape Ltd (Anne Westover)	Probably all of them but the historic park sketches are particularly helpful. Similarly sketches of example non- designated heritage assets would be helpful.	The section about parkland is illustrated with up to date photographs, as well as illustrations taken from SPG6. The guidance on Non Designated Heritage Assets does not lend itself to the use of illustrations as there are numerous Non Designated Heritage Assets, of many different types including buildings and structures.
Wickham Market Parish Council (Joanne Peters)	Almost all of the sections would benefit from illustrations.	The draft SPD uses illustrations to demonstrate good and bad practice, where appropriate.

7. Please let us know if you have any other comments.

Respondent	Response	Council Response
Aldeburgh Town Council (Ruth Proctor)	<p>Will the new SPD refer to area specific policies? Will allocations in Aldeburgh be referenced and incorporated? The new Historic Environment SPD should update and strengthen guidance on climate change to reflect new guidance on flood risk and technology. This SPD should also include guidance about the provision of affordable housing and the proportion of one-bedroom housing.</p> <p>The section about redundant buildings should consider other alternative uses before residential conversion is permitted.</p> <p>There is concern that a single SPD for the whole of East Suffolk will lead to the loss of area specific policies, specifically about economic development in rural areas and tourism. There is concern that the approach taken in the Waveney Development Management policies towards development in rural areas is written from a more urban perspective.</p>	<p>The draft SPD seeks to provide comprehensive guidance for the Historic Environment but does not contain any guidance that is specific to particular parts of the district or allocated sites. The guidance in the SPD would apply to proposals on site allocations where relevant.</p> <p>The draft SPD reflects the policy on conversions of rural buildings as set out in the Local Plans. The policies do not require other uses to be considered before residential and the SPD cannot introduce such a policy. The policy approach reflects the National Planning Policy Framework policy for housing in the countryside.</p> <p>The SPD will not replace policies contained in the Local Plans. Issues concerning economic development and tourism are beyond the scope of this SPD. The Council is separately producing an Affordable Housing SPD.</p>
Bawdsey Parish Council (Andrew Rouse)	Attachment to the main response draws attention to the need to improve the energy efficiency of existing buildings, as well as	This SPD provides information about how to improve the sustainability and energy efficiency of historic buildings. Policies in the Local Plans set

Respondent	Response	Council Response
	improving standards for new buildings. This includes measures to ensure that buildings exceed the standards required by part L of the building regulations. Consideration should also be given to the BREEAM system of certification for new buildings.	requirements for BREEAM. The Council is also preparing a Sustainable Construction SPD.
Beccles Society (Paul Fletcher)	The differences between Listed buildings, buildings in conservation areas and non-designated heritage assets needs to be made clear. There is a need for cooperation and consultation, particularly between the planning department and Suffolk County Council Highway authority. Lack of cooperation has resulted in a proliferation of signage.	This SPD explains the differences between Listed buildings, buildings in conservation areas and non-designated heritage assets. The planning team involves Suffolk County Council as Highway Authority on plan making issues and when deciding planning applications. Road signage on Listed buildings will require Listed building consent.
Easton Neighbourhood Plan (Sue Piggott)	Non-designated heritage assets should be protected to ensure that appropriate materials are used in repair. The example given is of the crinkle crinkle wall in Easton, which extends beyond the conservation area and this section does not receive the same level of protection.	This SPD explains the status of non-designated heritage asset and also provides guidance about the appropriate repair of heritage assets.
Historic England	The Council is encouraged to retain the detailed advice contained within its current suite of SPGs. In particular:	This SPD contains an updated list of Registered parks and gardens. A review of designated landscapes and parks and gardens is beyond the scope of this SPD, although the entries for

Respondent	Response	Council Response
	<ul style="list-style-type: none"> • There needs to be an updated list of Registered Parks and Gardens • There should be a comprehensive review of designated landscapes, which includes parks, town squares, cemeteries, industrial landscapes, institutional landscapes, and seaside esplanades. • The SPD should identify smaller sites for guidance and protection. • The Council should carry out condition assessments of parks and gardens to see if they still merit inclusion on the local list. • Finally, the summary of parkland features in Section 5 is very useful. 	<p>individual parks and gardens have been updated. A more comprehensive review of locally designated parks and gardens could form part of a future Local Plan review, which would enable consideration to also be given to the former Waveney area which does not have a policy equivalent to that contained in the Suffolk Coastal Local Plan covering locally designated parks and gardens. The SPD retains the summary of parkland features.</p>
Jill Temperton	<p>The new SPD should consider the Government's Design Guide with its 'Ten Characteristics of Beautiful Places'. Well-designed new homes enhance the surrounding areas and are included in government Guidance. Recognisable streets and tree lined public spaces are also included in the guidelines.</p>	<p>The focus of the SPD is on the historic environment rather than design per se, however includes guidance to help new development protect and benefit the setting of historic buildings and spaces. Wider guidance for design is being considered through Suffolk Design which is a local authority wide project to embed high quality functional design into developments in Suffolk.</p>
Leave The Layers Alone (Peter Minta)	<p>Any potential sites being considered for development should be viewed in the</p>	<p>This SPD includes guidance that helps potential development to protect and enhance historic</p>

Respondent	Response	Council Response
	context of their local and national historical importance.	buildings and their settings. This includes Listed buildings, non-designated heritage assets and conservation areas. The SPD will be a material consideration in the determination of planning applications where relevant, however the SPD itself does not consider proposed sites for development.
Melton Parish Council (William Grosvenor)	Melton Parish cannot comment any further until a full document has been produced.	Response noted. The full draft SPD will be available for public consultation.
Paul Clarke	<p>The new SPD requires an increased emphasis on setting. Setting should be given its own chapter because greater attention to setting improves the quality of development. Change of use leads to the requirement to accommodate more vehicles and the installation of hard surfaces. The guidance should therefore cover:</p> <ul style="list-style-type: none"> • The impact of new surfaces and how this can be minimised. • The choice of materials, scale, layout and detailing of areas which are not part of a designated asset. <p>The SPD should be broadened in scope to include discussion of all managed landscapes that surround historic buildings and not just parks and gardens.</p>	<p>The SPD includes a section providing guidance on the setting of heritage assets. Guidance includes the use of appropriate materials, as well as issues of layout, scale and detailing.</p> <p>The section about the setting of historic buildings is applicable to all areas that surrounding historic buildings, and not just parks and gardens.</p>
Southwold Town Council (Jessica Jeans)	The new SPD should require proposals to improve the character of buildings and places. This should include reinstating lost	This SPD includes practical guidance that helps to implement the historic environment policies contained in the Suffolk Coastal and Waveney Local

Respondent	Response	Council Response
	<p>character and responding to the best of the character area.</p> <p>The SPD should incorporate the new National Design Guide with its emphasis on beauty and delight, context and identity. Proposals affecting heritage assets should be evaluated against NDG criteria unless relevant local or neighbourhood guidance is in place.</p> <p>Southwold's built heritage is under threat from the proliferation of conversion to holiday lets. Owners view their properties as an income and do not spend enough on repairs that are sympathetic to the area, for example installing UPVC windows. There is a danger that this problem could increase as other owner install UPVC windows on grounds of consistency.</p> <p>Policy should make clear that plastic replacement windows are never acceptable and cannot be justified because they have been installed elsewhere.</p> <p>In Southwold, where land values are high, it should be made clear that owners will retain and reinstate high quality wooden windows. The use of independent experts is also</p>	<p>Plans. This will help to deliver development that protects and enhances existing historic spaces and buildings.</p> <p>The focus of the SPD is on the historic environment rather than design per se. Wider guidance for design is being considered through Suffolk Design which is a local authority wide project to embed high quality functional design into developments in Suffolk.</p> <p>The SPD retains the key criteria of the windows policy for Article 4 areas for guidance to help property owners assess whether replacement or repair of existing windows is preferable. Proposals for replacement windows will be decided on a case by case basis. The guidance from the former windows policy will be retained in areas covered by Article 4 Directions.</p> <p>Proposals to extend apply Article 4 Directions in other parts of East Suffolk are currently being considered.</p> <p>The SPD contains guidance about the setting of historic buildings, which includes the importance of protecting and enhancing spaces surrounding historic buildings.</p>

Respondent	Response	Council Response
	<p>necessary to justify replacement rather than repair of existing windows.</p> <p>The SPD needs to state that the spaces between buildings are an important part of local character. Extensions, together with gables, doors and windows, can disrupt the urban grain and appearance of the area.</p> <p>The revised plastic window policy should be applied to all of east Suffolk and all conservation areas should benefit from Article 4 Directions.</p>	
Suffolk County Council Archaeological Service (Abby Antrobus)	<p>The existing suite of SPGs serves as a good basis for the current guidance review. The use of illustrations is useful and this should continue.</p> <p>The SPD should include reference to archaeological remains and the non-designated heritage assets criteria to link to new/emerging Local Plan policies. There may be some scope to review criteria for assessing importance set out in SPG1, such as consideration of rarity, context and legibility of progression of development of a site.</p>	<p>Guidance in the draft SPD is accompanied by photographs and illustrations.</p> <p>The SPD refers to archaeological remains but clarifies that this is in the remit of Suffolk County Council Archaeological service.</p> <p>The SPD provides guidance about sympathetic repair, alteration and conversion of redundant buildings. Assessment of the value of a barn or farmstead will take place on a case by case basis, and the guidance is framed around the criteria in the relevant policies of the Suffolk Coastal Local Plan and Waveney Local Plan.</p>

Respondent	Response	Council Response
	Suffolk County Council is undertaking a project to capture information about historic farmsteads in the HER and there may be links between this project and the new SPD.	The SPD includes reference to the Historic Environment Record.
Suffolk Preservation Society (Bethany Philbidge)	<p>The SPD should encourage those undertaking development to engage at an early stage with the local planning authority. More specifically:</p> <ul style="list-style-type: none"> • The parks and gardens section should include reference to registered parks and gardens. • Local parks and gardens should be noted under the non-designated heritage asset section. • Suffolk Coastal criteria for identifying non-designated heritage assets should be used to identify more assets, rather than the Waveney Local Lists, which are limited to conservation areas. 	<p>The SPD refers to registered parks and gardens and includes information about locally registered parks and gardens within the parks and gardens chapter.</p> <p>Both the Suffolk Coastal and Waveney Local Plans include a common set of criteria for identifying non-designated heritage assets and these are included in the SPD.</p>
Westover Landscape Ltd (Anne Westover)	Please let me know if I can be of assistance in any way.	Comment noted and appreciated.
Wickham Market Parish Council (Joanne Peters)	The SPD should clearly state the contribution of gardens to the landscape of conservation areas.	The SPD contains a section about development in the setting of a historic building, which includes gardens. This applies to all heritage assets,

Respondent	Response	Council Response
	Guidance about replacement windows in conservation areas is needed.	<p>including those in conservation areas. Individual Conservation Area Appraisals will set out the contribution of gardens at the local level.</p> <p>The SPD retains guidance taken from the Waveney windows policy. This guidance enables property owners to assess whether replacement or repair is preferable. It can be used in areas that are covered by an Article 4 Direction.</p>

Appendix 3: Informal Consultation Social Media



Appendix 4: Formal Consultation Poster and Social Media



 EASTSUFFOLK COUNCIL

Consultation period
7th December 2020 to 5pm 1st February 2021

CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

What are we doing?

East Suffolk has a rich historic environment, including a wide range of buildings, structures and landscapes.

We are preparing guidance on the implementation of planning policy related to the historic environment, for those who are either planning new development or making changes, alterations or repairs to an existing property.

Rather than prevent change, the document will provide guidance on making changes and carrying out development in a way that protects and enhances the historic environment.

How can you get involved?

 **GIVE YOUR VIEWS**

Visit the website below to view and comment on the draft Historic Environment Supplementary Planning Document. If you are unable to view it online, please contact us for a copy.

Find out more and give your views:
www.eastsuffolk.gov.uk/planning-policy-consultations

Alternatively, please send comments to:
East Suffolk Council, Planning Policy & Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

 planningpolicy@eastsuffolk.gov.uk
 01394 444557 / 01502 523029



Historic Environment SPD – Reminder Post

Posted on 20/01/21

The consultation for the East Suffolk Historic Environment SPD is currently under way. There are just under 2 weeks remaining to submit comments before the deadline on Monday 1st February 2020. <https://eastsuffolk.inconsult.uk/consult.ti/HISTENVSPD/consultationHome>

Appendix 5: Summary of responses to consultation on the Draft SPD

General

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Aldeburgh Town Council (Kevin Webster)	122	The level of detail is to be commended, however it may also make it less useful as guidance for members of the public.	The SPD has been presented to be easy to navigate, such that the level of detail is manageable to all readers.	No action.
Water Management Alliance (Jessica Nobbs)	59	The Board has no comments to make.	Comment noted.	No action.
Michael Thomas	182	The local community has worked hard to ensure heritage assets can be reused and repurposed, and it is a shame to see these plans not come to fruition.	Comment noted. The SPD provides guidance that would be relevant to the re-use of heritage assets.	No action.
Natural England	85	Natural England has no comments to make. Natural England should be consulted if changes are made to the SPD or a full Strategic Environmental Assessment or Habitats Regulation Assessment are required.	Comment noted.	No action.

1. Introduction

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	127	Repurposing rather than demolishing buildings has less of an environmental impact and should be encouraged. The local list of NDHAs should be easily accessible from the Council's website.	It is considered appropriate for the SPD to refer to the environmental benefits of reuse of historic buildings. The provision of a local list of NDHAs is outside the scope of the SPD, which is to provide guidance relating to the application of Local Plan policies, however the comment is noted.	Additional text inserted below paragraph 14.1, which encourages the reuse of historic buildings rather than demolition, not only to preserve the heritage but also for the environmental benefits of such an approach. No action.
SCC (Georgia Teague)	176	Suffolk County Council welcomes the changes to the SPD since initial consultation. Request that link to SCC Archaeology be updated, to reflect correct spelling, to: https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/archaeological-planning-and-countryside-advice/	Support welcomed.	Links to SCC Archaeology have been updated.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Southwold Town Council (Jessica Jeans)	178	<p>Could it be clarified whether 'historic building' includes locally listed buildings and undesignated heritage assets?</p> <p>One of the most important principals of the previous SPD was that the sides and back of historic buildings (including locally listed buildings) could be as important as the front.</p>	<p>It is important that the terminology used within the SPD is easily understandable and clearly defined, as such the SPD has been amended accordingly.</p> <p>It is agreed that the side and back of an historic building could be as important as the front of the building.</p>	<p>Paragraph 1.5 has been amended to describe what is meant by 'historic building' for the purposes of this SPD.</p> <p>Paragraph 3.5 has been amended to state that the side and back of an historic building could be as important as the front.</p>
Joanna Barfield	125	<p>Agrees that heritage is important for our well-being and this should be a consideration in planning decisions.</p> <p>Supports paragraphs 1.4 and 1.5</p>	<p>Support welcomed. The guidance provided in the SPD will be a material consideration in planning decisions.</p>	No action.
Joanna Barfield	126	<p>Development within Conservation Areas must be seen to enhance the historic environment.</p>	<p>The SPD reflects the policies of the two Local Plans which seek for development to enhance affected heritage assets where possible.</p>	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Aldeburgh Society (Peter Hill)	124	<p>The SPD is very detailed and perhaps too prescriptive. More general advice would be preferable.</p> <p>Links to referenced material such as planning policies could be more clearly provided.</p> <p>Our historic landscapes and village environments are under great threat of despoilation, whether that be new energy development proposals, Government housing policy, or new permitted development allowing the conversion of modern agricultural buildings of no historic, landscape or architectural merit to be converted to housing. These factors will erode our heritage and need to be resisted.</p>	<p>As the SPD will be a material consideration in the determination of planning applications and applications for listed building consent, it needs an appropriate level of detail.</p> <p>The SPD has been presented to be easy to navigate, such that the level of detail is manageable to all readers, and the Local Plan policies referred to are easily accessible. However, additional hyperlinks have been added.</p> <p>Comment noted - the SPD will be a material consideration in the determination of planning applications and applications for listed building consent.</p>	<p>No action.</p> <p>Hyperlinks have been provided to Suffolk Coastal Local Plan and Waveney Local Plan, as well as made Neighbourhood Plans at paragraph 1.9. Further hyperlinks to Local Plan policies have been made in the policy boxes on each title page.</p> <p>No action.</p>

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council (Mark Knight)	145	Once adopted this Supplementary Planning Document will be a useful tool for the Parish Council and Planning Advisory Group. It is hoped that the guidance is appropriately referenced in the preparation of applications, decision making and reflected in enforcement action where necessary.	Support welcomed. The SPD will be a material consideration in the determination of planning applications and applications for listed building consent.	No action.
Walberswick Parish Council (Mark Knight)	147	The document seems to be an attempt to provide some consistency within the new authority area.	The SPD provides guidance relating to both the Suffolk Coastal Local Plan and Waveney Local Plan.	No action.
Lowestoft Town Council (Sarah Foote)	118	Lowestoft Town Council welcomes the SPD and the extensive detail contained within. The Town Council also seeks to strengthen the protection of the historic environment of Lowestoft through the emerging Lowestoft Neighbourhood Plan.	Support welcomed.	No action.
Woodbridge Society (Alan Vaughan)	114	The Woodbridge Society welcomes this document. However, it is disappointing that the Thoroughfare in Woodbridge is described as Woodbridge High Street in the Introduction.	Support welcomed.	Reference to Woodbridge High Street has been replaced with Woodbridge Throughfare.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beal)	86	The SPD reads well and provides useful detail. Whilst it will not apply to the Broads, we do have some comments that we hope are helpful. Generally, we identify areas that could benefit from referring to the Broads. In paragraphs 1.3 and 1.6, please refer to the 'Broads' rather than 'National Park'.	Support welcomed.	Paragraphs 1.3 and 1.6 have been amended to refer to the Broads.
Broads Authority (Natalie Beal)	87	Para 1.7 Section 15 (Repairs and Maintenance) of the document may also be a useful reference for owners of pre-1919 unlisted properties built with traditional construction methods.	Comment noted.	No action.
Broads Authority (Natalie Beal)	88	Paragraph 1.8 – Neighbourhood plans and Suffolk Minerals and Waste Local Plan are relevant to the Broads as well.	It is important that the SPD accurately references policy documents that comprise the development plan throughout East Suffolk, including within the Broads area (albeit that the SPD will not apply in the Broads).	Paragraph 1.9 has been amended to make reference to the fact that the Suffolk Minerals and Waste Local Plan forms part of the development plan in the Broads area.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Natural England	85	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.	Comment noted.	No action.
Historic England (Andrew Marsh)	61	We welcome and support the contents of this draft SPD which once adopted will assist in the implementation of policies detailed in the Local Plans and Neighbourhood Plans for East Suffolk regarding the historic environment.	Support welcomed.	No action.
Little Bealings Parish Council (Ramsden)	58	The Parish Council supports the SPD.	Support welcomed.	No action.
Great Bealings Parish Council (Dee Knights)	62	The Parish Council fully support the approach being taken and look forward to revising the Great Bealings NP to incorporate those areas where the SPD adds weight and context to our existing policies.	Support welcomed.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Great Bealings Parish Council (Dee Knights)	65	The Parish Council fully supports the SPD's approach to protecting and enhancing the landscape.	Support welcomed.	No action.
Suffolk Preservation Society (Fiona Cairns)	38	Suffolk Preservation Society welcomes the compilation and rationalisation of existing multiple historic environment SPDs. This will make it easier for those engaged in matters affecting the historic environment to find relevant advice.	Support welcomed.	No action.
Marion Wells	30	<p>In paragraph 1.1, 'estuaries' should be added as the Orwell, Deben, Alde and Blyth estuaries are very significant in the landscape, industrial heritage, nature and recreation.</p> <p>In paragraph 1.2, I am not sure what the word 'energy' means.</p>	<p>The estuaries form part of the district's heritage and thus the SPD has been amended accordingly.</p> <p>'Energy' refers to buildings and structures related to energy generation, a number of which exist in East Suffolk. The SPD has been amended to clarify this.</p>	<p>Paragraph 1.1 has been amended to refer to estuaries.</p> <p>Paragraph 1.2 has been amended to provide clarity as to what is meant by 'energy'.</p>

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Bungay Town Council	81	Bungay Town Council support the SPD.	Support welcomed.	No action.
Beccles Society	71	The Beccles Society welcomes the SPD, which provides a helpful amount of detailed advice clearly and concisely.	Support welcomed.	No action.
Beccles Society	73	‘Historic Building’ is used throughout the SPD but not defined. A clear definition should be provided. A glossary of building, architectural and other technical terms would be helpful.	It is important that the terminology used within the SPD is easily understandable and clearly defined, as such the SPD has been amended accordingly.	Describe what is meant by ‘historic building’ for the purposes of this SPD.
Beccles Town Council (C Boyne)	82	Beccles Town Council support the SPD.	Support noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	9	I hope the SPD is not a weakened version of previous guidance.	As with previous guidance, the SPD provides guidance on the implementation of adopted planning policies, and the Council's aim is to support the preservation and where possible enhancement of the historic environment.	No action.
Norman Castleton	10	The SPD seems comprehensive, and I hope it is put into practice.	As an SPD, the document will be a material consideration in relevant planning applications and considered by decision makers as such.	No action.
Norfolk County Council	60	Norfolk County Council has no comments to make.	Comment noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Barnby Parish Council (Ian Bond)	7	Barnby parish council consider the heritage of Suffolk to arguably be its most valuable asset. We welcome any guidance which would serve to assist planning authorities to protect our environment from poorly considered development and the necessary infrastructure to support it.	Support welcomed.	No action.
Saxmundham Town Council (Jennifer Morcrom)	5	Saxmundham Town Council supports the wish to conserve the historic environment but feels that this should not be at the expense of the improvement and upgrade of homes, particularly in terms of energy efficiency.	The SPD provides guidance relating to the conservation of heritage assets and enhancements in energy efficiency.	No action.
Marine Management Organisation (Georgie Sutton)	4	Reference should be made to the East Inshore and East Offshore Marine Plans, and it should be noted that decisions affecting coastal and maritime historic environments should have regard for the marine plans. The SPD should reflect the relevant marine plan policies, suggested to include: Policies SOC2, SOC3, ECO1, MPA1, CC1, and CC2. The area abutting the River Orwell (Languard Point inland to Ipswich) is within the jurisdiction of the emerging South East Marine Plan, which is due to be adopted in Spring 2021.	The Council agrees that the SPD could refer to the Marine Plans, and the SPD could reflect the status of the Marine Plans in decision making.	Paragraph 1.9 has been amended in order that reference is made the Marine Plans, and a hyperlink provided to the Marine Plans.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Unnamed	3	Pity the convalescent are not still about. This could alleviate bed blocking in hospitals.	Not relevant to the SPD.	No action.

2. Listed Buildings

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	129	Too often, historic buildings are allowed to be modernised.	The SPD provides guidance relating to both the Suffolk Coastal Local Plan and Waveney Local Plan. The SPD cannot alter the policy approach set out in the Local Plans.	No action.
Lowestoft Town Council (Sarah Foote)	119	The SPD should include the views of specialist statutory bodies and local historians. Policy alone cannot protect historic buildings and ESC should consider all views on the protection of Listed Buildings when considering planning applications.	In preparing the SPD, ESC has engaged Historic England, the Government's advisory body on the historic environment, as well as provided opportunities for local historians and other interested persons to engage with the content of the SPD through two consultations. ESC takes account of all relevant comments made in relation to planning applications.	No action.
Walberswick Parish	148	The document provides a sound assessment of the process and implications	Support welcomed.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Council (Mark Knight)		of altering listed buildings, including the penalties for unauthorised work.		
Broads Authority (Natalie Beal)	89	Although it is mentioned in paragraph 2.3, it may be worth repeating in paragraph 2.4 that LBC may be required for internal and/or external works to a listed building.	As noted by the representor, paragraph 2.3 seeks to address this issue, and it is considered that repetition is not necessary.	No action.
Great Bealings Parish Council (Dee Knights)	63	Great Bealings Parish Council fully support the intent of the SPD to preserve and enhance listed buildings. Traffic volume and speed can harm Scheduled Ancient Monuments. It is disappointing that the SPD does not make this point.	Support welcomed.	No action.
Norman Castleton	11	There is a lot of emphasis on listed status. Not all heritage is necessarily listed.	This chapter is concerned solely with listed buildings.	No action.
Norman Castleton	29	Today's builds are, if well designed, the heritage assets of the future.	Comment noted.	No action.

3. Conservation Areas

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	130	Conservation Areas must be preserved from inappropriate development.	The Local Plans seek to preserve heritage assets and their settings, and enhance them where possible.	No action.
Paul Cope	131	Overly large buildings, such as supermarkets, should not be permitted within Conservation Areas.	The SPD provides guidance relating to development within conservation areas, and the setting of heritage assets.	No action.
Joanna Barfield	132	Permitting a supermarket within a Conservation Area will destroy the heritage of the area.	The SPD provides guidance relating to development within a conservation area and the setting of heritage assets.	No action.
Aldeburgh Town Council (Kevin Webster)	123	Article 4 directions should be applied to the former Suffolk Coastal area Conservation Areas, as is the case in the former Waveney area.	The SPD cannot identify areas for Article 4 Directions.	Paragraph 3.6 has been amended to highlight where Article 4 Directions are in operation and to provide a link to the Council's website where the locations within East Suffolk with Article 4 Directions in operation are listed.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
				https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/article-4-directions/
Walberswick Parish Council (Mark Knight)	146	The SPD raises awareness for the need for periodic reviews of Conservation Areas and whether Article 4 directions should be applied to former Suffolk Coastal Conservation Areas.	The SPD cannot identify areas for Article 4 Directions.	Paragraph 3.6 has been amended to highlight where Article 4 Directions are in operation and to provide a link to the Council's website where the locations within East Suffolk with Article 4 Directions in operation are listed. https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/article-4-directions/
Walberswick Parish Council (Mark Knight)	149	Paragraph 3.3 does not fully address the requirement to review and update Conservation Area Appraisals. Historic England Advice Note 1 (September 2019) states (at page 39) 'Resources permitting, every five years is ideal, but review frequency will vary according to the development pressures in the local area'.	ESC is required to review Conservation Area Appraisals from time to time. There is no specified time frame set out within legislation or national policy. The SPD therefore accurately reflects legislation and national policy.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council (Mark Knight)	150	The SPD does not make it clear whether further Article 4 directions will be applied to areas within the former SCDC area or not. Guidance from ESC would be welcome.	The SPD cannot identify areas for Article 4 Directions.	Paragraph 3.6 has been amended to highlight where Article 4 Directions are in operation and to provide a link to the Council's website where the locations within East Suffolk with Article 4 Directions in operation are listed. https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/article-4-directions/
Walberswick Parish Council (Mark Knight)	181	Recognition of the significance of historic parks and gardens is welcome but is of less relevance to Walberswick. ESC should acknowledge the contribution of private gardens to conservation areas and the settings of conservation areas.	In determining the extent of conservation areas and in undertaking Conservation Area Appraisals, consideration is given to the contribution made by private gardens. The Walberswick Conservation Area Appraisal recognises the contribution of gardens to the character of the Conservation Area.	Paragraph 3.3 has been amended to clarify the purpose of Conservation Area Appraisals and to emphasise that open spaces between buildings can make important contributions to the significance of Conservation Areas.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Woodbridge Society (Alan Vaughan)	115	Article 4 directions should be applied to the Conservations Areas of the former Suffolk Coastal area, including Woodbridge.	The SPD cannot identify areas for Article 4 Directions.	Paragraph 3.6 has been amended to highlight where Article 4 Directions are in operation and to provide a link to the Council's website where the locations within East Suffolk with Article 4 Directions in operation are listed. https://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/article-4-directions/
Woodbridge Society (Alan Vaughan)	117	There is no mention of trees within Conservation Areas. There is a case to strengthen the protection of trees in Conservation Areas.	The SPD cannot strengthen the approach to trees within conservation areas, however the SPD has been amended to provide guidance relating to trees within conservation areas.	New paragraph 15.32 has been inserted to provide guidance relating to trees within conservation areas.
Broads Authority (Natalie Beal)	90	It should be noted that Article 4 directions remove specified permitted development rights, not all rights. It should also be noted why LPAs may adopt an Article 4 direction – in this instance, to remove permitted development rights that may otherwise harm heritage assets. We think there is an additional Article 4 direction	It is important that the role of Article 4 Directions is accurately stated, and for this reason the SPD has been amended. The list of locations within East Suffolk with	Paragraph 3.6 has been amended to clarify that Article 4 Directions only restrict the types of permitted development that are specified in the Article 4 Direction, and also to clarify that Article 4 Directions may be implemented in order to restrict

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
		that is not listed on page 15, which is Oulton Broad – off Boathouse Lane.	operational Article 4 Directions may change after the adoption of the SPD and the list has therefore been replaced with a hyperlink to the Council's website where Article 4 Directions are identified.	permitted development rights that might otherwise harm heritage assets.
Broads Authority (Natalie Beal)	98	Are some Conservation Areas shared with the Broads? If so, this should be mentioned.	The SPD provides links to the Council's conservation areas webpage, which lists all the conservation areas within East Suffolk.	No action.
Suffolk Preservation Society (Fiona Cairns)	39	Suffolk Preservation Society hopes that East Suffolk Council will address the imbalance in use of Article 4 directions between the former Suffolk Coastal and Waveney areas, and use all relevant powers, including Article 4 directions, across the district to protect special architectural qualities where appropriate.	The SPD cannot identify areas for Article 4 Directions.	Paragraph 3.6 has been amended to clarify that Article 4 Directions only restrict the types of permitted development that are specified in the Article 4 Direction, and also to clarify that Article 4 Directions may be implemented in order to restrict permitted development rights that might otherwise harm heritage assets.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Marion Wells	31	The spaces between buildings are as important to the nature of the area as the buildings themselves. Infill development or extensions that alter the spaces between buildings should not be permitted.	Paragraph 3.1 mentions the importance of undeveloped areas to the significance of Conservation Areas, for example Marlesford Conservation Area. However, to provide clarity as to the purpose of Conservation Area Appraisals and note the importance of the spaces between buildings to the significance of conservation areas, paragraph 3.3 has been amended.	Paragraph 3.3 has been amended to clarify the purpose of Conservation Area Appraisals and to emphasise that open spaces between buildings can make important contributions to the significance of Conservation Areas.
Beccles Society	79	It would be helpful to provide a list of all Conservation Area appraisals and links to the ESC website where these are located.	As the conservation areas within East Suffolk and their appraisals may change as they are reviewed, it is not appropriate to list each of the current ones in the SPD	Paragraph 3.3 has been amended to include a link to the Council's Conservations Area Appraisals webpage.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			however a link to the Council's Conservation Area webpage can be included.	
Norman Castleton	12	Perhaps the coast should be designated as a Conservation Area, for example Sizewell.	The SPD cannot designate conservation areas.	No action.
Norman Castleton	13	The Coves?	The SPD cannot identify areas for Article 4 Directions.	No action.

4. NDHAs

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	133	Publish a list of NDHAs on the ESC website.	It is not within the scope of the SPD to publish a list of NDHAs, however the comment is noted.	No action.
Walberswick Parish Council (Mark Knight)	151	Supports the clarification that it is very likely that buildings and structures identified in Conservation Area Appraisals as contributing positively to the significance of the Conservation Area may meet the criteria for NDHA listing set out in Appendix 1 to the SPD.	Support welcomed.	No action.
Lowestoft Town Council (Sarah Foote)	120	The Town Council would welcome any detail on local listing, and ask why there is no definitive and accessible process for adding to the list.	It is not within the scope of the SPD to identify NDHAs, however Appendix 1 of the SPD shows the Council's criteria for identifying NDHAs that are buildings or structures. Paragraph 4.2 explains how NDHAs can be identified.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beal)	91	Paragraph 4.2 – and through the Neighbourhood Plan process?	NDHAs can be identified through the Neighbourhood Plan process and as such the SPD has been amended accordingly.	Paragraph 4.2 has been amended to clarify that NDHAs can be identified through the Neighbourhood Plan process.
Great Bealings Parish Council (Dee Knights)	64	Fully support the proposals for NDHAs.	Support welcomed.	No action.
Suffolk Preservation Society (Fiona Cairns)	40	Welcomes the adoption of the NSHA criteria.	Support welcomed.	No action.
Beccles Society	76	There is no clarification as to whether members of the public can establish whether a building or structure is listed as an NDHA or not. The 2012 Waveney DC Built Heritage and Design SPD provided an email address for such queries relating to local listings, and there needs to be the equivalent in the current draft.	It is important that members of the public are aware of who they can approach to discuss heritage related matters. The SPD has been amended accordingly.	Additional text has been inserted below paragraph 4.5, providing the email address for enquiries as to whether a building or structures is an NDHA. The Design and Conservation Team email address has also been added to the back page of the SPD.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	14	I would regard the North Denes of Lowestoft (or what is left of it) a heritage area because it is designated by two covenants which ought to be recognised.	It is not within the scope of the SPD to identify NDHAs.	No action.

5. Historic Parks and Gardens

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	137	Locally important parks in the former Waveney area should be identified in the Local Plan. Millennium Green and Town Park in Halesworth are both at risk from the development of a new supermarket. This will lead to increased air, noise and light pollution and will impede historic views of the town.	The Millennium Green and Town Park are identified as open space under policy WLP8.23. The impact of a new supermarket will be considered through the planning application process.	No action.
Walberswick Parish Council	152	Recognition of the significance of historic parks and gardens is welcome but is of less relevance to Walberswick. ESC should acknowledge the contribution of private gardens to conservation areas and the settings of conservation areas.	Comment noted, however this point on private gardens is more relevant to the section on Conservation Areas than on parks and gardens which are	Extra text inserted after paragraph 5.11 to clarify that private gardens are an important part of many conservation areas. Text added to Chapter 3 to explain the role of Conservation Area Appraisals.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			generally large expanses of parkland.	
Broads Authority (Natalie Beale)	92	Questions whether Somerleyton Park should be listed as a registered park and garden in paragraph 5.5.	The text has been amended to make reference to Somerleyton Park which is registered.	List in paragraph 5.5 amended to include reference to Somerleyton Park.
Great Bealings Parish Council	66	Revision of Great Bealings Neighbourhood Plan could provide the opportunity to seek protected status for the parkland surrounding Bealings House.	Local Plan policy SCLP11.6 explains that neighbourhood plans can identify non-designated heritage assets. This may provide the opportunity to identify parkland if they meet the NDHA criteria.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Suffolk Preservation Society	41	Paragraph 5.10 should say that a future Local Plan will (not could) provide an opportunity to identify parks and gardens across the whole of East Suffolk. The inconsistency in recording and managing parks and gardens between the two former districts needs to be addressed.	It is possible that a future Local Plan could provide an opportunity to identify new parks and gardens, but there are no firm plans to do this. Therefore, the existing wording will be retained.	No action.
Trimley St Martin Parish Council	57	The document should include a broader range of parkland. The parkland surrounding Grimston Hall (grade II listed) is in need of attention.	The Historic Environment SPD focuses on the protection of locally and nationally Listed parks and gardens. However, much of the guidance could also be of relevance to other parks and gardens, and any proposals affecting the setting of a Listed Building would also be considered in that context. Proposals will be considered on their own merits.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Marion Wells	32	Public rights of way across parks and gardens must be retained.	Public rights of way already receive statutory protection and their maintenance is administered by Suffolk County Council.	No action.
Marion Wells	33	Ancient Rights of Way should be reinstated. It would provide a history of how the land was traversed by the local population.	Rights of Way are the responsibility of Suffolk County Council. Pedestrian connectivity will be considered in planning applications however it is not within the remit of this SPD to set out guidance on reinstating Rights of Way.	No action.
Norman Castleton	15	Building in public or private gardens should be more tightly controlled.	National and Local Planning policies seek to protect heritage assets, including parkland, as part of the development process. This document provides guidance which will help to ensure that new buildings within	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			parkland will be carefully considered and sensitive to their surroundings. Proposals for development in private gardens will be considered on a case-by-case basis in accordance with national and Local Plan policies.	
Norman Castleton	16	Development of the above sites should be tightly controlled.	National and Local Planning policies seek to protect heritage assets, including parkland, as part of the development process. This document provides guidance which will help to ensure that new buildings within parkland will be carefully considered and sensitive to their surroundings.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	17	Good advice for future management.	Comment noted.	No action.

6. Building Principles

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council (Mark Knight)	153	Sound advice regarding the repair and conservation of historic structures. Paragraph 6.3 is particularly relevant.	Support welcomed.	No action.
Beccles Society	72	Support paragraph 6.1-6.4.	Support welcomed.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	18	Local expertise is also important.	It is not considered necessary for the expertise be local.	No action.

7. Sustainable Energy and Construction

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	154	It is useful to see measures that will help East Suffolk Council achieve its objective of becoming carbon neutral by 2030. Blanket restrictions are difficult to apply to a historic building. However, information about insulation and different types of renewable energy are useful and relevant to the village.	Proposals to improve the energy efficiency of heritage assets will be considered on a case-by-case basis. Guidance on sustainable energy and construction will be considered alongside other elements of the SPD where relevant. The purpose of this guidance is to ensure that proposals improve the energy efficiency of a historic building	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			where possible while also preserving the historic features that make it unique.	
Broads Authority (Natalie Beale)	93	Para 7 - A section about underfloor heating is needed. Section 7 – Need to explain the embodied energy contained within a historic building. Need to explain how historic buildings are different in terms of their need for ventilation and permeable surfaces. Might be worth referring to ‘whole house retrofit approach’.	Text amended to include information about underfloor heating, embodied energy and the differences between historic and modern buildings. However, specific reference to whole house retrofit has not been included due to the potential for damage to historic buildings.	Guidance on underfloor heating added.
Broads Authority (Natalie Beale)	94	Paragraph 7.13 – check whether solar panels are permitted development.	Solar panels are covered by permitted development unless affixed to a listed building or building situated in a conservation area.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beale)	95	Paragraph 7.30 – ‘The building is not listed’ appears twice.	Second reference to ‘The building is not listed’ has been deleted.	Second reference to ‘The building is not listed’ has been deleted in paragraph 7.30 (now paragraph 7.33).
Joanna Barfield	138	The principles outlined in paragraphs 7.2 and 7.3 are vital to sustainable construction and should be applied to all new developments.	Comments noted. Local plan policies promoted sustainable construction in all development, but the focus of this SPD is the historic environment. The Council is currently also producing a Sustainable Construction SPD.	No action.
Lowestoft Town Council (Sarah Foote)	134	Lowestoft Town Council declared a climate emergency in 2019 and seeks to mitigate the effects of climate change in all of its work. The Town Council therefore supports sustainable energy and construction.	Comments noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Woodbridge Society (Alan Vaughan)	116	Guidance could be strengthened by encouraging the use of solar tiles.	Paragraph 7.21 makes reference to the use of solar film and solar tiles, which have less impact on the appearance of a historic building.	No action.
Suffolk Preservation Society	42	Illustrations of insulation material being installed would be useful. Paragraph 7.8 needs greater clarity about 'correct materials'.	Paragraph 7.8 (now paragraph 7.10) amended to include examples of appropriate materials. With this addition, photos are not considered necessary.	Paragraph 7.8 (now paragraph 7.10) amended to include examples of appropriate materials.
Suffolk Preservation Society	43	Paragraph 7.45 should make clear that in the case of nationally strategic infrastructure projects adopted policy will carry very little weight.	National Policy Statements are given primary importance when considering nationally strategic infrastructure projects. However, Local Plan policies are given consideration where the National Policy Statements are silent. Local Plan policies are also considered as part	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			of the Local Impact Report, which is an assessment of the impact of a scheme. Policy SCLP3.4 has been included in the Suffolk Coastal Local Plan to set out the themes which would form part of the Council's response as a consultee, and includes the historic environment.	
Suffolk Preservation Society	44	Paragraph 7.46, line 6 should be modified because bird and bat boxes are de-minimus.	This sentence will be retained because Listed Building Consent is required for bird and bat boxes on listed buildings.	No action.
Marion Wells	34	Questions whether swift boxes are problematic on historic buildings.	Swift boxes as acceptable provided that they are installed so as not to impact upon the significance and appearance of a historic building.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Beccles Society	77	Paragraph 7.16 requires a fuller reference in order to find guidance from Historic England.	Paragraph 7.16 (now paragraph 7.19) amended to provide a complete reference to Historic England guidance.	Paragraph 7.16 (now paragraph 7.19) amended to provide a complete reference to Historic England guidance.
Beccles Society	78	Suggests that the maximum capacity of an air source heat pump should be 0.6 cubic metres.	Amend text in paragraph 7.27 to read 0.6 cubic metres.	Text in paragraph 7.27 amended to read 0.6 cubic metres.
Norman Castleton	21	Good controls and advice.	Comment noted.	No action.
Norman Castleton	19	The guidance should take account of extreme weather events.	Paragraphs 7.40 and 7.41 provide guidance about adapting to climate change, in particular protecting homes from flooding.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	20	Comprehensive guidance.	Comment noted.	No action.
Sarah Barrett	8	Hemcrete could be used to improve the thermal efficiency of buildings. It could be used as a replacement for wattle and daub.	Council guidance can provide advice about suitable materials but cannot recommend particular products. Existing wattle and daub should always be retained where possible. Where repair of wattle and daub is not possible then replacement should be made using the same materials.	No action.

8. Extending and Historic Building

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Lowestoft Town Council (Sarah Foote)	135	Lowestoft Town Council supports the retention of original design features in windows.	The Historic Environment SPD states that the retention of historic materials and design features is always preferable to replacement with new windows.	No action.
Walberswick Parish Council	159	Supports limiting the number of dormers and rooflights to one or at most two in paragraph 8.25. Highly relevant to Walberswick.	Support welcomed.	No action.
Walberswick Parish Council	160	Paragraphs 8.27-31 make many points that are of relevance to planning applications in the village.	Comment noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	161	Paragraphs 8.34-38 emphasise the importance of small buildings that have not yet been extended. This is relevant to Walberswick and will help determine applications for works to smaller structures.	Comments noted.	No action.
Walberswick Parish Council	162	Paragraphs 8.49-59 spell out criteria for glazed rooms and infills. It is positive that East Suffolk Council recognises the need for control and scrutiny and the damage that can be done by poor design. This is relevant to some buildings in Walberswick.	Comment noted.	No action.
Walberswick Parish Council	155	Paragraph 8.6 states that an extension should be built from materials that match the original, but this point is superfluous because all works to historic buildings should complement them. Paragraph 8.10 makes reference to the setting of an asset, which is welcome.	It is important to ensure that the materials used in the construction of an extension match those in the original building. This will help to ensure that the extension is in keeping with the original building. Explaining this in the SPD gives some weight as a material consideration even if it appears superfluous.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	156	Paragraphs 8.11 and 8.12 are welcomed because they state the importance of professional advice and understanding the significance and impact of the work proposed.	Support welcomed.	No action.
Walberswick Parish Council	157	The section covering materials and details is a brave attempt to cover a complex subject.	Comment noted.	No action.
Walberswick Parish Council	158	Paragraph 8.18 is relevant to Walberswick, which has seen its building stock eroded by poorly detailed replacement windows.	Comment noted.	No action.
Suffolk Preservation Society	46	Paragraph 8.20 requires illustration of a pentice board and bell-mouth render.	It is agreed that illustrations would be helpful here.	Illustrations of a pentice board and bell-mouth render have been inserted in paragraph 8.20.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Suffolk Preservation Society	47	Paragraph 8.21 requires illustrations of boxfoot eaves and clubfoot ends.	It is agreed that illustrations would be helpful here.	Illustrations of box-out eaves and clubfoot ends have been inserted in paragraph 8.21.
Suffolk Preservation Society	48	Illustrations are needed to explain how to extend different types of building.	Examples of successful extensions are provided in the SPD.	No action.
Suffolk Preservation Society	45	Paragraph 8.19: Last line should read 'an' not 'and'.	Agreed.	Final sentence of paragraph 8.19 amended to read 'an' not 'and'.
Beccles Society	74	Simple line drawing could be used more often: paragraph 8.28-30 (describing extensions to historic buildings).	Examples of successful illustrations are provided in the SPD, along with the use of photographs.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	22	Covers most situations.	Comment noted.	No action.

9. The setting of Historic Buildings

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Westerfield Parish Council	121	The parish council supports the guidance in chapter 9. Many buildings depend on their settings for their significance. The setting of buildings is lost too easily and is often of greater significance than the building itself.	Comments noted.	No action.
JT Hancock Associates	177	The features of major developments, such as access roads and street lighting, may affect the wider setting over a larger distance. This in turn could have an impact upon the setting and significance of a historic building.	The focus of this chapter is on smaller works that affect the immediate settings of historic buildings. However, reference is also made to the potential impact of large-scale	Text added to paragraph 9.2 to state that the focus of this chapter is on smaller works that could affect the immediate settings of historic buildings. An explanation has been added to paragraph 9.3 in this respect.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			developments on the wider landscape.	
Joanna Barfield	139	Halesworth Thoroughfare is an important setting for many historic buildings. This is crucial when considering development proposals and a supermarket in the vicinity will not be appropriate.	The application for a new supermarket will be dealt with through the development management process and is beyond the scope of this consultation. The SPD will become a material consideration once adopted for relevant applications.	No action.
Joanna Barfield	140	Front gardens being paved over adds increases flood risk and habitat loss.	This Historic Environment SPD seeks to protect historic buildings and their settings, as well as to promote the use of materials that protect wildlife habitat and reduce the risk of flooding. Paragraph 9.24 encourages the use of permeable materials.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	163	This section is of relevance to buildings in Walberswick. The document contains information about the impact of outbuildings, walls, driveways, fences, railings and gates. It contains useful guidance about setting and the need for quality.	Comments noted.	No action.
Marion Wells	35	Gates and fences should be limited to 1.5 metres in height to enable the public to glimpse historic properties.	Gates and fences vary in height and some are an important part of the setting of a historic building. They can also form a part of the listing. Therefore, it is not appropriate to set a standard limit on the height of either.	No action.
Beccles Society	75	Simple line drawing could be used more often: paragraph 9.30 (describing various styles of fencing).	Photos are considered to provide better illustration of the points in paragraph 9.30.	No action

10. Windows, Doors and Porches

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Lowestoft Town Council (Sara Foote)	136	Supports the retention of original features on windows but also suggests that more consideration should be given to energy conservation.	The Historic Environment SPD provides guidance about energy conservation and how it can respect the character and appearance of an historic building. This includes through the appropriate installation of insulation, the maintenance and repair of windows (see chapter 10) and efficient sources of energy (see chapter 7).	No action.
Joanna Barfield	141	It is important to encourage the use of local historic paint colours.	Guidance in chapter 10 seeks to retain existing historic materials where possible and to encourage the use of colours that are sympathetic with the rest of the building.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Southwold Town Council (Jessica de Grazia Jeans)	179	Page 57 should specify criteria for when UPVC windows might be acceptable in conservation areas.	It is agreed that this explanation would be helpful.	Additional text has been inserted into paragraph 10.8 to state when UPVC is acceptable within conservation areas.
Joanna Barfield	142	Rooflights are not always appropriate on a historic building.	The Historic Environment SPD suggests that the installation of rooflights will only be acceptable in certain limited circumstances.	No action.
Southwold Town Council (Jessica de Grazia Jeans)	180	Page 62 text should specify that 'high quality authentic' does not include plastic windows.	The text about window replacement has been re-drafted to provide more guidance about the types of replacement windows that are acceptable.	The text about window replacement has been re-drafted to provide more guidance about the types of replacement windows that are acceptable.
Joanna Barfield	143	See previous comments about paint finishes.	Guidance in chapter 10 seeks to retain existing historic materials where possible. Paragraph 10.30 (now paragraph 10.34) states that new paint and varnish on doors should be sympathetic to the	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			appearance of a historic building.	
Walberswick Parish Council	164	This section is particularly relevant to Walberswick. With regard to 10.1, alterations can be made without consent unless a building is listed or there is an Article 4 Direction. This section contains further information about doors and porches, windows and rooflights.	Comments noted.	No action.
Broads Authority (Natalie Beale)	96	Issue of UPVC requires discussion. Timber is traditionally used in the area and is sustainably sourced. Timber enjoys many of the same benefits as UPVC, such as improved seal and double glazing. UPVC does not weather with age and remains prominent. Manufacturing processes means that UPVC frames will appear bulky. A slimmer profile window can also improve the flow of light into a building. 10.1 Permitted development does not apply in blocks of flats, flats over shops or business premises. A change in windows and doors needs planning permission in some instances.	The SPD seeks to encourage the retention of existing wooden windows where possible. Replacement windows should use the same materials as the original where possible. The SPD states that UPVC will not be supported on listed buildings but may in some cases be supported in conservation areas, and advice is provided on replacing windows.	Extra sentence (paragraph 10.1 added) to take account of restrictions to permitted development.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beale)	97	Para 10.8-9 Suggests recommending retention of historic timber because it is slower grown and of a higher quality than more modern timber.	It is agreed that the SPD should favour the retention of historic timber.	Text amended in paragraph 10.8 (now 10.9) to favour the retention of historic timber.
Paul King	37	There should be greater awareness about the importance of retaining original wooden windows. UPVC windows should only be permitted in instances where the original window has already been removed and replaced with an unsympathetic replacement. Wooden replacements should be used where possible.	SPD guidance states that existing windows should be retained where possible. Replacement windows should be made of the same materials and using the same designs as the windows to be replaced. The new text in paragraphs 10.26 – 10.29 provides guidance on this.	No action.
Beccles Society	80	Greater clarity regarding the criteria for replacement windows is required, especially paragraph 10.26.	It is agreed that the SPD could better explain the approach to considering replacement windows by providing an explanation of what would be acceptable rather than a series of questions.	The text of this section has been re-drafted to provide greater clarity about the types of replacement windows that are acceptable.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Unnamed	1	Slimline windows can be used within historic window frames to retain their original appearance, including where there are intermediate glazing bars. Sash and casement frames are often no more expensive than UPVC.	Paragraph 10.7 (now paragraph 10.8) notes that slimline double-glazed windows can be acceptable if suitably detailed.	No action.
Unnamed	2	A bespoke timber door is often cheaper than a non-timber door because it will not require a new frame. A timber door will also match the original door and those in the surrounding area.	Paragraphs 10.27-34 (now paragraphs 10.31-38) state that it is preferable to retain the existing historic door where possible and it states that historic doors are always better replacements than modern mass-produced alternatives.	No action.

11. Conversion of historic buildings in the countryside

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Paul Cope	128	The character of many villages is changing. Busy agricultural areas are now used for residential and leisure purposes by wealthy people who can afford to convert properties.	Comments noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Joanna Barfield	144	Too many agricultural buildings have been converted to residential uses which has altered the character of where we live.	Local Plan policies provide opportunities for conversions of buildings that have value, either in the landscape or with architectural merit. Otherwise, these buildings may be lost.	No action.
Walberswick Parish Council	165	This section is of less relevance to Walberswick but the guidance about redundancy, local distinctiveness and design principles are useful.	Comments noted.	No action.
Broads Authority (Natalie Beale)	101	Paragraph 11.20 – Suggests mentioning The Broads.	Agree it would be appropriate to mention the Broads as an example.	Paragraph 11.17 amended to make mention of The Broads as an example.
Broads Authority (Natalie Beale)	102	Paragraph 11.24 – Alterations that reinstate lost features may be acceptable.	It is agreed that this could be acceptable.	Paragraph 11.24 (now paragraph 11.25) amended to state that alterations that reinstate lost features may be acceptable.
Broads Authority (Natalie Beale)	99	Paragraph 11.7 – PD rights relating to change of use from agricultural to residential do not apply in Broads Authority area.	Comments noted.	No action.
Broads Authority	100	Paragraph 11.17 – Perhaps mention the Broads Landscape Character Assessment	It is agreed that this could be relevant where a proposal is in	Paragraph 11.17 amended to make reference to The Broads Landscape Character Assessment and

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
(Natalie Beale)		because a property could be surrounded by the Broads area.	the setting of the Broads.	Neighbourhood Plan landscape character assessments.
Great Bealings Parish Council	68	Design should take account of setting and street scene. The intersection of landscape and built environment helps to create local character. Fully supports the SPD in this regard.	Paragraphs 11.18-23 provide guidance about the contribution of a converted building to the wider landscape.	No action.
Great Bealings Parish Council	69	The conversion of outbuildings, redundant buildings and agricultural dwellings to residential use are major issues in the context of a village. Uncontrolled conversions can have an adverse impact on the streetscape and so should be subject to the same planning and building regulations as a new build.	Suffolk Coastal Local Plan policy SCLP5.5 (Conversions of Buildings in the Countryside for Housing) and Waveney Local Plan WLP8.11 (Conversion of Rural Buildings to Residential Use) both provide planning policy about the conversion of rural dwellings to residential use. Chapter 11 of the Historic Environment SPD provides further practical guidance about this topic. The SPD cannot set new policies.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Suffolk Preservation Society	49	Links to Historic England guidance would be helpful in paragraph 11.9.	Agree that this would be helpful.	Link to Historic England guidance inserted into paragraph 11.9.
Suffolk Preservation Society	50	Paragraph 11.32 should also state that a structural engineer should have relevant experience, including working with vernacular building, traditional construction and materials. A suitably skilled engineer is required to avoid damage to a building.	Agree that a structural engineer must have relevant experience, including with vernacular building, traditional construction and materials.	Paragraph 11.32 (now paragraph 11.33) amended to state that a structural engineer must have relevant experience, including with vernacular building, traditional construction and materials.
Suffolk Preservation Society	51	This section should state that some buildings are located within the AONB and refer to the AONB management plan, which provides advice about adapting/converting buildings in the designated landscape.	It is agreed that reference to the AONB Management Plan would be appropriate. The AONB Management Plan is a material consideration in decision making.	Document amended in paragraph 11.23 to make reference to AONB management plan, together with links.

12. Lighting, security and satellite apparatus

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council (Mark Knight)	166	Clarification that care needs to be taken in Conservation Areas is supported. So too are the sections on lighting and security apparatus.	Support welcomed.	No action.
Broads Authority (Natalie Beal)	103	<p>Paragraph 12.14 should be first, to demonstrate importance of considering whether lighting is needed.</p> <p>Suggest referring to the benefits of dark skies. It should be stated that the Broads has intrinsically dark skies and there should be no impact of a scheme on the dark skies of the Broads.</p> <p>Lighting should point down, rather than up which can happen on older buildings. But equally, when pointing down, need to think about the surface and the issue of reflection.</p> <p>Paragraph 12.16 should refer to light trespass.</p>	<p>It is considered important to clarify that the need for new lighting should be considered at the outset, and the SPD has been amended accordingly. It is not considered necessary to put paragraph 12.14 first as the preceding paragraphs provide context to this section of the guidance.</p> <p>It is not considered necessary to refer to dark skies as this is a matter related more closely to landscape</p>	Paragraph 12.1 has been amended to clarify that consideration should be given to whether lighting (or other equipment) is needed.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
		<p>Suggest 'external artificial lighting' should be the overall term referred to throughout this chapter, rather than 'security lighting'.</p> <p>If lighting is needed for security, perhaps the security issue should be stated, and how the proposed lighting design will provide security.</p>	<p>matters than heritage, and is therefore not within the scope of the SPD.</p> <p>The SPD provides clarity that lighting should be limited to that which is necessary and be focussed on the architectural features proposed to be illuminated. It is not considered that either pointing up or down would be appropriate in all cases as this will depend on the purpose of the lighting and the heritage asset. However, for shop fronts this is considered appropriate (see comments on Chapter 13 below).</p>	

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			<p>The wording provided in the SPD is considered appropriate as security lighting is a generally acknowledged term for lighting that provides a security function. Paragraph 12.12 explains that this section is not solely about security lighting.</p> <p>The focus of the SPD is to provide guidance relating to heritage matters rather than whether proposed lighting would deliver the desired security outcomes.</p>	
Broads Authority (Natalie Beal)	105	Paragraph 12.21 needs to be much earlier in this chapter.	It is considered that paragraph 12.21 is appropriately positioned as it follows from paragraph 12.20.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beal)	106	<p>Paragraph 12.24, guidance should ask 'are there other means of mitigating the security risk? For example, a sign stating that CCTV is in operation, a managed approach with an increased physical presence on site', rather than installing CCTV as a first step.</p> <p>Paragraph 12.27, as well as being small and in dark colours, CCTV cameras should make use of wireless technology wherever possible.</p>	<p>It is considered that paragraph 12.24 provides appropriate guidance. Signs for example could be more harmful in some cases.</p> <p>It is agreed that the use of wireless technology may cause less harm to heritage assets, and therefore the SPD has been amended accordingly.</p>	<p>No action.</p> <p>Paragraph 12.27 has been amended to reflect positive support for wireless CCTV.</p>
Great Bealings Parish Council (Dee Knights)	70	We support the intent set out in the SPD to monitor and if appropriate control external lighting in a rural location.	The SPD provides guidance relating to the installation of external lighting apparatus on or affecting heritage assets. This would	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			apply in rural and urban areas.	
Suffolk Preservation Society (Fiona Cairns)	52	Chapter 12 would benefit from a selection of images to illustrate the advice that is provided. There is not a single image in this section which limits the effectiveness and accessibility of this chapter of the guidance.	Images can clearly illustrate the guidance provided, and it is agreed that an image would be helpful.	A suitable image has been added to this chapter in order to add clarity to and reinforce the guidance.

13. Shopfronts and Signage

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	167	Shopfronts and signage within a conservation area would normally require planning permission. This section draws heavily on the Lowestoft Shopfront Guide and is more relevant to urban areas. However, there are some sections that are relevant to Walberswick.	Comments noted.	No action.
Broads Authority	108	Para 13.46-49: Traditionally neither bright whites nor true blacks were used. Off	Comments noted. However it is not considered that	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
(Natalie Beale)		whites and very dark colours that appeared black were used.	amendments are needed as the paragraphs are making general comments about colours rather than setting out a palette of appropriate colours.	
Broads Authority (Natalie Beale)	109	Para 13.50-52: The material used can have a big impact.	Comment noted.	No action.
Broads Authority (Natalie Beale)	104	Care needs to be taken. Questions firstly whether lighting is needed. Maybe refer to the benefits of a dark sky. There should be no impact on the dark skies of the Broads. Lighting should point down and consideration should be given to the issue of reflection and surface. Para 12.16 should refer to the angle of lighting and the issue of light trespass. Security lighting should be referred to as external artificial lighting. State that one of its uses is to address security. Owners should state what the lighting is actually needed for and how their proposed lighting will address this.	It is agreed that the SPD could provide further guidance on shopfront lighting. These comments are also considered under Chapter 12 where not related to shopfronts.	Extra paragraph added to the end of illumination section after paragraph 13.79 to state that shopfront illumination should not impact upon neighbouring shops and properties and the surrounding area and that lighting should also point down rather than up, so as to minimise light pollution.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Broads Authority (Natalie Beale)	107	Para 13.41 needs to state that UPVC will rarely be considered appropriate for shopfronts in a historic context.	It is agreed that UPVC will rarely be considered appropriate on an historic shopfront.	Paragraph 13.41 amended to state that UPVC will rarely be considered appropriate on an historic shopfront.
Suffolk Preservation Society	53	Paragraph 13.6, sentence 2: There is a stray 'of a'.	Paragraph 13.6, sentence 2 amended to remove 'of a'.	Paragraph 13.6, sentence 2 amended to remove 'of a'.

14. Demolition

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	168	The document makes clear the process for demolishing a listed building.	Comment noted.	No action.
Walberswick Parish Council	169	Paragraphs 14.5-13 are useful in understanding the criteria and process for demolition of a non-designated heritage asset, as well as the significance of a building and impact that demolition would have.	Comment noted.	No action.
Broads Authority (Natalie Beale)	110	Section 14 – suggests considering the embodied energy of buildings in terms of climate change and carbon dioxide emissions.	It is agreed that it is relevant to make reference to embodied energy, as a sustainability benefit of	Text inserted after paragraph 14.5 (now paragraph 14.6) to make reference to embodied energy.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
		Para 14.1 - All points listed need to be met or it should be made clear how the public benefits will exceed the harm of that loss and that the loss is required to achieve these benefits.	retaining an existing building. This is consistent with the policy in National Planning Policy Framework paragraph 195. It is agreed that all points listed should be met for demolition to be acceptable.	Paragraph 14.1 amended to state that all criteria should be met for demolition to be acceptable.
Suffolk Preservation Society	54	Paragraph 14.12 should be expanded to emphasise the importance of NDHAs and the Council's requirement for a thorough assessment of adopted criteria. More positive language would make the guidance more robust and effective. It would also align with neighbourhood plans, which seek to protect heritage within their parishes.	It is agreed that the SPD should emphasise the importance of protecting non-designated heritage assets and should refer to the Suffolk Coastal and Waveney Local Plans' criteria for assessing demolition proposals.	Paragraph 14.12 (now paragraph 14.14) amended to emphasise the importance of protecting non-designated heritage assets and the Suffolk Coastal and Waveney Local Plans' criteria for assessing demolition proposals.
Norman Castleton	23	Buildings can still be demolished against these criteria and so controls need to be tightened.	Local Plan policies and the Historic Environment SPD already make clear that demolition should only be considered as a last	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			resort if economic repair is not possible and no alternative use can be found.	
Norman Castleton	24	Suggests that the criteria related to the loss of non-designated heritage assets should be subject to consultation.	The criteria related to the loss of non-designated heritage assets were subject to consultation as part of the preparation of the Suffolk Coastal and Waveney Local Plans.	No action.

15. Repairs and Maintenance

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	170	This section is highly relevant to Walberswick and clarifies the need for a sensitive and informed approach. It sets down principles that will help to protect heritage assets and prevent ill-informed repairs.	Comments noted.	No action.
Walberswick Parish Council	171	Paragraph 15.9 is useful because it states that certain repairs or alterations will require planning permission or Listed building consent. It also states that expert	Comments noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
		advice may be required where a building is Listed or in a conservation area.		
Walberswick Parish Council	172	Paragraphs 15.28-31 could be expanded to cover the protection afforded to trees above a certain height and girth in a conservation area.	It is agreed that it would be helpful to include text about the protection of trees in Conservation Areas. There is no criteria regarding the protection of trees above a certain size.	New paragraph added after paragraph 15.31 to provide guidance about trees in conservation areas.
Broads Authority (Natalie Beale)	111	Questions whether paragraphs 15.28-31 should state that the local planning authority receives 6 weeks' notice of works to trees in a conservation area.	It is agreed that it would be helpful to state that trees works to trees within a conservation area require six weeks' notice.	New paragraph added after paragraph 15.31 to state that trees works to trees within a conservation area require six weeks' notice.
Broads Authority (Natalie Beale)	112	Should paragraphs 15.69-72 provide advice for buildings with a cement render? In particular there should be advice about repairs or reinstatement with a lime mortar where there is damage.	It is agreed that the SPD should encourage the use of lime-based mortars and renders where possible when making repairs and replacements.	A new paragraph has been added (15.74) to encourage the use of lime-based mortars and renders where possible when making repairs and replacements.
Great Bealings	67	The neighbourhood plan requires appropriate maintenance and compliance with modern practices in terms of repairs,	Comment noted.	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Parish Council		insulation and energy use. When the neighbourhood plan is reviewed East Suffolk Council will be consulted about strengthening these policies.		
Suffolk Preservation Society	55	The timber repair section requires illustrations to support the text.	Insert illustration of timber repairs.	Insert illustration of timber repairs.
Norman Castleton	26	Paragraph 15.24 - Some modern development can also be included in this category.	It is agreed that some more modern buildings can also have structural issues.	Paragraph 15.24 amended to include reference to more modern buildings.
Norman Castleton	27	Tree planting and conservation should be a statutory requirement.	Tree planting on its own cannot be a statutory requirement but tree planting and landscaping can be required as part of proposals for development.	No action.
Norman Castleton	25	Flooding can also be caused by modern agriculture and construction and by creating hard surfaces on green fields or flood plains.	Chapter 7 includes guidance about adapting to climate change and chapter 9 includes guidance about the appropriate treatment of the setting of historic buildings, including	No action.

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
			driveways so as to reduce the risk of flooding.	
Affiliated to Lowestoft Heritage Workshop Centre (David Butcher)	6	Agrees with nearly all of the document. Page 112 should make reference to the raking out of old lime mortar joints prior to repointing, which has disfigured many buildings.	It is agreed that care should be taken when removing old mortar from a joint.	Paragraph 15.67 (now paragraph 15.68) amended to state that care should be taken when removing old mortar from a joint.

16. Pipework and Services

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	173	Supports the guidance, which seeks to limit external pipework and makes suggestions about correct materials.	Comment noted.	No action.
Broads Authority (Natalie Beale)	113	In paragraphs 16.3-9 should the removal of redundant pipework (and other obsolete utilities) be encouraged?	It is agreed that redundant pipework should be removed unless it is of architectural or historic significance.	New paragraph added after paragraph 16.9 to require redundant pipework to be removed unless it is of architectural or historic significance.

17. Chimneys

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council	174	Supports recommendations about chimneys, which are an important part of a proposal in an historic environment.	Comment noted.	No action.

18. Making an application

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Walberswick Parish Council (Mark Knight)	175	Support for this chapter, however East Suffolk's Local Validation List should be provided within the document, rather than linked to the ESC website.	It is considered appropriate to link to the ESC website for the Local Validation List. Including the Local Validation List as an appendix would unnecessarily lengthen the SPD. The Local Validation List is also likely to change during the time in which the SPD is in place as they are required to be reviewed every two years.	No action.

Appendix 1 – Criteria for the Identification of Non-Designated Heritage Assets

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Suffolk Preservation Society	56	See previous comment about Non-Designated Heritage Assets. The paragraph under supporting statement should be restated under Non-Designated Heritage Assets.	It is agreed that the paragraph about supporting statements could usefully be added in section 4.	The paragraph about supporting statements has been inserted at the end of the chapter about non-designated heritage assets at the end of paragraph 4.4.
Marion Wells	36	Footpaths should be included as non-designated heritage assets. They show how people used to travel and are used for recreational purposes.	Footpaths are legally protected and are administered by Suffolk County Council.	No action.

Appendix 2 – Locally identified parks and gardens within East Suffolk

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
N/A				

Appendix 3 – List of photograph credits

Name/ Organisation	Comment ID/ Ref	Comment Summary	Council Response	Action
Norman Castleton	28	Excellent examples.	Comment noted.	No action.

Equality Impact Assessment Screening Opinion

Draft Historic Environment Supplementary
Planning Document

October 2020



Introduction

1. It is the Council's duty under the Equality Act 2010 to undertake an Equality Impact Analysis at the time of formulating a decision, drafting a report, designing or amending a policy. This will ensure that the Council is considering and taking positive action where possible to promote access to services for all their communities, including their wider communities. The Equality Impact Assessment Screening Assessment will assess whether there is any impact upon any of the groups with protected characteristics under the Equalities Act, which are listed in the table below. If an adverse impact upon any of these groups is identified then a full Equalities Impact Assessment will be required.
2. The Historic Environment Supplementary Planning Document (SPD) is intended to provide guidance about changes and alterations to historic buildings. As such it will be of use to owners of historic properties, as well as builders, trades people and developers. Guidance in this SPD will be divided into the following chapters:
 - Listed buildings
 - Conservation areas
 - Non-designated heritage assets
 - Historic parks and gardens
 - General principles
 - Sustainable energy and construction and the historic environment
 - Extending and historic building
 - The setting of historic buildings
 - Windows, doors and porches
 - Conversion of historic buildings in the countryside for residential use
 - Lighting, security and satellite communications apparatus
 - Shopfronts and signage
 - Demolition
 - Repairs and maintenance
 - Repairs and maintenance
 - Pipework and services
 - Chimneys
 - Making an application.
3. Key topics within this SPD will be the types of changes and repairs that will be acceptable in planning terms. It will also provide advice about how proposals can be undertaken in a way

that is sensitive to a historic building and its setting, as well as protecting the structure and fabric of a building. Links to further websites and other sources of practical advice will also be provided.

4. The Historic Environment SPD will help to implement policies contained in the Suffolk Coastal and Waveney Local Plans, all of which have been subject to an Equality Impact Assessment screening. The following Local Plan policies will be implemented by the Historic Environment SPD:

Suffolk Coastal Local Plan –

SCLP11.3 Historic Environment

SCLP11.4 Listed Building Consent

SCLP11.5 Conservation Areas

SCLP11.6 Non-Designated Heritage Assets

SCLP11.8 Parks and Gardens of Historic or Landscape Interest

Waveney Local Plan

WLP8.37 Historic Environment

WLP8.38 Non-Designated Heritage Assets

WLP8.39 Conservation Areas

5. The Equality Act 2010 lists nine protected characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation. East Suffolk Council has added a tenth characteristic, socio-economic deprivation, in addition to the nine protected characteristics listed in the legislation. This reflects that pockets of deprivation that exist across East Suffolk.

Screening of impact on different groups

	Groups	Likely Impact (positive/negative/no impact)	Reason for your decision
a	Age (Includes safeguarding issues)	Positive	The Historic Environment SPD provides guidance about disabled access to shops and businesses located in historic buildings, which

			will have a positive impact for the elderly.
b	Disability	Positive	The Historic Environment SPD provides guidance about disabled access to shops and businesses located in historic buildings, which will have a positive impact on those with a disability.
C	Gender reassignment	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
D	Marriage and Civil Partnership	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
E	Pregnancy and maternity	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
F	Race	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
G	Religion or Belief	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
H	Sex	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic

			buildings. It will therefore not discriminate against this group.
I	Sexual orientation	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.
J	Socio-economic deprivation	No impact	The Historic Environment SPD provides guidance about making changes and repairs to historic buildings. It will therefore not discriminate against this group.

Consultation and Engagement

6. There has been consultation during the preparation of the Historic Environment SPD. An initial informal consultation took place between the 27th September and 25th October 2019, which was intended to scope the contents of the Historic Environment SPD. This included members of the public, civic societies, Suffolk Preservation Society, Suffolk County Council, Suffolk Coasts and Heaths, the Theatres Trust, town and parish councils and the National Trust.
7. During the preparation of the draft Historic Environment SPD there have been regular steering group meetings with colleagues in the design and conservation, development management and arboriculture and landscape teams. There has also been contact with Historic England.
8. In view of the current Covid-19 social distancing measures, the Council has set out measures to enable safe participation in the consultation and to ensure that those who wish to engage in the consultation are not disadvantaged. The Council would normally make hard copies of consultation documents available to view in libraries and in the Council's offices for those who are unable to view them online, however as this is not possible to do this at this time due to the Covid-19 pandemic the Council has put alternative measures in place. For those unable to view the consultation documents online, hard copies are being made available on request (free of charge) by post. In view of

these measures the Council does not consider that this consultation will disadvantage any of the groups covered by this EQIA screening exercise.

Presentation in Different Languages

9. As part of an eight-week period of formal consultation, the document will be published on the Council's website, with hard copies available on request for those unable to access it online. The document may be requested in a different language. When such requests are received the Customer Services Team will be involved with ensuring this request is actioned.

Proposed Changes

10. The Council will analyse responses received during the public consultation and will make any necessary changes as a result of comments received.

Conclusion

11. No negative impact upon any group with protected characteristics or experiencing socio-economic deprivation was identified and therefore a full Equality Impact Assessment is not required.



Strategic Environmental Assessment Screening Opinion

Draft Historic Environment Supplementary Planning Document

December 2020

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1. Introduction

The draft Historic Environment Supplementary Planning Document (SPD) has been produced by East Suffolk Council. The SPD will apply to the whole of the East Suffolk Council area, excluding the parts of East Suffolk that are within the Broads National Park, for which the Broads Authority is the local planning authority.

In some circumstances a Supplementary Planning Document could have significant environmental effects and may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require Strategic Environmental Assessment.

This screening report is designed to test whether or not the contents of the draft Historic Environment Supplementary Planning Document requires a full Strategic Environmental Assessment (SEA). The legislative background below outlines the regulations that require the use of this screening exercise. Section 4 provides a screening assessment of the likely significant effects of the SPD and the need for a full SEA.

2. Legislative Background

The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the Environment'. This document is also known as the Strategic Environmental Assessment (or SEA) Directive. European Directive 2001/42/EC was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.

The SEA Regulations include a definition of 'plans and programmes' to which the regulations apply. SEA requirements relate to plans or programmes which are subject to preparation or adoption by an authority at national, regional or local level, which includes those prepared for town and country planning and land use. SEA is required where the plan or programme is likely to have significant environmental effects. It is therefore necessary to screen the SPD to identify whether significant environmental effects are likely. Where

screening identifies significant environmental effects, a full Strategic Environmental Assessment is required.

3. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC

The preparation of the SPD triggers a requirement to determine whether it is likely to have a significant environmental effect. This requirement is discharged by the 'responsible authority' being the authority by which or on whose behalf the plan is prepared. Before making a determination, the responsible authority shall: -

- a) Take into account the criteria specified in Schedule 1 to the Regulations;
and
- b) Consult the consultation bodies.

The consultation bodies are defined in section 4 of the SEA Regulations. The opinions from the statutory consultation bodies: Historic England, the Environment Agency and Natural England, are therefore to be taken into account.

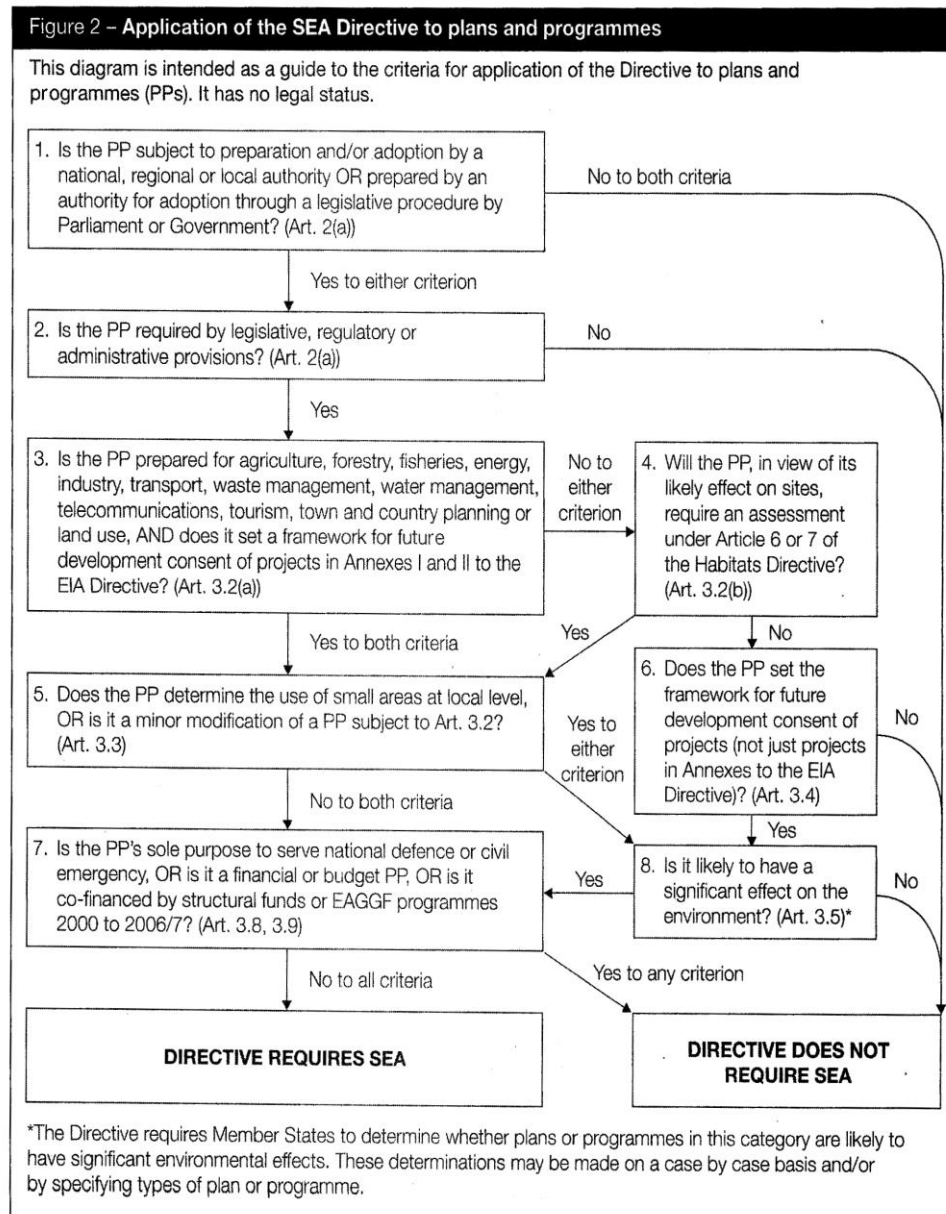
Schedule 1 of the SEA Regulations sets out the criteria for determining likely significant effects as follows:

- 1. The characteristics of plans and programmes, having regards, in particular to:
 - a. The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
 - b. The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.
 - c. The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.
 - d. Environmental problems relevant to the plan or programme.

- e. The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
- a. The probability, duration, frequency and reversibility of the effects.
 - b. The cumulative nature of the effects.
 - c. The trans boundary nature of the effects.
 - d. The risks to human health or the environment (e.g. due to accidents).
 - e. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - f. the value and vulnerability of the area likely to be affected due to:
 - i. special natural characteristics or cultural heritage;
 - ii. exceeded environmental quality standards or limit values;
 - iii. intensive land-use; and
 - g. the effects on areas or landscapes which have a recognised national, community or international protection status.

4. Assessment

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



Source: A Practical Guide to the Strategic Environmental Assessment Directive (2005)

The following assessment applies the questions from the preceding diagram. The answers determine whether the Supplementary Planning Document will require a full Strategic Environmental Assessment.

1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))

Yes. The preparation and adoption of the draft Historic Environment Supplementary Planning Document (SPD) is being carried out by East Suffolk Council. The SPD is being produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))

Yes. The production of the SPD forms part of the delivery of the statutory Development Plan and the process for preparing SPDs is set out in the Town and Country Planning (Local Development) (England) Regulations 2012 and relates to the administration of the Council's planning service.

3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))

The SPD is prepared in support of the delivery of town and country planning and land use policies.

The SPD will not set a framework for the future consent of projects listed in Annexes I and II of the EIA Directive.

4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))

A separate screening exercise has been carried out under the Habitats Directive (92/43/EEC) and Conservation of Habitats and Species Regulations (2017) (as amended). This has determined that a full Appropriate Assessment is not required.

5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)

Not applicable (based on the responses to questions 3 and 4 above).

6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3(4))

Yes. The draft Historic Environment Supplementary Planning Document will be a material consideration in the determination of planning applications and applications for Listed Building Consent and will be applied alongside the policy framework provided by the Local Plans.

7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)

No. Not applicable.

8. Is it likely to have a significant effect on the environment? (Art. 3(5))

No. The guidance contained in the draft Historic Environment Supplementary Planning Document provides information and advice concerning the conservation and enhancement of the historic environment and heritage assets. It is unlikely that the SPD will have a significant impact upon the environment. The draft Historic Environment Supplementary Planning Document (SPD) adds detail to policies within both the Suffolk Coastal Local Plan and the Waveney Local Plan, specifically policies SCLP11.3-11.8 of the Suffolk Coastal Local Plan and policies WLP8.37-8.40 of the Waveney Local Plan. All policies within both Local Plans have been subject to a full Sustainability Appraisal, incorporating the requirements for Strategic Environmental Assessment.

5. Conclusion

The draft Historic Environment Supplementary Planning Document supports the implement of policies in the East Suffolk Council- Suffolk Coastal Local Plan (adopted September 2020) and the East Suffolk Council- Waveney Local Plan (adopted March 2019) which were both subject to Sustainability Appraisal including Strategic Environmental Assessment.

It is considered by East Suffolk Council that it is not necessary for a Strategic Environmental Assessment to be undertaken of draft Historic Environment Supplementary Planning Document to ensure compliance with SEA legislation.

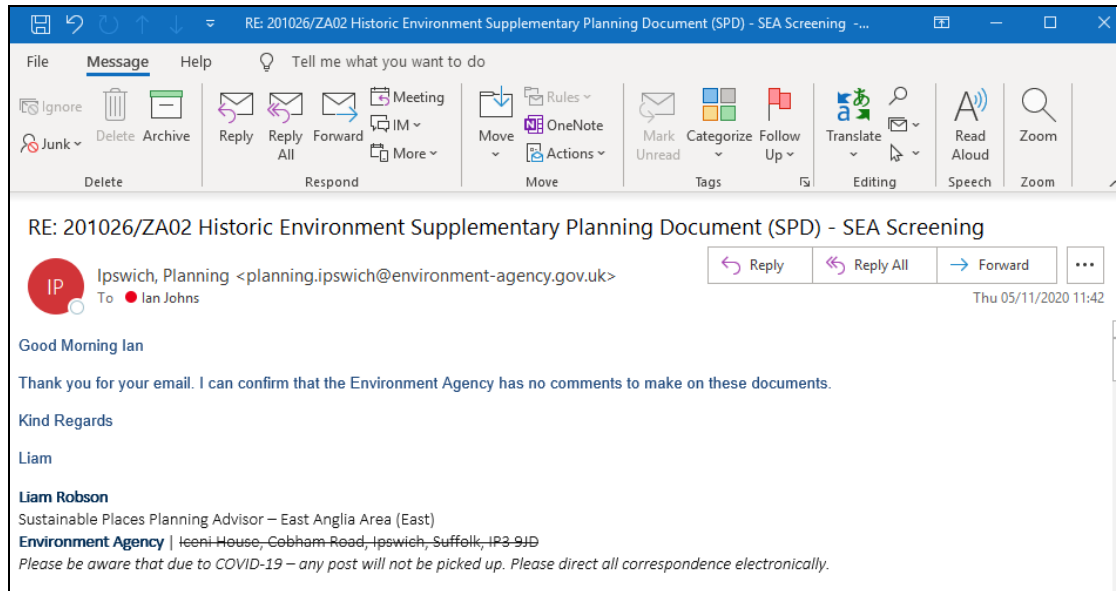
Signed: 

Dated: 02 December 2020

Desi Reed
Planning Policy and Delivery Manager
East Suffolk Council

Appendix 1: Responses from Statutory Consultees

Environment Agency Response



Historic England Response



Historic England

Mr Ian Johns

Direct Dial: 01223 582748

East Suffolk Council

Riverside

Our ref: PL00721922

4 Canning Road

Lowestoft

Suffolk

NR33 0EQ

13 November 2020

Dear Mr Johns

Re: Strategic Environmental Assessment Screening Opinion of the Draft Historic Environment Supplementary Planning Document, October 2020.

Thank you for consulting Historic England on the Strategic Environmental Assessment Screening Opinion of the Draft Historic Environment Supplementary Planning Document (SPD), October 2020. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We have reviewed both the draft SPD and the Screening Opinion and agree with the Council's conclusion that Strategic Environmental Assessment is not required in this instance.

Conclusion

We look forward to engaging with you as these proposals progress over the coming months. Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise (either as a result of this consultation or in later versions of the



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Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

plan/guidance) where we consider that these would have an adverse impact upon the historic environment.

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Andrew Marsh
Historic Environment Planning Adviser, Planning Group
andrew.marsh@historicengland.org.uk



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Natural England Response

Date: 27 October 2020
Our ref: 331792

Ian Johns
East Suffolk Council

BY EMAIL ONLY



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Johns

Historic Environment Supplementary Planning Document (SPD) - SEA and HRA Screening

Thank you for your consultation on the above dated and received by Natural England on 23 October 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no comments to make in regards to the Historic Environment Supplementary Planning Document (SPD). Based on the plans submitted, Natural England agrees with the conclusion of both the Habitats Regulations Assessment Screening Statement and the Strategic Environmental Assessment Screening Opinion and has no objection to the proposed plans.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

Should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Dawn Kinrade
Consultations Team



Habitats Regulations Assessment Screening Statement

Draft Historic Environment Supplementary Planning Document

December 2020

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1. Introduction

1.1 The European Habitats Directive¹ and Wild Birds Directive² provide protection for sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. The network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Both types can also be referred to as European Sites. The National Planning Policy Framework (NPPF) also states that Ramsar sites should be afforded the same level of protection as the European sites.

1.2 The requirement to undertake Habitats Regulation Assessment (HRA) of plans and projects is set out in the Conservation of Habitats and Species Regulations (2017) (as amended).

1.3 Regulation 105 of the Conservation of Habitats and Species Regulations (2017) states:

‘Where a land use plan:

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, The plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.’

1.4 The HRA is therefore undertaken in stages and should conclude whether or not a proposal or policy would adversely affect the integrity of any sites.

Stage 1: Determining whether a plan is likely to have a significant effect on a European site. This needs to take account of the likely impacts in combination with other relevant plans and projects. This assessment should be made using the precautionary principle. The screening assessment must reflect the outcomes of the 2018 judgement of the Court of Justice of the European

¹ 92/43/EEC

² 2009/147/EEC

Union³, which has ruled that where mitigation is necessary this must be identified through an Appropriate Assessment.

Stage 2: Carrying out Appropriate Assessment and ascertaining the effect on site integrity. The effects of the plan on the conservation objectives of sites should be assessed, to ascertain whether the plan has an adverse effect on the integrity of a European site.

Stage 3: Identifying mitigation measures and alternative solutions. The aim of this stage is to find ways of avoiding or significantly reducing adverse impacts, so that site integrity is no longer at risk. If there are still likely to be negative impacts, the option should be dropped, unless exceptionally it can be justified by imperative reasons of overriding public interest.

- 1.5 The draft Historic Environment Supplementary Planning Document (SPD) is being produced by East Suffolk Council. The SPD will apply to the whole of the East Suffolk Council area, excluding the parts of East Suffolk that are within the Broads National Park, for which the Broads Authority is the local planning authority. This report considers whether there are likely to be significant effects on protected European sites and where a full Appropriate Assessment may be required.
- 1.6 East Suffolk Council is covered by two Local Plans, the East Suffolk Council - Suffolk Coastal Local Plan adopted September 2020 and the Waveney Local Plan adopted March 2019. In addition, the Broads Local Plan covers the Broads Authority area of the District.
- 1.7 The Suffolk Coastal Local Plan and the Waveney Local Plan were both subject to Habitats Regulations Assessment as part of their production. Where screening identified a likely significant effect, Appropriate Assessment was undertaken and the mitigation measures identified were incorporated within the Plans, resulting in conclusions that the plans will not lead to any adverse effects on European wildlife sites within and in the vicinity of the (then) Suffolk Coastal and Waveney Districts. Both Appropriate Assessments identified

³ C-323/17 – People over Wind, Peter Sweetman v Coillte Teoranta

recreational disturbance particularly from dog walkers as a significant effect. The Council has subsequently produced a Recreational Avoidance and Mitigation Strategy and requires payment towards mitigation from residential developments within 13km of the protected European sites.

2. Protected sites covered by this report

- 2.1 Sites included in this assessment are listed in Table 1. This includes all sites that are within 20km of East Suffolk Council. The locations of the sites are shown on maps in Appendix 2 and the Qualifying Features and Conservation Objectives of the sites are contained in Appendix 3, along with a summary of the pressures and threats as documented in the Appropriate Assessments for the Local Plans.

Table 1: Relevant European protected sites

Name
Alde-Ore and Butley Estuaries SAC,
Alde-Ore Estuary SPA, Ramsar
Benacre to Easton Bavents SPA
Benacre to Easton Bavents Lagoons SAC
Breydon Water SPA, Ramsar
Broadland SPA, Ramsar
Deben Estuary SPA, Ramsar
Dew's Ponds SAC
Great Yarmouth North Denes SPA
Haisborough, Hammond and Winterton SAC
Minsmere to Walberswick Heaths & Marshes SAC
Minsmere – Walberswick SPA, Ramsar
Norfolk Valley Fens SAC
Outer Thames Estuary SPA
Orfordness – Shingle Street SAC
Sandlings SPA
Southern North Sea SAC
Staverton Park and The Thicks, Wantisden SAC
Stour and Orwell Estuaries SPA, Ramsar
The Broads SAC
Winterton-Horsey Dunes SAC

3. Historic Environment Supplementary Planning Document

- 3.1 This HRA report reviews the draft Historic Environment Supplementary Planning Document (SPD).
- 3.3 The draft Historic Environment SPD provides information and advice concerning the conservation and enhancement of the historic environment, in relation to any proposal potentially affecting the significance of a heritage asset. The guidance contained in the draft SPD will assist in the implementation of Local Plan and Neighbourhood Plan policies for East Suffolk regarding the historic environment. The SPD, when adopted, will be a material consideration in determination of applications for planning permission and Listed Building Consent.
- 3.4 Chapters 1 to 4 of the SPD set out the policy context and purpose of the SPD, describing some key elements of the historic environment that are addressed in the guidance (Listed Buildings and Conservation areas). These sections are descriptive and have therefore not been included in the screening table in section 5 of this report.
- 3.5 Chapters 5 to 17 set out detailed guidance for owners and developers of historic buildings and heritage assets. These chapters cover a number of aspects and considerations, including extensions, sustainability, alterations and conversions. These chapters have been included in the screening table in section 5 of this report.
- 3.6 Chapter 18 gives further guidance for those wishing to make a planning application affecting a heritage asset. This chapter is focused on the information that will need to be submitted alongside such an application, it is descriptive and has therefore not been included in the screening table in section 5 of this report.
- 3.7 The SPD also includes 3 appendices. These are descriptive and have therefore not been included in the screening table in section 5 of this report.

4. Other Plans and Projects

- 4.1 Regulation 105 of the Habitats Regulations requires consideration to be given to whether a Plan will have an effect either alone or in combination with other plans or projects.
- 4.2 As noted in the introduction, the other key plans are the Local Plans. The Local Plans set out the broad scale and distribution of development across the area of East Suffolk formerly covered by Suffolk Coastal District and Waveney District.
- 4.5 The draft Historic Environment Supplementary Planning Document (SPD) adds detail to policies within both the Suffolk Coastal Local Plan and the Waveney Local Plan, specifically policies SCLP11.3-11.8 of the Suffolk Coastal Local Plan and policies WLP8.37-8.40 of the Waveney Local Plan.
- 4.6 A screening process considered each policy in the Suffolk Coastal and Waveney Local Plans and concluded whether significant effects were likely and if Appropriate Assessment was therefore needed. The Appropriate Assessments of the Suffolk Coastal and Waveney Local Plans considered the following themes:
- Recreation pressure,
 - Air quality and traffic emissions,
 - Biodiversity net gain,
 - Urbanisation,
 - Water quality, resources and treatment, and
 - Flood risk and coastal erosion.
- 4.7 Mitigation measures were identified within the Appropriate Assessments and incorporated within both Local Plans, resulting in a conclusion that neither plan would lead to any adverse effects on European wildlife sites within and in the vicinity of the (then) Suffolk Coastal and Waveney Districts.

5. Assessment of likely significant effects of the Draft Historic Environment Supplementary Planning Document (SPD) on European protected sites

- 5.1 Table 3 below considers each relevant section of the draft Historic Environment Supplementary Planning Document (SPD) in relation to whether there is potential for a likely significant effect on protected European sites. This constitutes Stage 1 as set out under paragraph 1.4 above. Consideration is given to the characteristics and location of the protected sites. The relevant sections are considered within the context of the Local Plan policies from which they hang and which have themselves been subject to Habitats Regulations Assessment, as set out in section 4 above.

Table 3: Likely significant effects of the Draft Historic Environment Supplementary Planning Document

Chapter	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected	Likely significant effect identified	AA needed?
5. Historic Parks and Gardens	Provides some general background on Historic Parks and Gardens as well as detailed guidance on the future management of these sites. This section primarily relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
6. Buildings – General Principles	Sets out the 4 key principles to be considered when undertaking works to historic buildings. This primarily relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
7. Sustainable Energy and Construction and the Historic Environment	Contains detailed guidance about how domestic renewable energy schemes can be successfully applied to historic buildings and information about the related issues of rainwater harvesting and flood protection. This chapter also includes information relating to the consideration of heritage impacts in large scale energy projects.	None	None	No

Chapter	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected	Likely significant effect identified	AA needed?
	This primarily relates to the management of existing heritage assets and will not give rise to any likely significant effects.			
8. Extending an Historic Building	Detailed guidance setting out how to protect the significance of a heritage asset when extension or alteration is proposed. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
9. The Setting of Historic Buildings	Guidance on development that may affect the setting of a historic building, including garages, cart lodges, sheds, home offices and annexes. This primarily relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
10. Windows, Doors and Porches	Detailed guidance on the repair and replacement of windows, doors and porches within historic buildings. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
11. Conversion of Historic Buildings in the	Provides guidance on the conversion of rural buildings, particularly	None	None	No

Chapter	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected	Likely significant effect identified	AA needed?
Countryside for Residential Use	agricultural ones, to residential use. The guidance within this section could also apply to change of use to non-residential uses. The principles set out in this section seek to limit the impact of such conversions on the value and character of the heritage asset. This section will not give rise to any likely significant effects.			
12. Lighting, security and satellite communications apparatus	Guidance for the installation of new lighting, security and satellite communication equipment on historic buildings. This guidance relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
13. Shopfronts and Signage	Guidance on signage affecting historic buildings and alterations to historic shopfronts. This includes detailed guidance on the individual elements that make up a shopfront. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
14. Demolition	Sets out guidance on the demolition, or partial	None	None	No

Chapter	Assessment of potential impact on Natura 2000 sites	Natura 2000 sites that could possibly be affected	Likely significant effect identified	AA needed?
	demolition of heritage assets. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.			
15. Repairs and Maintenance	Advice on what should be considered when repairing or altering a historic building. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
16. Pipework and Services	Detailed guidance on specific issues associated with pipework and services in historic buildings. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No
17. Chimneys	Detailed guidance on specific issues associated with chimneys on historic buildings. This relates to the management of existing heritage assets and will not give rise to any likely significant effects.	None	None	No

7. Summary and conclusions

- 7.1 The Historic Environment Supplementary Planning Document (SPD) provides additional guidance to inform the determination of planning applications alongside the Waveney and Suffolk Coastal Local Plans. The SPD provides further guidance and advice concerning the conservation and enhancement of the historic environment. The guidance contained in the draft SPD will assist in the implementation of Local Plan and Neighbourhood Plan policies for East Suffolk relating to the historic environment. The SPD, when adopted, will be a material consideration in the determining of applications for planning permission and Listed Building Consent.
- 7.2 Implementation of the Historic Environment Supplementary Planning Document will not lead to likely significant effects on protected European sites.

Signed: 

Dated: 02 December 2020

Desi Reed
Planning Policy and Delivery Manager
East Suffolk Council

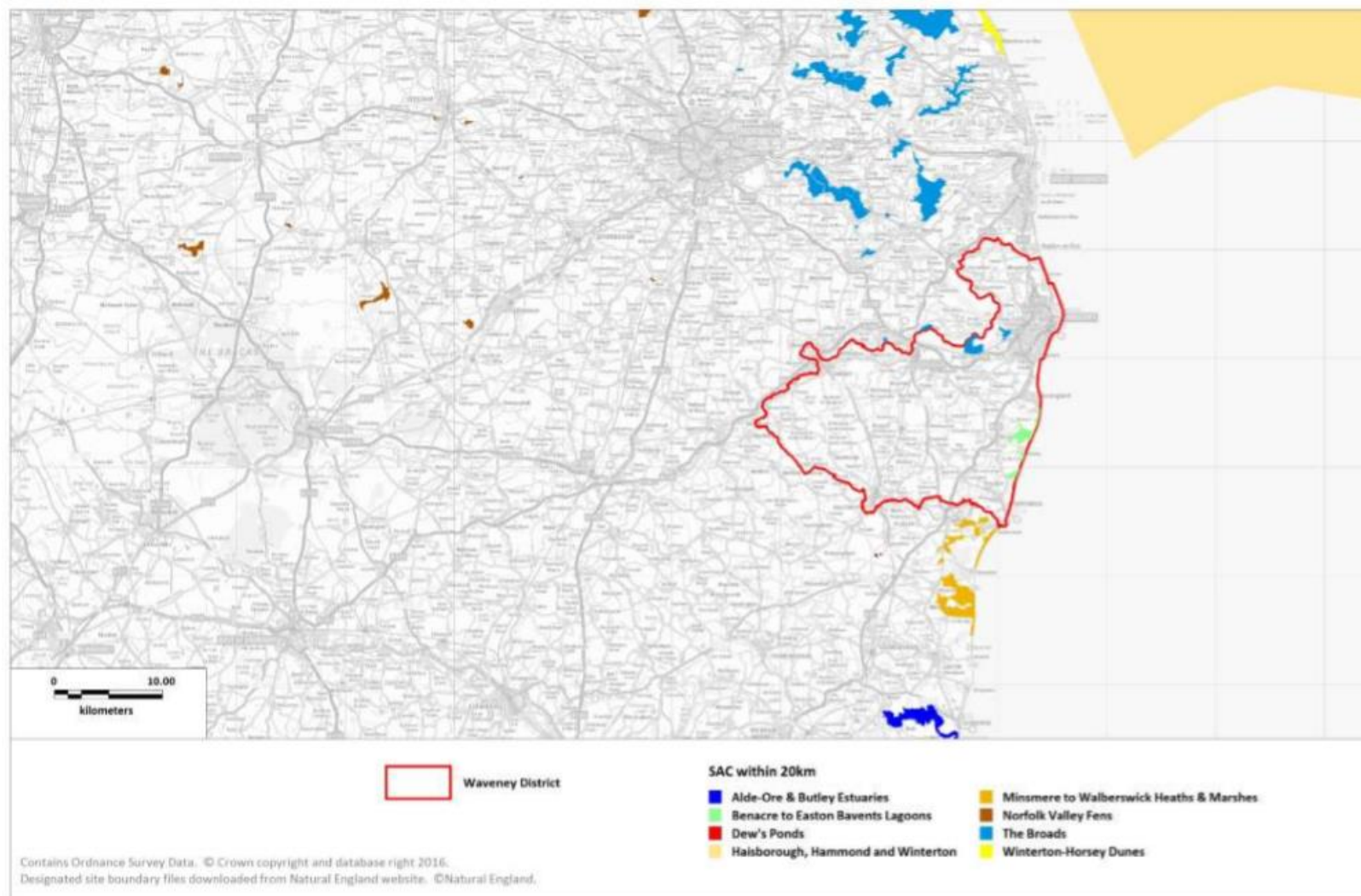
Appendix 1: Sources of background information

- East Suffolk Council – Suffolk Coastal Local Plan (September 2020)
- East Suffolk Council – Waveney Local Plan (March 2019)
- Habitats Regulations Assessment for the Suffolk Coastal Local Plan at Final Draft Plan stage (incorporating Main Modifications) (May 2020)
- The Habitats Regulations Assessment of the Waveney Local Plan (December 2018)

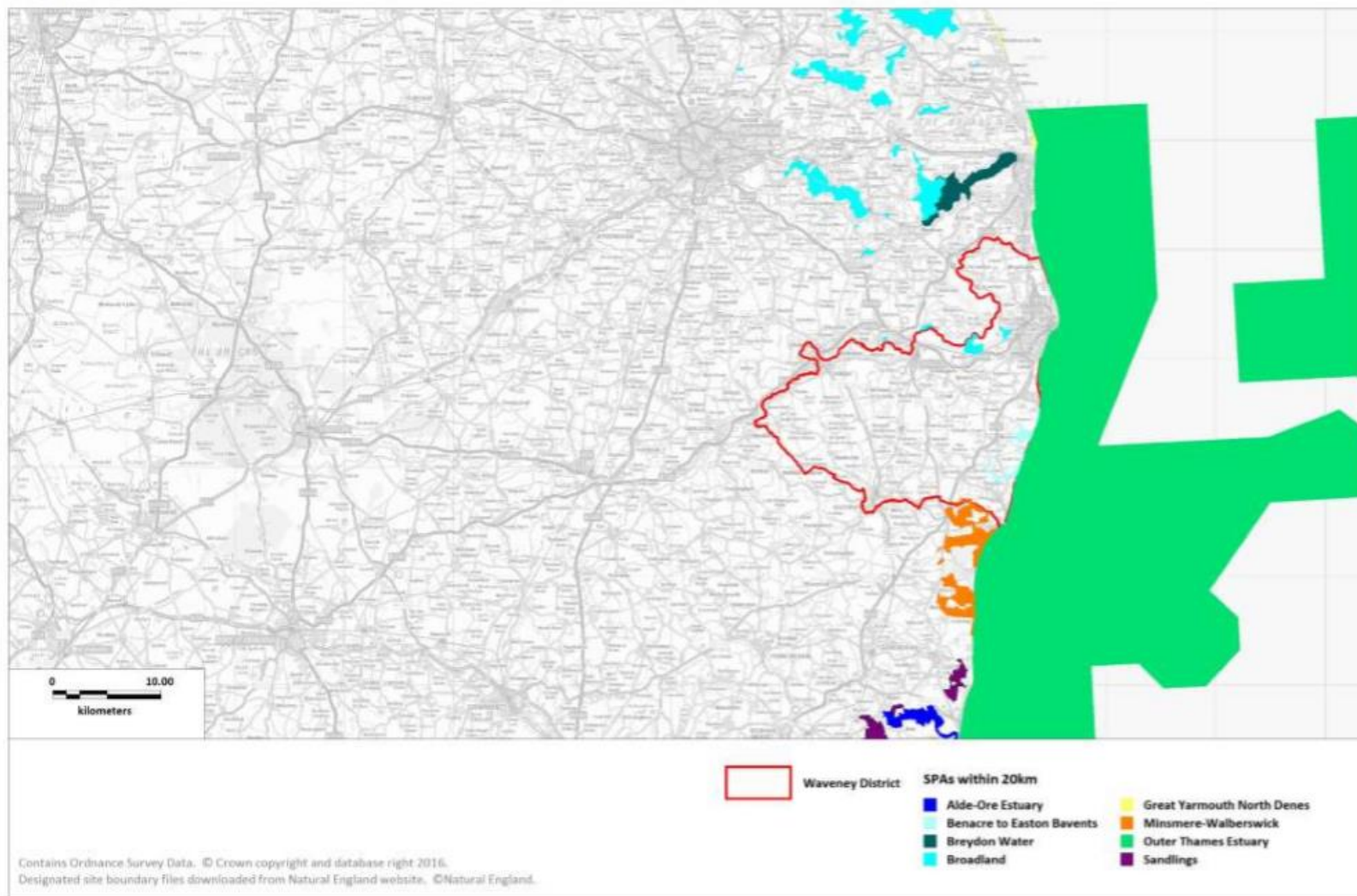
Appendix 2: Locations of European protected sites

European protected sites within 20km of the East
Suffolk Council- Waveney Local Plan Area

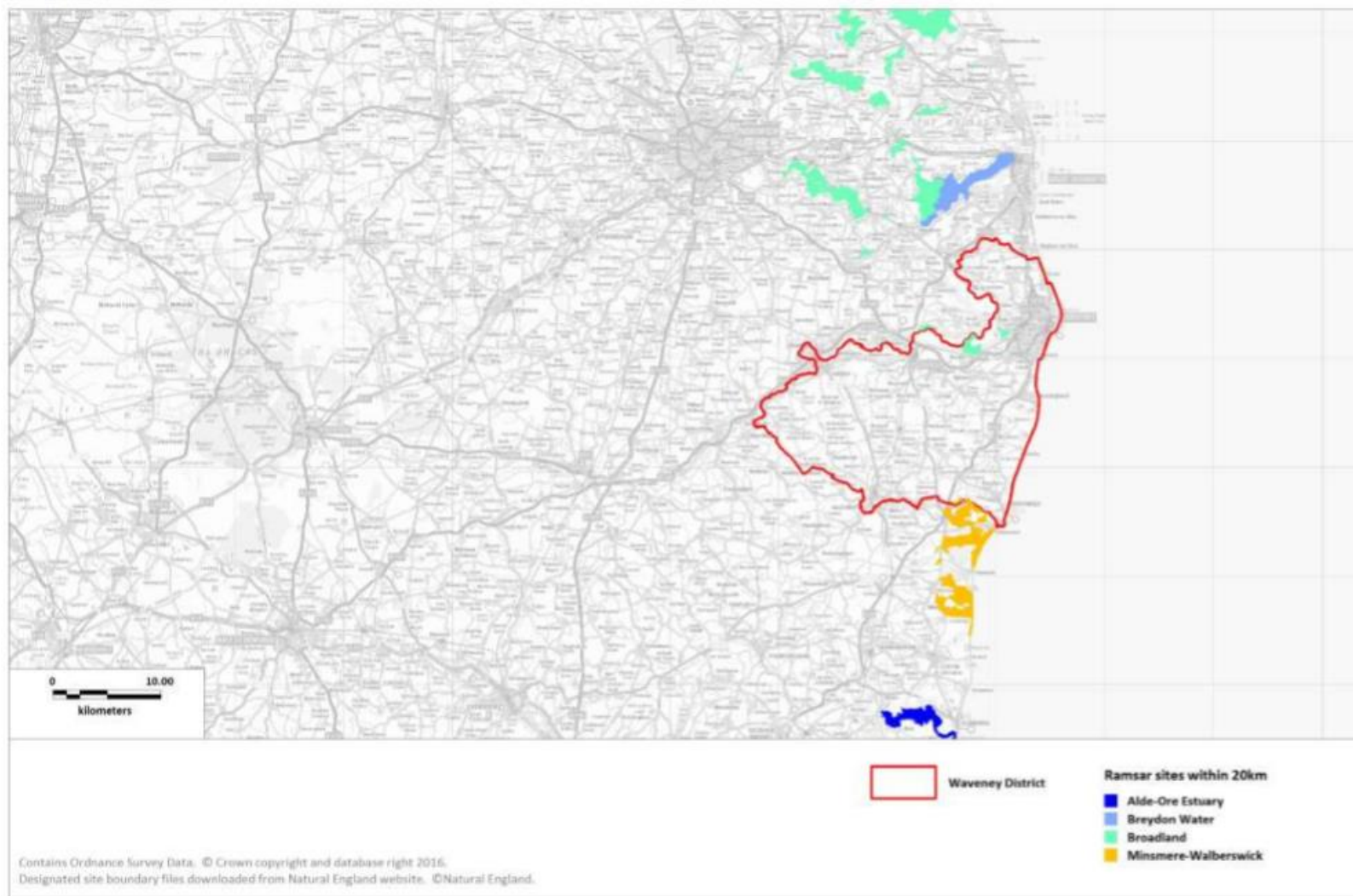
Map 1: SACs



Map 2: SPAs

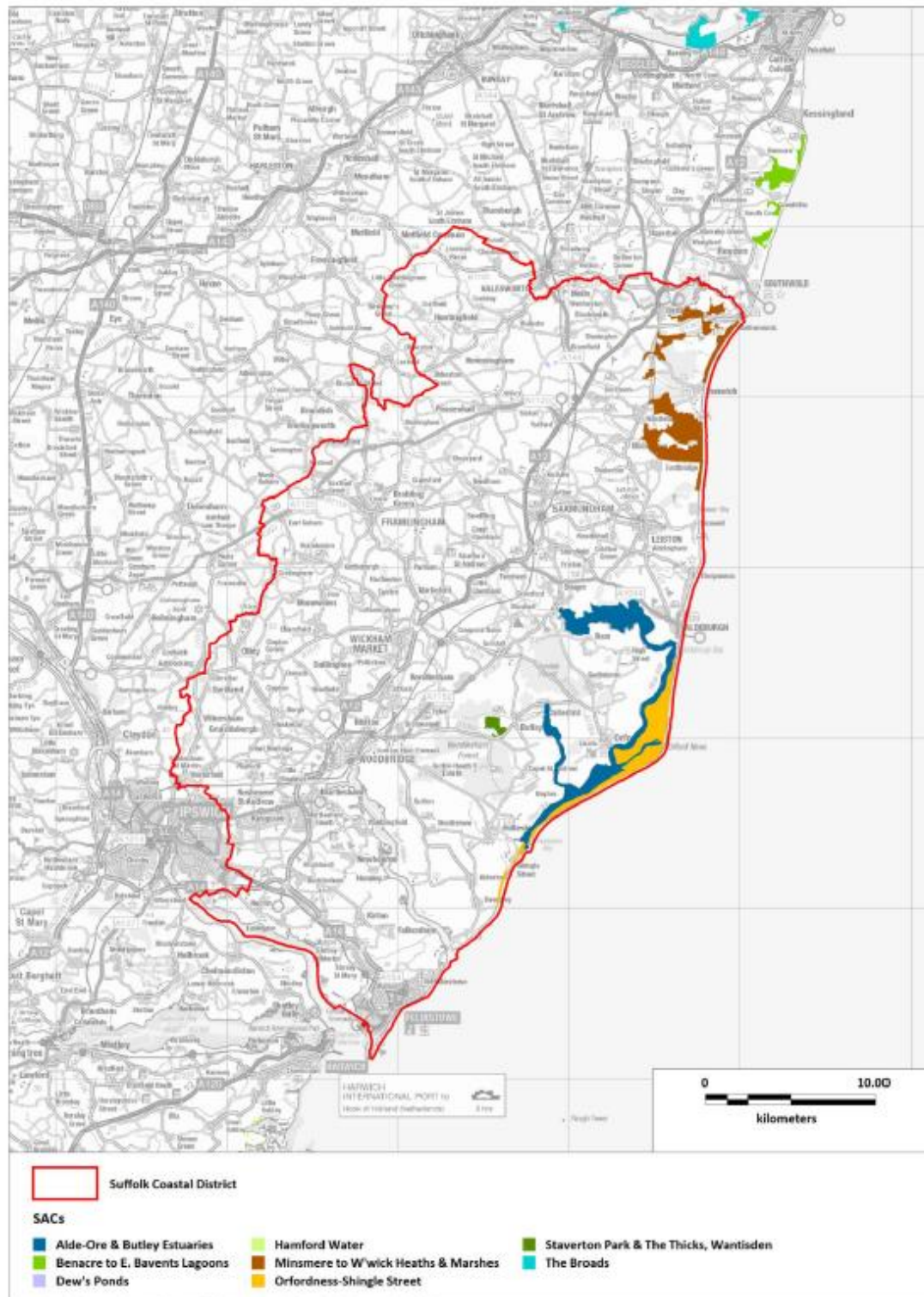


Map 3: Ramsar Sites

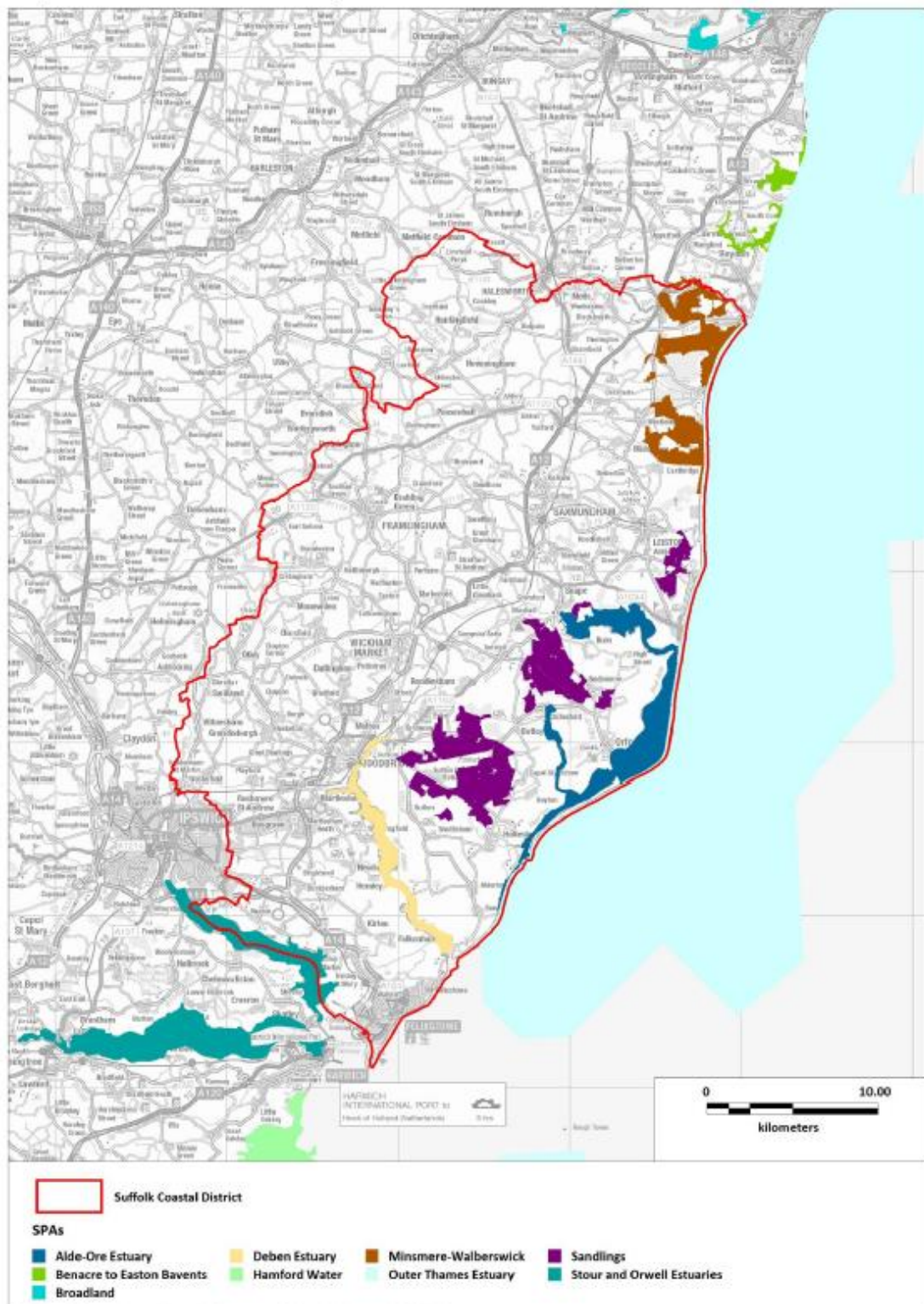


European protected sites within 20km of the East Suffolk Council- Suffolk Coastal Local Plan Area

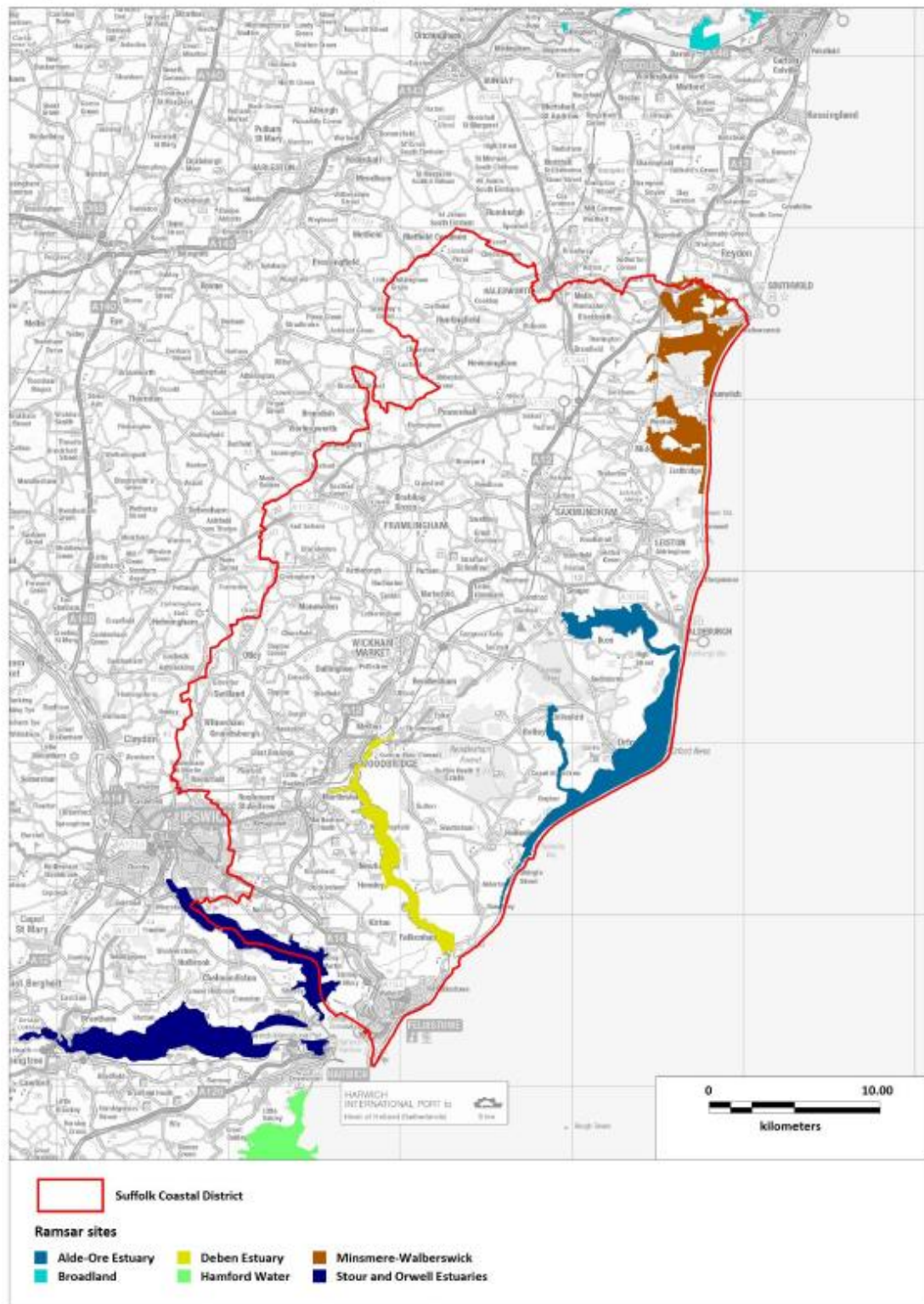
Map 1: SAC sites where boundary within 20km of Suffolk Coastal District



Map 2: SPA sites where boundary within 20km of Suffolk Coastal District



Map 3: Ramsar sites where boundary within 20km of Suffolk Coastal District



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Appendix 3: Relevant European protected sites

Name	Qualifying features	Conservation Objectives	Pressure and threats (as summarised in the Habitats Regulations Assessment for the Suffolk Coastal Local Plan at Final Draft Plan Stage (December 2018))
Special Areas of Conservation			
Alde-Ore and Butley Estuaries	H1130: Estuaries H1140: Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats H1330: Atlantic salt meadows	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; The supporting processes on which qualifying natural habitats rely.	Hydrological changes, public access/disturbance, inappropriate coastal management, coastal squeeze, inappropriate pest control, changes in species distributions, invasive species, air pollution, fisheries (commercial marine and estuarine) (Alde-Ore and Butley Estuaries SAC and Alde-Ore SPA)
Benacre to Easton Barents Lagoons	H1150# Coastal lagoons, A195(B) <i>Sterna albifrons</i> : Little tern A021(B) <i>Botaurus stellaris</i> : Great bittern A081(B) <i>Circus aeruginosus</i> : Eurasian marsh harrier	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; The extent and distribution of qualifying natural habitats,	Public access/disturbance, water pollution, physical modification, changes in species distributions, fisheries (marine and estuarine).

		The structure and function (including typical species) of qualifying natural habitats, and, The supporting processes on which qualifying natural habitats rely.	
Dew's Ponds	S1166 Triturus cristatus: Great crested newt	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; The extent and distribution of the habitats of qualifying species, The structure and function of the habitats of qualifying species, The supporting processes on which the habitats of qualifying species rely, The populations of qualifying species, and, The distribution of qualifying species within the site.	None identified
Minsmere to Walberswick Heaths and Marshes	H4030 European dry heaths H1210 Annual vegetation of drift lines H1220 Perennial vegetation of stony banks A052(B) Anas crecca: Eurasian teal A021(B) Botaurus stellaris: Great bittern A081(B) Circus aeruginosus: Eurasian marsh harrier	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; The extent and distribution of qualifying natural habitats and habitats,	Coastal squeeze, public access/disturbance, changes in species distributions, invasive species, inappropriate pest control, air pollution, water pollution, deer, fisheries (commercial marine and estuarine)

	<p>A082(NB) Circus cyaneus: Hen harrier</p> <p>A224(B) Caprimulgus europaeus: European nightjar</p> <p>A056(B) Anas clypeata: Northern shoveler</p> <p>A056(NB) Anas clypeata: Northern shoveler</p> <p>A051(B) Anas strepera: Gadwall</p> <p>A051(NB) Anas strepera: Gadwall</p> <p>A132(B) Recurvirostra avosetta: Pied avocet</p> <p>A195(B) Sterna albifrons: Little tern</p> <p>A394(NB) Anser albifrons albifrons: Greater white-fronted goose</p>	<p>The structure and function (including typical species) of qualifying natural habitats, and,</p> <p>The supporting processes on which qualifying natural habitats rely.</p>	
Orfordness – Shingle Street	<p>H1150: Coastal Lagoons</p> <p>H1210: Annual vegetation of drift lines</p> <p>H1220: Perennial vegetation of stony banks; Coastal shingle vegetation outside the reach of waves</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring:</p> <p>The extent and distribution of qualifying natural habitats;</p> <p>The structure and function (including typical species) of qualifying natural habitats; and</p> <p>The supporting processes on which qualifying natural habitats rely.</p>	Not identified in Suffolk Coastal Final Draft Local Plan HRA.

Staverton Park and The Thicks, Wantisden	H9190: Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains; Dry oak-dominated woodland.	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.	Woodland management, disease, atmospheric pollution.
The Broads	H7210# Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> S1016 <i>Vertigo moulinsiana</i> : Desmoulin's whorl snail H7230 Alkaline fens H6410 <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) H91E0# Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>) H7140 Transition mires and quaking bogs	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; The extent and distribution of qualifying natural habitats and habitats of qualifying species, The structure and function (including typical species) of qualifying natural habitats, The structure and function of the habitats of qualifying species, The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely,	Water pollution, climate change, invasive species, siltation, inappropriate water levels, hydrological changes, water abstraction, change in land management, inappropriate ditch management, inappropriate scrub control, changes in species distributions, public access/disturbance, undergrazing, drainage, direct impact from 3rd party

	<p>H3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp</p> <p>H3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation</p> <p>S1355 Lutra lutra: Otter</p> <p>S1903 Liparis loeselii: Fen orchid</p> <p>S4056 Anisus vorticulus: Little ramshorn whirlpool snail</p>	The populations of qualifying species, and, The distribution of qualifying species within the site.	
Special Protection Areas			
Alde-Ore Estuary (also Ramsar site)	<p>A081: Eurasian marsh harrier (breeding)</p> <p>A132: Pied avocet (non-breeding)</p> <p>A132: Pied avocet (breeding)</p> <p>A151: Ruff (non-breeding)</p> <p>A162: Common redshank (non-breeding)</p> <p>A183: Lesser black-backed gull (breeding)</p> <p>A191: Sandwich tern (breeding)</p> <p>A195: Little tern (breeding)</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The population of each of the qualifying features; and</p> <p>The distribution of the qualifying features within the site.</p>	<p>Hydrological changes, public access/disturbance, inappropriate coastal management, coastal squeeze, inappropriate pest control, changes in species distributions, invasive species, air pollution, fisheries (commercial marine and estuarine)</p> <p>(Alde-Ore and Butley Estuaries SAC and Alde-Ore SPA)</p>
Benacre to Easton Bavents	<p>H1150# Coastal lagoons,</p> <p>A195(B) Sterna albifrons: Little tern</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to</p>	<p>Public access/disturbance, water pollution, physical modification, changes</p>

	<p>A021(B) <i>Botaurus stellaris</i>: Great bittern</p> <p>A081(B) <i>Circus aeruginosus</i>: Eurasian marsh harrier</p>	<p>achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of the qualifying features,</p> <p>The structure and function of the habitats of the qualifying features,</p> <p>The supporting processes on which the habitats of the qualifying features rely,</p> <p>The population of each of the qualifying features, and,</p> <p>The distribution of the qualifying features within the site.</p>	<p>in species distributions, fisheries (marine and estuarine).</p>
Broadlands (also Ramsar site)	<p>H7210# Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i></p> <p>S1016 <i>Vertigo moulinsiana</i>: Desmoulin's whorl snail</p> <p>H7230 Alkaline fens</p> <p>H6410 <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)</p> <p>H91E0# Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>)</p> <p>H7140 Transition mires and quaking bogs</p> <p>H3140 Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats of qualifying species,</p> <p>The structure and function (including typical species) of qualifying natural habitats,</p> <p>The structure and function of the habitats of qualifying species,</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely,</p> <p>The populations of qualifying species, and,</p>	<p>Water pollution, climate change, invasive species, siltation, inappropriate water levels, hydrological changes, water abstraction, change in land management, inappropriate ditch management, inappropriate scrub control, changes in species distributions, public access/disturbance, undergrazing, drainage, direct impact from 3rd party</p>

	H3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation S1355 Lutra lutra: Otter S1903 Liparis loeselii: Fen orchid S4056 Anisus vorticulus: Little ramshorn whirlpool snail	The distribution of qualifying species within the site.	
Deben Estuary (also Ramsar site)	A046a: Dark bellied brent goose (non-breeding) A132: Pied avocet (non-breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and The distribution of the qualifying features within the site.	Coastal squeeze, disturbance to birds, water and air pollution.
Outer Thames Estuary	A001: Red-throated Diver (Non-breeding) A195: Common Tern (Breeding) A193: Little Tern (Breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features;	Not identified in Suffolk Coastal Final Draft Local Plan HRA. SIP identifies fisheries.

		<p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The population of each of the qualifying features; and</p> <p>The distribution of the qualifying features within the site.</p>	
Minsmere to Walberswick (also Ramsar site)	<p>H4030 European dry heaths</p> <p>H1210 Annual vegetation of drift lines</p> <p>H1220 Perennial vegetation of stony banks</p> <p>A052(B) <i>Anas crecca</i>: Eurasian teal</p> <p>A021(B) <i>Botaurus stellaris</i>: Great bittern</p> <p>A081(B) <i>Circus aeruginosus</i>: Eurasian marsh harrier</p> <p>A082(NB) <i>Circus cyaneus</i>: Hen harrier</p> <p>A224(B) <i>Caprimulgus europaeus</i>: European nightjar</p> <p>A056(B) <i>Anas clypeata</i>: Northern shoveler</p> <p>A056(NB) <i>Anas clypeata</i>: Northern shoveler</p> <p>A051(B) <i>Anas strepera</i>: Gadwall</p> <p>A051(NB) <i>Anas strepera</i>: Gadwall</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of the qualifying features,</p> <p>The structure and function of the habitats of the qualifying features,</p> <p>The supporting processes on which the habitats of the qualifying features rely,</p> <p>The population of each of the qualifying features, and,</p> <p>The distribution of the qualifying features within the site.</p>	<p>Coastal squeeze, public access/disturbance, changes in species distributions, invasive species, inappropriate pest control, air pollution, water pollution, deer, fisheries (commercial marine and estuarine)</p>

	A132(B) <i>Recurvirostra avosetta</i> : Pied avocet A195(B) <i>Sterna albifrons</i> : Little tern A394(NB) <i>Anser albifrons</i> : Greater white-fronted goose		
Outer Thames Estuary	A001 (W) <i>Gavia stellata</i> Red-throated Diver A195 (B) <i>Sterna hirundo</i> Common Tern A193 (B) <i>Sternula albifrons</i> Little Tern	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; The extent and distribution of the habitats of the qualifying features, The structure and function of the habitats of the qualifying features, The supporting processes on which the habitats of the qualifying features rely, The population of each of the qualifying features, and, The distribution of the qualifying features within the site.	Not identified in Suffolk Coastal Final Draft Local Plan HRA. SIP identifies fisheries.
Sandlings	A224: European nightjar (breeding) A246: Woodlark (breeding)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: The extent and distribution of the habitats of the qualifying features;	Changes in species distributions, inappropriate scrub control, deer, air pollution, public access/disturbance.

		<p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The population of each of the qualifying features; and</p> <p>The distribution of the qualifying features within the site.</p>	
Stour and Orwell Estuaries (also Ramsar site)	<p>A046a: Dark bellied brent goose (non-breeding)</p> <p>A054: Northern pintail (non-breeding)</p> <p>A132: Pied avocet (non-breeding)</p> <p>A141: Grey plover (non-breeding)</p> <p>A143: Red knot (non-breeding)</p> <p>A149: Dunlin (non-breeding)</p> <p>A156: Black-tailed godwit (non-breeding)</p> <p>A162: Common redshank (non-breeding)</p> <p>Waterbird assemblage</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The population of each of the qualifying features; and</p> <p>The distribution of the qualifying features within the site.</p>	Coastal squeeze, disturbance to birds, air pollution and new development.

Appendix 4: Natural England Consultation Response

Date: 27 October 2020
Our ref: 331792

Ian Johns
East Suffolk Council

BY EMAIL ONLY



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Johns

Historic Environment Supplementary Planning Document (SPD) - SEA and HRA Screening

Thank you for your consultation on the above dated and received by Natural England on 23 October 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has no comments to make in regards to the Historic Environment Supplementary Planning Document (SPD). Based on the plans submitted, Natural England agrees with the conclusion of both the Habitats Regulations Assessment Screening Statement and the Strategic Environmental Assessment Screening Opinion and has no objection to the proposed plans.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

Should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Dawn Kinrade
Consultations Team

CABINET

Tuesday, 01 June 2021

Subject	Extensions to existing North Lowestoft Conservation Area and Proposed adoption of the North Lowestoft Conservation Area Appraisal
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Elizabeth Martin Senior Design & Conservation Officer elizabeth.martin@eastsuffolk.gov.uk 07780339527

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	Harbour & Normanston Gunton & St Margarets

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to seek the adoption of the North Lowestoft Conservation Area Appraisal with boundary changes as a Supplementary Planning Document; and to consider extensions to the Conservation Area. The Supplementary Planning Document provides guidance on the historic significance of the area to support decision making in the development management planning process.

Options:

Adopt the North Lowestoft Conservation Area Appraisal Supplementary Planning Document. This will mean the Council has an up-to-date Supplementary Planning Document to guide decision making within the planning process for the preservation or enhancement of the North Lowestoft Conservation Area.

An alternative option would be to not adopt the Supplementary Planning Document and continue to use the existing North Lowestoft Conservation Area Appraisal dated March 2007. However, this would be a missed opportunity to provide updated and relevant information on the area that will take account of changed national guidance, the adoption of the Waveney Local Plan and changed circumstances on the ground.

Recommendation/s:

1. That the North Lowestoft Conservation Area Appraisal Supplementary Planning Document be adopted attached at Appendix A.
2. That Cabinet agrees the extension of the North Lowestoft Conservation Area as shown on the map attached at Appendix B and including those properties and land included in the schedule attached at Appendix G.
3. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the North Lowestoft Conservation Area Appraisal Supplementary Planning Document prior to it being published.

Corporate Impact Assessment

Governance:

No Impacts.

ESC policies and strategies that directly apply to the proposal:

The Supplementary Planning Document supports the implementation of the Policy WLP8.39 – Conservation Areas in the Waveney Local Plan.

Which states; ***Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans***

The Waveney Local plan states that Conservation Area Appraisals are regularly updated;

8.228 All of the above Conservation Areas have had Conservation Area Appraisals and Management Plans prepared. These are updated regularly and provide an overview, of the character, significance and management of the conservation areas.

Environmental:

No Impacts.

Equalities and Diversity:
No Impacts.
Financial:
The production and adoption of the Supplementary Planning Document is covered by the existing budget of the Development Management Team.
Human Resources:
No Impacts.
ICT:
No Impacts.
Legal:
The Supplementary Planning Document has been produced and been subject to public consultation in accordance with Historic England Guidance.
Risk:
There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:	Owner/Occupiers of all the properties in the existing and proposed extensions to the North Lowestoft Conservation Area were sent letters by post, together with emails to other interested organisations/parties (detailed in the report below).
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>

P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p>How does this proposal support the priorities selected?</p> <p>This Supplementary Planning Document primarily supports T01 Growing Our Economy of the Strategic Plan, priority of P03 - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the <i>“Protection and enhancement of the natural, built and historic environment.”</i> by guiding Development Management decisions to preserve or enhance the North Lowestoft Conservation Area.</p> <p>The Supplementary Planning Document secondarily supports; T01, Growing Our Economy priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i> and</p> <p>T02, Enabling our communities, priority P09 - Community Pride, as it as the historic environment contributes to a sense of place and the richness of culture.</p>			

Background and Justification for Recommendation

1 Background facts	
1.1	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that every local authority shall, from time to time, review their existing conservation areas and determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.
1.2	There are currently 51 Conservation Areas designated across the East Suffolk Council District. The Council has a programme of reviewing all the Conservation Area, as recommended by good practice.
1.3	The North Lowestoft Conservation Area was designated in 1973 and was extended to the north in 1996 and to the south in 2003. The existing North Lowestoft Conservation Area appraisal was adopted in March 2007.
1.4	The existing document is considered to be of an age which requires review and to be updated accordingly to remain relevant/fit for purpose.

2	Current position
2.1	It is considered timely and relevant under Section 69 of the 1990 Act, to propose the adoption of the revised North Lowestoft Conservation Area Appraisal, (Appendix A) which includes extensions to the conservation area boundary, (Appendix B), as a Supplementary Planning Document.
2.2	<p>This report will provide a summary of the following;</p> <p>Proposed boundary changes, Identification of positive unlisted buildings, Public consultation, Consequences of proposals, National and local planning policies, and Procedures to be taken for formal and informal notification.</p>
2.3	<p>Proposed boundary changes</p> <p>The boundary of the conservation area was reviewed in accordance with paragraph 10.11 of conservation management plan of the revised document and using the guidance provided by Historic England in their Advice Note 1 (Second Edition) 'Conservation Area Designation, Appraisal and Management' (Feb 2019).</p> <p>The proposed boundary changes to the conservation area are illustrated in the map attached as Appendix B and scheduled in Appendix G. This comprises six areas adjacent to the existing conservation area boundary and the exclusion of a small area, also adjacent to the boundary.</p> <p>The areas identified to be added are;</p> <ul style="list-style-type: none"> • The Ravine: The Denes Recreation Ground or 'Oval', (including adjacent cliff). • Corton Road: Short length on the west side of the road, adjacent to the existing boundary, to include two Arts & Crafts houses. • Royal Avenue: Short length adjacent to the existing boundary to include two dwellings. • Arnold Street: Short length of street adjacent the existing boundary to include a nineteenth century Drill Hall and one dwelling. • High Street/Artillery Way: A short section of road at the intersection of Artillery Way with the High Street to connect the otherwise separated sections of the Conservation Area. This area forms the historic line of the High Street where the two roads cross; no additional structures are located in this area. • London Road: No.170 (The Volunteer PH) which plays a key part in the setting of the adjoining Grade II Listed chapel and schools complex. <p>The area identified for removal;</p> <ul style="list-style-type: none"> • Whapload Road: A small area to the south side of the net drying area. This does not follow any existing historic boundary and appears to be a mapping error. <p>The following building/structures are within the above proposed extensions;</p> <p>Bellevue Character Area;</p> <ul style="list-style-type: none"> • Nos.31-33 Corton Road, • Nos. 85-87 (odd) Royal Avenue, • The curtain wall, lodges, and pavilions of the Denes Recreation Ground or 'Oval'. <p>High Street Character Area;</p> <ul style="list-style-type: none"> • Former Drill Hall Arnold Street, • No.38 Arnold Street,

	The Volunteer Public House - No. 170 London Road.
2.4	<p>Identification of Positive Unlisted Buildings</p> <p>The current North Lowestoft Conservation Area Appraisal (see background reference papers below) identifies “Locally Listed” buildings. However, in the majority of East Suffolk Conservation Area Appraisals such historic assets are referred to as positive unlisted buildings.</p> <p>In order to unify the terminology across all of East Suffolk Council’s Conservation Area appraisals, when they are periodically updated, such assets are being referred to as positive unlisted buildings, which will eventually lead to all the appraisals to be consistent.</p> <p>Therefore, such structures/buildings in the revised Conservation Appraisal are identified as positive unlisted buildings. These are illustrated on the mapping within the document and described in the text.</p> <p>This change in terminology does not change the level of protection currently afforded to those referred to as locally listed in the planning process. They are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area. Identifying positive unlisted buildings means that extra care will be taken when considering development proposals that would affect them. Demolition of a positive unlisted building would be viewed unfavourably.</p> <p>Identifying positive unlisted buildings within the Conservation Area Appraisal, allows a mechanism for their periodic review and public consultation on which structures are considered to contribute in this way.</p> <p>The fieldwork was undertaken by a consultant viewed from public thoroughfares and this work was supplemented with information from published material and map regression studies. The structures identified in the appraisal as being positive unlisted buildings are not claimed to be exhaustive, as other structures of significance may exist that are not readily visible from public footpaths and roads.</p>
2.5	<p>Public Consultation</p> <p>There is no statutory requirement to undertake consultation on proposals to extend an existing conservation area. However, Historic England’s Advice Note 1 on conservation area designation (2019.) states under the heading <i>‘Finalising, reviewing and publicising the conservation area boundary’</i> that <i>“Involving the community at an early stage is advisable”</i> (para.76).</p> <p>The public consultation on the North Lowestoft Conservation Area Appraisal Draft document (Appendix C) was undertaken by ESC between the 15th of February to the 26th of March 2021(six weeks).</p> <p>Letters were sent out via the post to the owner/occupiers of all properties within the existing conservation area boundary (1,105 No.) and the proposed extensions (10 No.) to inform them of the proposal to extend the conservation area; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings within the conservation area and to seek their views on the proposal.</p> <p>The letter advised of the consultation period and gave a weblink to the Council’s</p>

	<p>website where the draft appraisal document could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and the offer to send a printed copy on request for those not able to access the information digitally.</p> <p>The Lowestoft Town Council was emailed, informing them of the consultation and giving them the weblink to the Council's website where the document could be viewed/downloaded.</p> <p>The ward members for East Suffolk Council were informed of the consultation dates together with the web link to the draft document and invited to comment.</p> <p>County Council ward members for the area were also emailed informing them of the consultation and giving them the weblink to the Council's website where the document could be viewed/ downloaded.</p> <p>The Draft Appraisal was placed on the Council's website for viewing/downloading; A press release was issued. Invitations for responses were also sent to the following bodies: Historic England, The Suffolk Preservation Society, Suffolk County Council Archaeological Service and the Lowestoft Civic Society.</p> <p>During the consultation period the associated North Lowestoft Conservation Area Appraisal Draft Consultation webpage on the Council's website had 266 page views, with 232 of these being unique. The document was viewed 115 times.</p> <p>A total of 14 responses were received by email; phone call and letter.</p> <p>Of these there were;</p> <p>4No. Requests for printed copies/ large print map/further information</p> <p>1No. Observation only</p> <p>7No. Support;</p> <p>2No. Opposed; (1No.of mixed views).</p> <p>A summary of the public responses received together with the Council's response/actions is appended to this report (Appendix D).</p> <p>Only one response regarding the proposed extensions to the Conservation Area was from a party directly affected by the proposal. This was Lowestoft Town Council, which owns The Denes 'Oval' and part of the cliff. The Town Council support the document with the exception of the proposed extension of this area, to which they have expressed an objection. This states: <i>"that the Town Council is opposed to adding the whole of the Denes Oval (a Lowestoft Town Council owned asset) to the Conservation Area as the Town Council is already respecting the history of the site."</i></p> <p>However, it is the Officer's view that inclusion of this area within the Conservation Area should not negatively affect the Town Council's ability to continue to respect the history of the site as stated but will recognise and protect its contribution to the area going forward. Therefore, it remains within the revised boundary.</p> <p>Extra explanatory information as to why this area is deemed to warrant inclusion are set out in detail in the email sent to the Town Council 26.02.21 (Appendix E)</p>
2.6	<p>Consequences of the Proposal on extended areas</p> <p>The principal consequences of conservation area designation are as follows:</p> <ul style="list-style-type: none"> • The Council is under a duty to prepare proposals to ensure the preservation or

	<p>enhancement of the area;</p> <ul style="list-style-type: none"> • Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained; • It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake 'relevant demolition' of an unlisted building in a Conservation Area without the necessary planning permission. • Special publicity must be given to planning applications for development in the area; • In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area; • The details as to the limits of what works may be carried out without planning permission are different and are summarised at Appendix E; and • Six weeks' notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a tree preservation order (s.211 Town & Country Planning Act 1990). <p>The existing Conservation Area has the additional planning control of an Article 4 Direction issued upon it. This restricts the scope of permitted development rights. The order has been applied over the whole of the existing Conservation Area, resulting "blanket" coverage of all qualifying buildings. This will stay in place on the area on which it is issued, until it is reviewed. Any new Article 4 direction is likely to be much more focused, identifying certain buildings within the Conservation Area in conformance with forthcoming Government changes to the NPPF that will require such Directions to apply to the smallest geographical area possible.</p>
2.7	<p>Paragraph 201 of the National Planning Policy Framework (NPPF) states that the <i>'loss of a building... which makes a positive contribution to the significance of the conservation area... should be treated either as substantial harm or less than substantial harm'</i>. Therefore, the buildings identified as positive unlisted buildings will be protected by national planning policy. Identification of them is aimed at ensuring that planners, owners and developers are aware of the building's positive contribution and that permission for demolition is unlikely to be granted. The loss of a positive unlisted building within a conservation area would normally represent less than substantial harm to the conservation area which is a designated heritage asset.</p> <p>According to paragraph 196 of the NPPF 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. This would be the test that either the Planning Officer or Planning Committee would have to apply when deciding whether to approve the demolition of a positive unlisted building.</p>
2.8	<p>Procedures to be taken for formal and informal notification</p> <p>Should the Cabinet resolve to adopt the North Lowestoft Conservation Area Appraisal the designation date of the proposed extensions will be at the end of the call-in period for Cabinet decisions, which will be 5pm on the 12th June 2021.</p>

	<p>After the designation of the extended conservation area, the following statutory notifications will take place:</p> <ul style="list-style-type: none"> • The new designation will be advertised in the London Gazette; • The new designation will be advertised in at least one local newspaper; • The Secretary of State will be notified; • Historic England will be notified; and • The inclusion of a building in a Conservation Area is a 'Planning Charge' and all properties within the extensions to the Conservation Area will be included in Part 3 of the Local Land Charges Register. <p>The following non-statutory notifications will take place:</p> <ul style="list-style-type: none"> • All property owners/occupiers and landowners affected directly by falling within the extensions to the Conservation Areas will receive a letter advising of the designation; the date of designation; and including a guidance leaflet on Conservation Areas; • The Town Council and Ward Members will be informed; • Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and • Other relevant departments within the Council will be informed. • The Conservation Area Appraisal will be available to download from the Conservation Area pages of the Council's website.
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3 How to address current situation

3.1	<p>The current North Lowestoft Conservation Area Appraisal is 14 years old. Adoption of the revised North Lowestoft Conservation Area Appraisal would allow the Council to maintain an up-to-date and relevant Supplementary Planning document to support informed decision making in the development management planning process.</p>
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4 Reason/s for recommendation

4.1	<p>Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 East Suffolk Council has a statutory duty to draw up and publish proposals for the preservation and enhancement of conservation areas in its district from time to time.</p>
4.2	<p>The document, if adopted, as Supplementary Planning Document will assist in delivery of the Strategic Plan 2020-2024, by supporting delivery of T01 Growing Our Economy of the Strategic Plan, priority of P03.</p> <p><i>"Protection and enhancement of the natural, built and historic environment."</i> The secondarily support the delivery of priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the <i>"Up to date local plans proving a strategy for growth and place making."</i></p>
4.3	<p>The document if adopted as Supplementary Planning Document supports the implementation of the Policy WLP8.39 – Conservation Areas in the Waveney Local Plan by providing <i>"relevant Conservation Area Appraisals and Management Plans"</i>.</p>
4.4	<p>Officers judge that the public consultation exercise undertaken has demonstrated that, amongst those who responded that there is a majority in support of the proposals.</p>

4.5	<p>Officers judge the proposed extensions, which covers properties and land, are required as these areas have been assessed as part of a boundary review and found them to be of a quality equal to that within the existing boundary. Their character contributes positively to the existing conservation area which the preservation or enhancement of as part of the conservation area would be desirable.</p> <p>The omission of a small area of land, believed to be a mapping error is desirable as it fails to contrite to the Conservation Area to a level which requires its inclusion. Removal will allow the Conservation Area boundary to be logical and concise.</p>
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Appendices

Appendices:	
Appendix A	North Lowestoft Conservation Area Appraisal (Final document - to be adopted) Supplementary Planning Document.
Appendix B	Map of the proposed Conservation Area Boundary.
Appendix C	North Lowestoft Conservation Area Appraisal Draft document. (Consultation Document). Public Consultation - North Lowestoft Conservation Area Appraisal » East Suffolk Council
Appendix D	Summary of Responses to the Public Consultation/Council response/Action
Appendix E	Email to Town Council Lowestoft Town Council 26.02.21 with reasons for the proposal to extend the North Lowestoft Conservation Area to include the Denes 'Oval'.
Appendix F	Summary of Works that may be carried out without planning permission.
Appendix G	Schedule of properties and land to be added and omitted in boundary changes to the North Lowestoft Conservation Area.

Background reference papers:		
Date	Type	Available From
2007	Existing North Lowestoft Conservation Area	Part 1 RevB (eastsuffolk.gov.uk)
2019	Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)	https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/

North Lowestoft

Conservation Area Appraisal and Management Plan

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June 2021

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Public Consultation -

The adoption process undertaken regarding this reappraisal of the North Lowestoft Conservation Area as Supplementary Planning Guidance was as follows;

The Public consultation for this document took place between 15th of February to the 26th of March 2021. This included:

- Letters being sent via the post to the owner/occupier of all properties within the existing conservation area boundary and the proposed extensions
- The letter advised them of the consultation period and gave a weblink to the Council's website where the draft appraisal document could be downloaded.
Enclosed with the letter was a printed map of the proposed boundary and the offer to send a printed copy on request for those not able to access the information digitally.
- The Lowestoft Town Council, was emailed, informing them of the consultation and giving them the weblink to the Council's website where the document could be downloaded
- Affected ward members for East Suffolk Council were invited to comment via an email, informing them the consultation and setting out the dates and the web link to the draft document.
- The County Councillors ward members for the area were emailed informing them of the consultation and giving them the weblink to the Council's website where the document could be downloaded
- The Draft Appraisal was placed on the Councils website for downloading; A press release was issued: Invitations for responses were also sent to the following bodies; Historic England, The Suffolk Preservation Society, Suffolk Archaeological Service and the Lowestoft Civic Society.

During the consultation period the associated North Lowestoft Conservation Area Appraisal Draft Consultation webpage on the Council's website had 266 page views, with 232 of these being unique. The document was viewed 115 times. There were two requests for printed copies and one for a large print copy of the map.

A total of 14 responses were received which led to 20 additional/ amendments and alterations to the draft appraisal, prior to adoption in June 2021.

The Conservation Area Boundary Map was updated to include the proposed and omitted areas to allow clarify on the adopted boundary as June 2021.

The Document was taken to The Council's Cabinet on the 1st June 2021 for adoption as Supplementary Planning Document

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North Lowestoft Conservation Area Character Appraisal

Introduction

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

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

This conservation area appraisal provides details and identifies 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.

The authors of this document wish to acknowledge the patient and informed help received, on numerous occasions, from the staff at the Lowestoft Record Office, (now the Lowestoft Branch of Suffolk Archives) in particular from Mr Ivan Bunn for generously sharing his knowledge of Lowestoft.

1 Planning Policy Framework

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 51 in the East Suffolk Council area (2021). Conservation areas are "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages, and countryside.

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

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 16 Conserving and Enhancing the Historic Environment) of February 2019.

The Council will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the adopted Waveney Local Plan 2019. In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, we will continue to formulate and publish proposals for the preservation and enhancement of the conservation area and consult the public on these proposals.

Because standard conservation area controls were found to give insufficient protection to certain significant elements of a building, further controls have been placed on conservation areas in the former Waveney District area.

Local authorities can increase controls within conservation areas through the application of Article 4(1) directions. These were formerly called article 4(2) directions but were identical in all but name. These make further restrictions on permitted development rights to residential properties. Once imposed in an area, planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare (defined as a highway, waterway, or open space). This includes replacing windows; painting previously unpainted buildings or stripping paint from

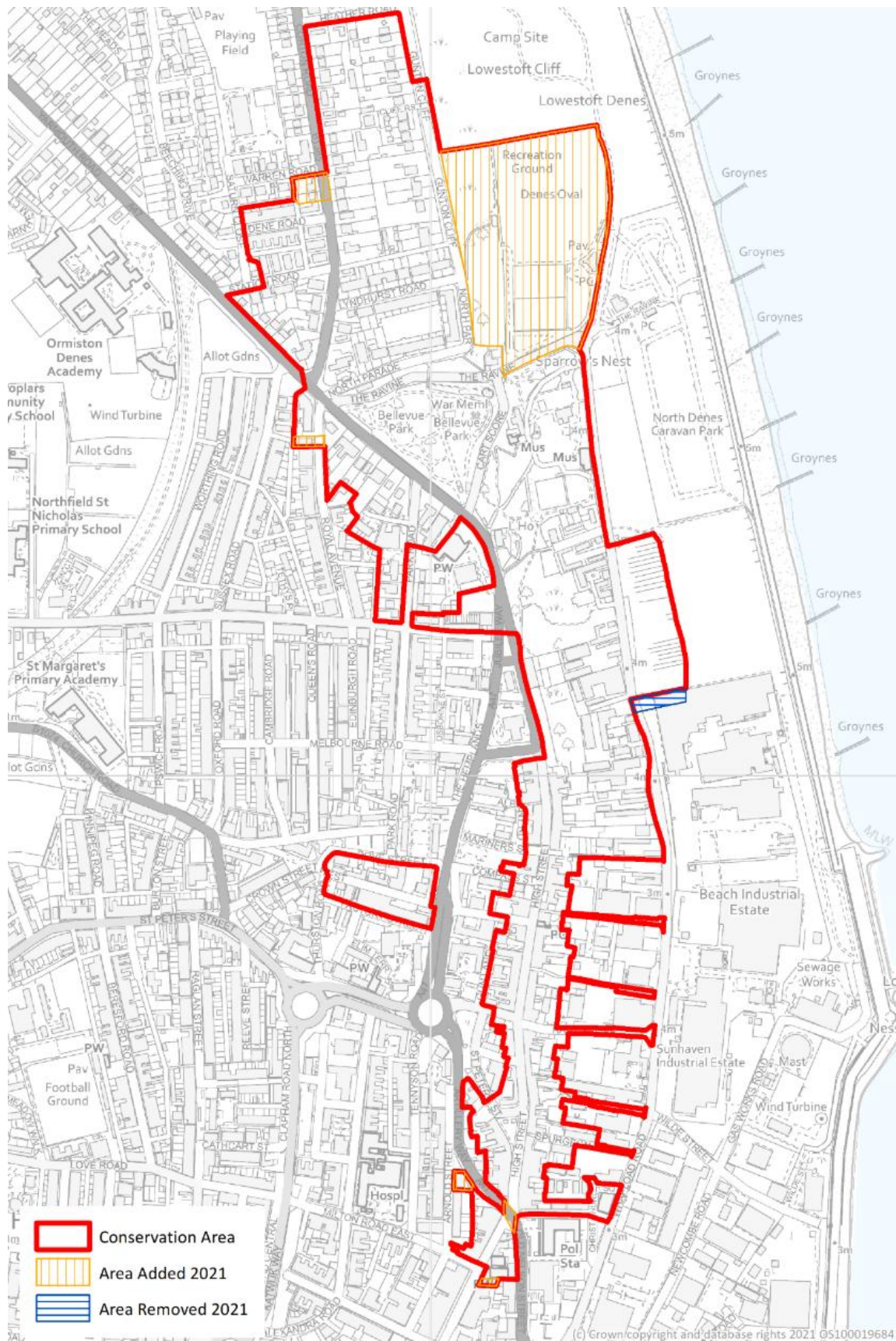
them; erection, alteration, or demolition of part or all of a wall, fence, gate or other enclosure or the construction of a porch. Also covered is the enlargement, improvement, or other alteration of a dwelling; any alteration to its roof; the provision of a building, enclosure, swimming pool, hard surface, etc., within the grounds, or 'curtilage', of the building.

Planning applications require plans and supporting information as outlined on the appropriate forms. Remember, elevations of your property not visible from a public place (other than roof or chimneys) are not affected and these will enjoy the normal 'permitted development' rights for a conservation area. Copies of the Waveney district Article 4 directions are available from the planning department.

Article 4 Directions do not affect:

- Repairs or maintenance
- Painting and decorating, except of previously unpainted surfaces
- Alterations which took place before the Direction was in place
- Elevations not fronting a relevant location (see above).

2



North Lowestoft Conservation Area boundary shown in red, with 2021 extensions in yellow hatch and removal in blue hatch.



The Corner of Mariners Street and High Street

3 Summary of Special Interest

- The Conservation Area includes the bulk of the town's surviving historic core, including Grade II and Grade II* Listed structures of fifteenth, sixteenth, and seventeenth century date.
- The Scores, a network of narrow hillside footpaths connecting the High Street with the former fishing community in The Denes below are reminders of the fishing community which once thrived at the cliff's foot and provide memorable views out to sea.
- Its surviving historic warehouses are an important reminder of the town's importance as a fishing community in the early modern period.
- The terraced gardens and yards behind the properties on the eastern side of the High Street dating from the early modern period are a valuable part of the setting of many listed buildings and form a memorable part of views from The Denes. They are also

an important reminder of the wealthy fishing boat owners and other mercantile families who once owned the land.

- The town's finest surviving eighteenth century townhouses stand on the eastern side of the High Street within the Conservation Area.
- Several later nineteenth century religious, commercial, and public buildings of considerable architectural interest survive within the Conservation Area including Christ Church and London Road URC Church, the Town Hall, and Nos. 90-91 High Street.
- The northern part of the conservation area includes several distinguished late nineteenth and early twentieth century villas by important regional architects including RS Cockrill and John Louth Clemence.
- Belle Vue Park is both a registered landscape and a significant local amenity. As home to the town's Listed war memorial it also plays an important part in the town's ceremonial calendar. Laid out c1873-74 it contains fine specimen trees.
- The Victorian former Town hall designed by John Louth Clemence, and W. Oldham Chambers is one of the Conservation Area's focal points and one of the town's most memorable buildings.
- The High Street character area retains a notable collection of late nineteenth and early twentieth century shop and public house frontages.



Blue Anchor Plain and the southern part of High Street

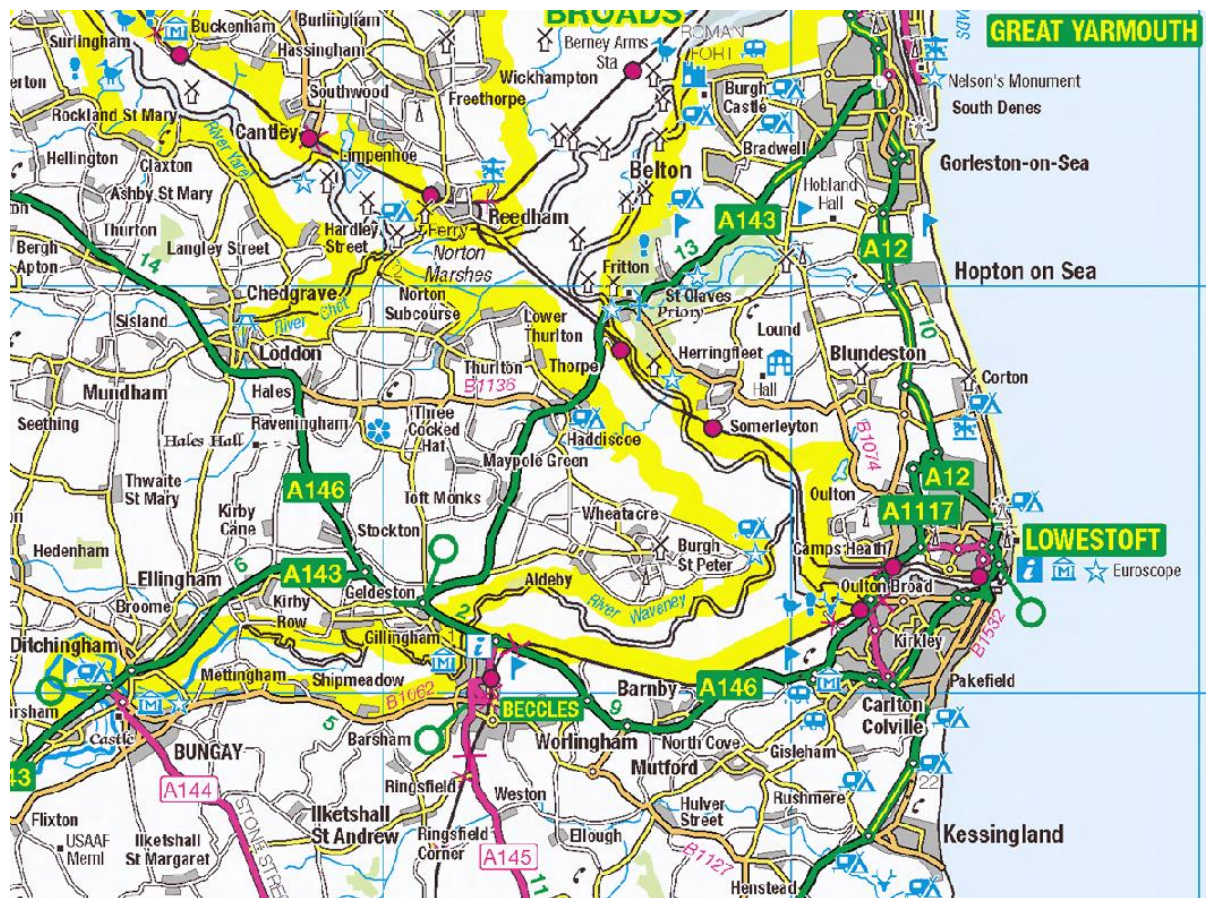
4 Assessing the Special Interest

4.1 The Conservation Area's Location and Setting

Lowestoft is a coastal town in the north east of the county of Suffolk and within the area of East Suffolk Council. The town is 19km from Great Yarmouth, 35km from Norwich, and 71km from Ipswich. In 2013 Lowestoft had a population of c.71,110.

Following a period of decline in the later twentieth century, the local economy is now supported by a number of sectors; including fishing and maritime industries, retail, light industry, and administration. The town has been the focus of major regeneration projects, initially through the formation of the First East Urban Regeneration Company (disbanded 2011) which was also responsible for regeneration projects in Great Yarmouth. Regeneration within the Conservation Area and outside has been given a boost by the creation of a Heritage Action Zone or (HAZ) which runs from 2018- 2023. The North Lowestoft Heritage Action Zone (HAZ) focuses on the North Lowestoft Conservation Area but also covers areas closely bordering the conservation area; including those earmarked for new residential development to the west, and the industrial setting of the Power Park and the open space of Ness Park on the lower levels to the east, which once accommodated Britain's most easterly community in the area known as the Beach Village.

Lowestoft is situated on the side of a broad shallow valley between the River Waveney and the North Sea. The valley runs approximately east / west and contains alluvial deposits, man-made channels, and recent land-reclamations. The solid geology of the area is formed by Norwich Crag, Red Crag and Chillesford Clay, with superficial deposits of glacial sand, gravel, and blown sand to the east.



Location of Lowestoft

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Sparrows Nest Park and The Denes Recreation Ground from North Parade

The town has two relatively large conservation areas, the North Lowestoft Conservation Area, which is discussed here, and its southern counterpart which includes much of the town's Victorian seaside terraces and boarding houses. The Lowestoft North Conservation Area has been placed on the 'at risk' register compiled by Historic England. Historic England has advised that 6% of designated Conservation Areas are 'at risk' nationally (2016).

The North Lowestoft Conservation Area is situated on the cliff overlooking the North Denes and the North Sea beyond. The town of Lowestoft extends to the south and west to incorporate the surrounding settlements of Oulton Broad, Pakefield, and Carlton Colville.

The landscape setting of the North Lowestoft Conservation Area is defined principally by its cliff top position. The land to the east of this drops rapidly towards Whapload Road and the North Denes, giving dramatic views from the High Street along the scores, towards the North Sea. The scores also provide physical links between the High Street and the Denes. These are narrow, predominantly pedestrian passageways, which often twist or bend to accommodate property boundaries and generally widen towards Whapload Road where modern development has swept away historic plot boundaries.

The Denes to the east are defined by a substantial sea wall and formed by a narrow sandy beach. The area to the east of the High Street is now dominated by industrial premises, whilst to the north, open land and former leisure uses predominate. Ness Point, the most easterly point of the British Isles, is situated opposite Rant Score.

The difference in height between the Denes and the High Street enables dramatic views towards the top of the cliff and the rear of properties on the east side of High Street and Yarmouth Road.

At the northern end of the Conservation Area, separated from the High Street by parkland is an area of planned later nineteenth and early twentieth century suburban housing. From Gunton Cliff there are fine views out to sea and down into the wooded ravine from North Parade.

To the south and west of the Conservation Area, the land falls away towards the harbour and Lake Lothing. The physical and visual relationship between the High Street and these areas has been severely damaged by the construction of Jubilee Way and Artillery Way in the 1990s. A significant clusters of historic buildings around the western part of Crown Street have been similarly severed from the High Street by the construction of these roads, however the visual link from the eastern part of Crown Street remains.



The fifteen storey St Peter's Court of 1967 dominates westerly views from the corner of High Street and Dukes Head Street

Very few buildings outside of the Conservation Area have an adverse impact upon its setting as a result of their scale and massing, those that do are of later twentieth century date and include the fifteen storey St Peter's Court, Chapel Street of 1966-67 which over shadows the junction of High Street and Dukes Head Street, and the c1979 former Police HQ on the corner of Old Nelson Street and Herring Fishery Score close to the southern end of the High Street. To the east the Birds Eye factory and wind turbine are the most assertive modern structures.

The North Lowestoft Conservation Area forms the historic core of the modern town. It retains much of its historic street pattern and morphology, arising from its origins as a fishing port and market centre, and its subsequent development as a pleasure resort.

The North-South running High Street is characterised by continuous two and three storey frontages divided along burgage plots and punctuated by the Scores. A mixture of commercial and residential buildings survives throughout the Conservation Area.



Wilde's Score, looking east towards the wind turbine

To the north, the Conservation Area is more residential in character, formed by Victorian parks and a variety of later nineteenth and early twentieth century villas and terraces set within private gardens along broad streets. The large gault brick villas dating from the 1870s and 1880s located on Yarmouth Road give way to smaller c1900 terraced houses and to large early twentieth century art and crafts villas set in leafy gardens.

Whapload Road on the eastern edge of the Conservation Area retains evidence of Lowestoft's maritime history, in the presence of warehouses and net stores which are now in light industrial use. The open land of the Denes was once used for drying and mending fishing nets and for rope making. The character of this part of the town changed radically post World War Two with the clearances of the terraces, pubs and shops which once formed the beach village.

Similar clearances to the west of the Conservation area and the more recent construction of the dual carriage way known as Artillery Way have also led to the destruction of many historic buildings and the fragmentation of the town centre. Poor quality new building projects in this area have also served to degrade the Conservation Area's setting. The Crown Street character area stands some distance from the High Street within a largely cleared part of the town centre and contains a memorable group of Listed and positive unlisted buildings. With care its connectivity to the High Street could be improved.



Detail of c1798 engraving by J Cook showing houses and terraced gardens on the eastern side of High Street with smoke houses below on Whapload Road.

4.2 The Town's Historical and Architectural Development

Lowestoft is located circa 2.5 miles from Pakefield, the site where the earliest known human remains in Northern Europe were found in 2005. Within Lowestoft, Neolithic activity is suggested by finds of artefacts, including projectiles close to Church Road, Water Lane, and Princes Walk.

Documentary evidence suggests the former presence of a Bronze Age burial mound in the vicinity of what is now Barnard's Meadow Sports Field on Barnard's Way. Within the town, there is further potential for well-preserved evidence, as revealed by the discovery of Bronze and Iron Age activity at a site on Hadenham Road in Pakefield.

Roman activity in the vicinity of Lowestoft is suggested by several sources. Remains tentatively interpreted as part of a possible Roman road and associated bridge structure were exposed during nineteenth century canal excavations near Lake Lothing. The River Waveney is known to have been used as a communications route and various other Roman finds have been exposed, notably in the area now known as Roman Hill; however, no settlement remains have been found. It is likely that any associated settlement was located on high ground to the west of the present town centre.

The current town has its origins in the village recorded as Lothuwistoft in the Domesday Book. The village relied upon both agriculture and fishing, and its dependence on fishing may be seen in the payment of land rent to Hugh De Montfort in herrings. This settlement was located to the west of High Street in the vicinity of the junction of St. Peter's Street, Normanston Drive and Rotterdam Road; however, by the fourteenth century the settlement had shifted onto the higher ground behind the cliffs where the High Street is now laid out.



Reproduced with the kind permission of David Butcher and Ivan Bunn

Interestingly, the parish Church of St Margaret, was not resited to the new village, remaining c.1km from the High Street. A chapel of ease was built on the site of the Victorian old Town Hall and licensed for use by the mid-fourteenth century. It was used mainly during the winter months. This may indicate some form of seasonal movement between the inland and coastal settlements, as is known to have occurred in the villages of Winterton-on-Sea and East and West Somerton which are located further north on the Norfolk Coast.

In the medieval period burgage plots were laid out along the High Street. The cliff face to the east was terraced along its length, aiding its stability, and providing yards, gardens, and storage areas. The layout of burgage plots and the construction of this terracing suggests that these were undertaken by concerted community effort, most probably under manorial control. Substantial elements of these terraces survive to the present day.

The Scores were established at around the same period, running between burgage plots to give access from the eastern side of High Street to The Denes below. These passages are thought to take their name from the old Norse 'skora', meaning to cut or make an incision, and it is likely that they originate from surface water channels cutting into the soft cliff. The scores are a notable characteristic of the town and have been a source of interest throughout its modern history. A guidebook published in the 1850s described them as 'mysterious and hazardous to look upon and highly suggestive of melodramatic adventures in the dark'.

The topography of the town enabled a separation of domestic and commercial property, with merchants' housing and commercial premises lining the High Street, whilst premises associated with the fishing industry were located on the lower ground adjacent to the Denes. The green and common land were located to the north and south of High Street, whilst the parish Church of St Margaret was located over a kilometre to the west, suggesting an early shift in the settlement's focus brought about by the

growth and development of the fishing industry.



Huts on the Denes 1854

In the early seventeenth century buildings were concentrated along the High Street, many with narrow burgage plots extending to the east, where a series of elongated east-west orientated structures associated with the fishing industry stood overlooking the common land of the Denes. To the west of the High Street lay a dense network of east-west running streets between the High Street and the common. The buildings on High Street tended to be populated by wealthy residents, whilst the streets to the west were populated by poorer citizens.

Buildings constructed on the High Street in the medieval period were of brick or rubble construction at ground floor level, with timber framing (which were often jettied) used for the upper storeys. Timber was not a readily available building material in Lowestoft during this period, possibly suggesting that its use in such a conspicuous manner was a means of indicating status. The considerable investment in the properties of High Street is also seen in the survival of well-built medieval cellars, most significantly at No.160 High Street where there is a fine early fourteenth century rib-vault brick example. This is the earliest surviving structure within Lowestoft and is similar to the undercroft at St Olave's Priory at Herringfleet. The quality of Lowestoft's medieval buildings is reflected in the description of the town by the third Duke of Norfolk c.1545, as being 'right well builded'.

To the west of the High Street, the settlement was formed by the three, principal east-west running streets, Mariner's Street, Crown Street, and Duke's Head Street. These streets were linked by a series of north-south orientated lanes and back streets and contained cottages, tenements, barns, sheds, and workshops, providing accommodation for small-scale industry and the lower status residents of Lowestoft. Crown Street was the principle route into Lowestoft during this period, connecting with Mutford Bridge, Beccles, and the south.

Throughout the medieval period, Lowestoft continued to grow in both size and economic strength, as seen in its rising place within the taxation lists for the 'Hundred of Mutford' and Lothingland, being 14th in 1327, 12th in 1334, and first by 1524. The increasing success of the settlement was recognised by the neighbouring town of Great Yarmouth, which in 1357 sought to restrict Lowestoft's fishing activity with the Statute of Herrings giving the Yarmouth bailiffs control over the autumn herring fishery for a distance of seven leagues from the Yarmouth town quay.

The potential strategic importance of Lowestoft was first recognised by the construction of three forts during the reign of Henry VIII. Built in recognition of possible attacks from Spain, France, and the Holy Roman Empire, the forts were located to the south of the town at the Stanford Channel, at Lowestoft Ness and to the north of the Ness. These forts were simple earthwork structures, each armed with three or four guns. Despite the investment in these defences they were rarely used and tended to fall into disrepair.

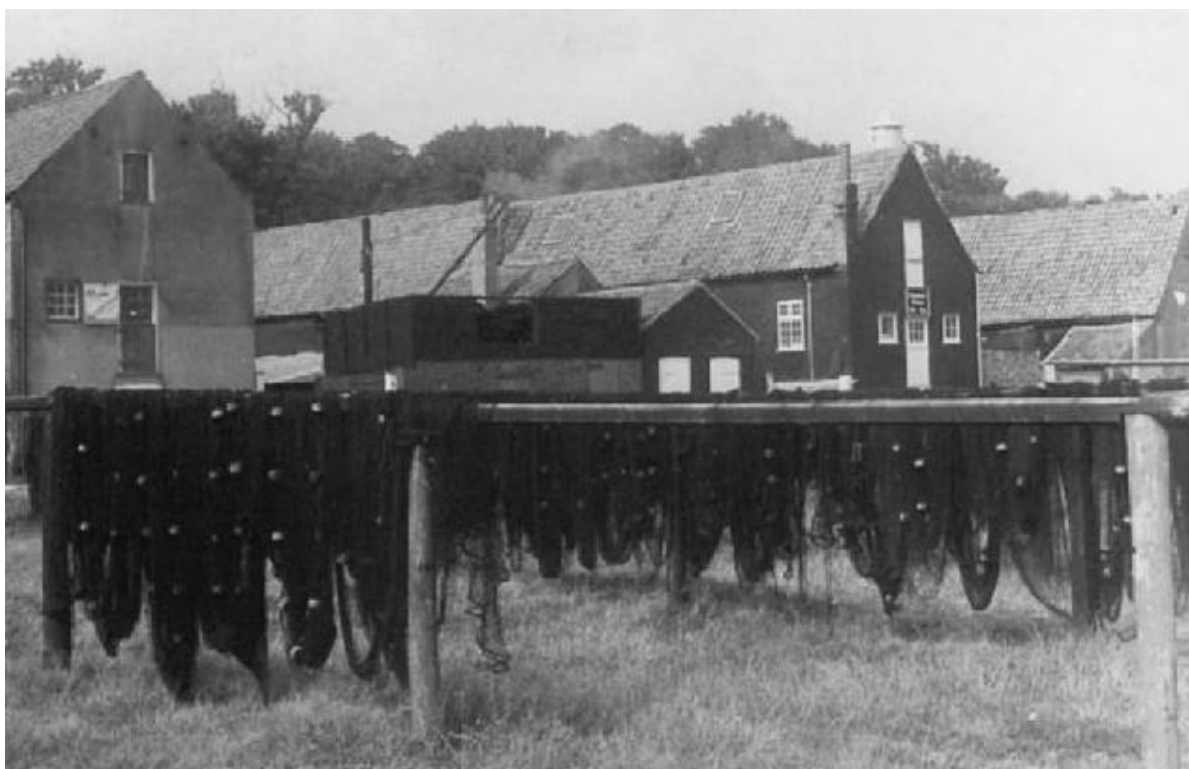
By the early seventeenth century, Lowestoft supported a diverse local economy, with over 100 occupations recorded in the town,

including textile and clothing manufacture, metalworking, and food and drink production. Central to the growth of the town were its weekly market and agriculture, whilst fishing also remained a significant element of the local economy. Increasing civic pride may be seen in the foundation of the Grammar School by Thomas Arnott in 1570.

During the Civil War, Lowestoft was divided in its loyalties, with Royalists sympathisers and a significant dissenting element present within the town. Despite the presence of three canon, the town surrendered peacefully to Cromwell in 1643 without a shot being fired. During his time in Lowestoft, Cromwell is recorded to have stayed at the old Swan Inn, which stood on the corner of the High Street and Mariner's Score.

Lowestoft was badly damaged in a substantial fire in 1645. Beginning in a fish house at the base of Lighthouse Score, buildings as far south as Rant Score and to the west of High Street around Crown Street were damaged or destroyed.

The first of Lowestoft's navigational lights was constructed in 1609. There is some debate over the location of this light, which could have been either on the beach or on the cliff side to the north of Mariner's Score. The original light was replaced in 1628 with the High Light which was constructed at the top of Lighthouse Score. A permanent lighthouse, also known as High Light, was constructed in 1676 by order of Samuel Pepys around the present Bellevue Park. This was supplemented in 1735 with a mobile lighthouse on the Denes, known as Low Light. Remaining in use until the 1920s, this light was moved periodically to align with the High Light, to guide boats safely through the ever-changing sands of the Stanford Channel.



Drying Fishing Nets in front of No.329 Whapload Road c1930

Lowestoft was granted Port Status in 1679, giving the town certain specified rights of import and export, and ensuring its freedom from interference in trade by the merchants of Great Yarmouth. Lowestoft continued to expand throughout the post-medieval period, with the subdivision of some of the existing building plots and the encroachment of new plots onto the market plain to the southwest of the High Street

The character and economy of Lowestoft changed markedly in the mid-eighteenth century, with its development as a health resort for sea bathing. The influx of upper-class visitors to the town led to its gentrification. Large high-status houses like Crown House were erected in High Street whilst other, more modest properties were merely re-fronted.

The turnpike road from Yarmouth to Southwold was constructed in 1785 and passed through Lowestoft, running north-south through the town. This resulted in development along what is now London Road North, coming to supersede the important route of Crown Street. By the close of the eighteenth-century Lowestoft was described

as a moderately sized market town, fishing centre and resort, with a population of 2,300.



No.329 Whapload Road in 2018 with Arnold's House beyond.

Improvements were also made to the defences around the town. The existing defences were replaced with three new batteries in 1781, in response to continued hostilities with France, Spain, and Holland. These were situated in similar positions to the earlier batteries, with one to the south of the town on Battery Green, the remains of which can be seen behind Coastguard Cottages overlooking the present-day roundabout, one at Lowestoft Ness and one to the North in what is now Bellevue Park.



The Former Crown Brewery, Crown Street West arguably the most significant historic industrial complex to survive within the Conservation Area. Its counterpart the former Eagle Brewery on the corner of Martin's Score and Whapload Road was demolished in the later twentieth century.

These were gradually removed or lost to the sea during the nineteenth century. The growing civic consciousness of the town is reflected in the establishment of the Wilde's School in 1788, from the proceeds of John Wilde's estate. Opened in buildings to the rear of John Wilde's House at No.80 High Street, the school provided education for forty boys in reading, writing, accounts, and Latin.

The Whapload Road area remained at the heart of the Lowestoft herring fishing industry throughout the eighteenth century. However, during the 1790s, a community began to develop to the south on the common land below the High Street. This community expanded substantially in the mid-nineteenth century to become an established settlement in its own right. By the close of the nineteenth century it housed around 2,500 people. Later known as the beach village, this area became home to much of Lowestoft's fishing community and particularly workers within the beach companies, who were involved in salvage, pilotage, net making, rope making, and fishing. This part of Lowestoft had its own distinct vernacular character, with weather boarded net stores and gambrel roofed cottages. Formed by a dense network of streets and buildings laid out parallel to the shore, the working buildings of the beach men formed the easternmost edge of the village, shifting progressively eastwards as the high-water line receded.

The lower status of the beach village, in comparison to the town on the cliff may be seen in the foundation of the gas works on the Denes in the mid-1800s. By the mid nineteenth century the Beach village was also home to a large brewery known as the Eagle Brewery (demolished c1960), which stood at the foot of Rants Score. A further large nineteenth century brewery complex was constructed for the Morse family in Crown Street. The late nineteenth century buildings of the former Crown Brewery happily still largely survive.



Barnes' map of Lowestoft in 1830. Reproduced with the kind permission of Suffolk Archives.

The transformation of Lowestoft began in the early nineteenth century with the passing of the Norwich and Lowestoft Navigation Bill of 1827. This bill enabled the construction of a harbour at Lowestoft, and the establishment of a navigable waterway between the town and Norwich which enabled wherries and larger vessels to avoid Great Yarmouth harbour with its tolls and fees. The spiralling costs of construction and difficulties with silting, and the Lake Lothing lock, however led to the failure of this venture.

The purchase of the Navigation and land to the south of the harbour by Samuel Morton Peto in 1844, accelerated the pace of change. A civil engineer, railway pioneer, entrepreneur and MP, Peto established Lowestoft as a holiday resort in the process transforming its economy and townscape. Transport links to the town were improved in the first instance, with the expansion of the harbour to accommodate 1000 boats, and the construction of a rail link between Lowestoft and Norwich, and subsequently Ipswich, leading Peto to promise to deliver Lowestoft fish to the markets of Manchester the same day.

To the south of the harbour on former farm and common land, Peto constructed terraces of fine Italianate villas and lodging houses, transforming the fishing town into a holiday resort. Annual regattas did much to raise the profile of the town and encourage visitors, as may be seen in the description of Lowestoft as an 'important and rapidly improving town' in the *Illustrated London News* of August 4th, 1855. As a result of Peto's activity, the focus of the town rapidly shifted away from the High Street towards the harbour and the new town. The larger townhouses in the High Street were gradually given over to commercial use and their gardens infilled. North Denes continued to be used by smaller vessels and was described in 1883 as largely given up to fishing and fishermen, whilst the south beach became the focus for recreation.

By the middle of the nineteenth century the town was prosperous enough to support a small number of architects, but until the end of the century they usually either had other sources of income to support their practices or offices elsewhere. George Glover was also a surveyor and estate agent whilst William Oldham Chambers was also for a time registrar of births, marriages, and deaths. Italianate was the favoured style for their new commercial buildings as it was for the villas and terraces of the resort suburbs to the south.

The increasing wealth and civic pride in Lowestoft are demonstrated by the formation of a body of Improvement Commissioners in the early 1800s, the rebuilding of the Town Hall in 1857, and the granting of a charter of incorporation in 1885. The widening of parts the High Street in the 1880s and 1890s also reflects this increasing pride in civic appearance. The growth of suburban Lowestoft was largely a private speculative venture promoted by the owners of landed estates which boarded the town.



A late nineteenth century postcard view of the High Street looking south, all the cottages in the foreground have been demolished. Note the large Victorian structure set back to what is now the building line.



Chamber's plan of Lowestoft and Kirkley 1878. Reproduced with the kind permission of Suffolk Archives.

Expansion to the north of High Street began in the 1860s and 1870s. Central to this growth was the establishment of Bellevue Park in 1874. Formerly known as Arboretum Hill, this was Lowestoft's first public park and was established on part of the North End Common, on the eastern edge of which were the remains of the northernmost fort. Civic investment in the park encouraged the gentrification of the north end of the town, with the construction of substantial residences to the north of the Park in North Parade and Gunton Cliff. Expansion further to the north of this area continued throughout the twentieth century. The talented Great Yarmouth born arts and crafts architect Ralph Scott Cockrill designed a number of fine villas here for wealthy Lowestoft tradesman and fishing boat owners and settled in a villa on Gunton Cliff built to his own design.

A second public park was established in this area in 1897 with the purchase of Robert Sparrow's marine villa to the east of Bellevue Park. The Sparrow's Nest gardens were laid out as a park and became the venue for numerous entertainments. Further development of the Park as a pleasure ground occurred in the early twentieth century, with a pavilion and bandstand built alongside various sport facilities.

Despite the growth of Lowestoft as a pleasure resort, the fishing industry continued as a vital part of the economy. Beginning in the 1860s, the Scottish herring fleet increasingly ventured down the east coast and from the 1890s, the Scottish voyages had become a full-scale invasion leading to the golden age of Lowestoft's herring fishery in the first decades of the 20th century. By 1911, at the peak of production in the British fishing industry, Lowestoft's population had risen to 37,886. The Scottish fleet brought with them a preference for the production of kippers, which were invented in Newcastle in 1843 and quickly became the most important product for the home market. While the red herring, the staple product of the Lowestoft fishery, was steeped in salt for two days and smoked for two or three weeks with intervals for the oil to drip out, the kipper was split, gutted, soaked in brine for about half an hour, then hung on hooks from long rods in the smoke of a fire of oak chips and sawdust for 6 to 18 hours. In addition to an increased emphasis on kipper production, refinements in the pickling of herring in brine led to the production of pickled herring for export to Germany and Russia. The requirement for the herring to be gutted prior to smoking in order to produce kippers and prior to pickling, required a large mostly female labour force, which came down from Scotland with the boats.

The onset of the First World War, however, greatly reduced fishing as the Admiralty requisitioned steamboats for patrolling and minesweeping. This resulted in the growth of other industries, such as shipbuilding and engineering. Leisure however continued as a key industry into the twentieth century, peaking during the inter-war period. New leisure facilities were constructed on the Denes below Gunton Cliff and North Parade in the early twentieth century, including the Denes Oval, new tennis courts, cricket facilities and a new paddling pool.

Due to its associations with the Admiralty and its position as a port of strategic importance, Lowestoft was bombarded by the German navy during the First World War and heavily bombed during the Second World War. This led to extensive rebuilding programmes particularly in the London Road area. During World War II, Lowestoft was an important naval base with surrounding defences of trenches, batteries, pill boxes, and dense belts of barbed wire. A significant number of the larger sea front villas and town centre school buildings were requisitioned as billets for the troops manning these defences. Sparrow's Nest park and house were commandeered by the Royal Navy Patrol Service in 1939 and was known as HMS Europa throughout the Second World War. The park was returned to leisure use after the war but remains the site of the Royal Naval Patrol Service Museum.

Lowestoft has been subject to periodic flooding throughout its history resulting in the construction of various sea defences. One of the most dramatic floods occurred in January 1953, when the older sea defences were swept away and the Beach Village and southern town heavily inundated. The

impact of the flood combined with the damage caused by the military during World War II when most of the village was commandeered led to the abandonment of the Beach Village and the lands subsequent redevelopment for industrial use. Today very little remains to remind the town's inhabitants of its existence.

Throughout the later twentieth century, Lowestoft endured a significant decline in both its fishing and tourist industries, leading to a period of economic decline. Attempts to modernise and revitalise the town were undertaken in the 1960s and 1970s, with considerable redevelopment to the west of the High Street and the large-scale redevelopment of the Whapload Road area. The construction of the town's bypass in the 1970s resulted in the clearance of further substantial areas of historic buildings.



Old Market Plain and St Peter's Church, Lowestoft, 1928

By kind permission of Historic England

4.3 *Archaeological Significance*

There are no Scheduled Monuments within Lowestoft. The proximity of Lowestoft to the site of Palaeolithic occupation in Pakefield however raises the potential for the discovery of similarly dated deposits within the town. Some evidence of Neolithic and bronze Age activity is suggested by finds archaeologists.

Limited evidence of Roman activity is known within Lowestoft; however, the finds recorded in the nineteenth century around Roman Hill, combined with the use of the Waveney as a communication route in this period raises the potential for the presence of Roman archaeological evidence within the town. Very little archaeological evidence has been found of the town's earliest origins; however, some finds of Anglo-Saxon pottery near Rotterdam Road, St Peter Street, and Normanston Drive roundabout are known locally suggesting a focus for activity in this period and potential for further evidence.

The High Street represents the core of the medieval settlement from the thirteenth century onwards, with terraced burgage plots and Scores radiating east-west from the High Street to the sea. The Denes and former Beach Village also developed alongside the fishing industry at the base of the cliff. These areas are likely to have significant archaeological potential. There are numerous sites on the local Historic Environment Record relating to Lowestoft's medieval and post-medieval history, alongside further sites associated with World War II structures.

The Lowestoft porcelain industry was once centred on Crown Street, production began circa 1757 and probably ceased circa 1801. "It was amongst the longest-lived of English soft-paste porcelain factories. Kiln waste and other remains have been found on the site during demolition and rebuilding works during the twentieth century.

4.4 *Traditional Building Materials*

The North Lowestoft Conservation Area is divided into four-character areas (see sections 4 to 8, below) and each area possesses a diverse range of building types and materials. It is this variety, combined with good detailing, that contributes significantly to the unique qualities of each character area and to the whole conservation area.

The oldest structures found in the conservation area are the fifteenth and sixteenth century are timber framed former merchant's houses located along the High Street, although few now have exposed framing meaning that their form and the occasional jettied upper floor are the only externally visible clues of this construction type. Applied timber framing, which is decorative rather than structural, became fashionable during the late nineteenth century and is found regularly adorning the gables of arts and crafts villas and semi-detached red brick houses to the north of the conservation area. A notable exception to this is Tudor vernacular styled No.90 and 91 High Street, a commercial property built c1880 and designed by William Oldham Chambers.

Render and stucco are materials seen applied to elevations, typically colour washed, and primarily on seventeenth and eighteenth century buildings on or near the High Street. During the early nineteenth century this material was used at Crown Street Hall and during the mid and later nineteenth century was used, with Italianate detailing, to prominent effect at the High Light lighthouse and Keeper's Cottage on Yarmouth Road. Occasionally stucco work is incised to imitate ashlar (cut stone).

The use of roughcast is seen applied to arts and crafts villas to the north of the Conservation Area. Mid to later twentieth century use of this material, seen on the High Street, does little to enhance the conservation area. Examples of tile hanging are few, and it is uncommon generally within the East

Suffolk region, although a twentieth century example of this, applied to a jettied sixteenth century town house on the High Street is a notable exception which adds an unusual level of texture to the streetscape. Within the Bellevue character area, tile hanging can occasionally be seen applied to gable ends and around the bay windows of arts and crafts villas.

The most frequently encountered building material with the conservation area is brick and this use is a consequence of it historically being readily available from a number of brickworks located within the region during the eighteenth and nineteenth century. What does vary however is the quality of the brick, its colour and application. Most commonly seen is red brick, particularly to the densely populated streets to the north and west of the conservation area. The quality of brickwork varies from handmade bricks with slender lime mortar or putty joints, as seen on Regency town houses, to the machine-made bricks of the nineteenth and twentieth century and used for a variety of smaller residential and commercial properties. Less commonly found, and usually an indicator of a desire to display a wealthy and fashionable status, is the use of 'Suffolk white' or gault bricks. These are often found on mid nineteenth century buildings providing dressings to the facades of red brick buildings. Occasionally an entire white brick frontage can be seen, and the High Street contains noteworthy examples of this, although the comparatively high cost of white brick means that buildings constructed entirely from this material are fairly uncommon. An unusual side elevation of white brick, laid to a complicated pattern of arches, bold string courses, recessed panels and gable end chimney stacks can be seen at No.147 High Street, and this represents a skilled and unusual use of this material. The highest quality brickwork tends to be found to the Regency houses on the High Street. The oldest known use of brick is thought to be an early fifteenth century vaulted cellar located beneath No. 160 High Street.



Painted render or stucco elevations



Rendered elevations with ashlar marking



Painted Roughcast



Tile hanging, plain tile and pan tile roof covering



Red brick elevations with gauged brick arches



Red brick elevations with white brick dressings



Suffolk white (or gault) brickwork



Suffolk white (or gault) decorative brickwork



Suffolk white (or gault) brickwork, stone capital



Polychromatic brickwork

Polychrome brickwork, a decorative effect created through the employment of different colour bricks, was a style that emerged during the mid nineteenth century as part of the gothic revival movement. The result is often elaborate and complex, with cross and diaper patterns seen alongside contrasting brick quoins or horizontal bands. A true expression of this style, which is more than a commonplace use of contrasting brick for window surrounds and details, can be seen at Nos 136 and 137 High Street, which contribute a positive element of variety, colour and liveliness to the streetscape.

The painting of brickwork in the conservation area is seen in two guises; primarily as a later application to hide brickwork, either scarred by alteration or to tone down an elaborately detailed façade that has fallen out of fashion (see polychrome brickwork, above) or the painting of brickwork with tar as a measure to protect the building against the elements. Examples of the former can be seen on the High Street and rarely when the paintwork has been added retrospectively does it enhance the building to which it is applied (see the Grade II Listed No.59 and 59a High Street and also the positive unlisted building No. 159 London Road North). Examples of tar painted buildings are few, and those that exist are located within the Denes Character Area and are structures formerly associated with the beach village and the herring fishing industry. The tar would likely have been added to protect the building from the corrosive effects of coastal weather conditions, and it seems likely that the tar, a waste material resulting from the production of town gas, came from the Lowestoft Gas Works, located to the south east of Whapload Road. No.329 Whapload Road is a noteworthy example of this.

Flint construction, typical of the vernacular tradition in Suffolk, is present in significant buildings such as Wilde's House and also The Royal Falcon (the latter now regrettably painted), both on the High Street and both dating from the sixteenth century. The process of knapping flint and constructing with it is laborious, and consequently the material is usually found on buildings of local importance.



Painted brickwork



Black painted or tarred brickwork



Flintwork and stone margins



Faience tiles



Decorative stonework (tracery)



*Portland stone and bronze, Naval Memorial,
Bellevue Park*



Slate roof covering



Red clay plain tiles

As a building material, faience tiles had a relatively short period of use as cladding, rising and falling in popularity during the late nineteenth and early to mid twentieth century. Consequently, buildings constructed from this material are relatively uncommon although an example of this material exists at No.131 High Street, the former Globe Inn, which has a faience tiled ground floor of high quality. Decorative clay tiles are also seen, but their use is largely limited to pressed tiles applied to early to mid nineteenth century terraces and villas in the Bellevue Character Area.

Examples of secular buildings constructed entirely from stone are fairly uncommon in the East Suffolk region. Stone is not found locally and therefore represents a costly construction choice. Yet it can be seen used for dressings and ornamentation on some civic and commercial buildings, and to the tracery windows of Christ Church. Certainly, the most impressive use of stone is the Portland stone Naval Memorial in Bellevue Park.

Timber is used in a multitude of guises. Both as a structural component of buildings but also for door and window joinery and embellishments. The surviving eighteenth, nineteenth, and early twentieth century window frames are rapidly disappearing, and have too often have been replaced with poorly designed and constructed wooden casement frames or uPVC. However, the conservation area fortunately still retains a number of sash windows, which vary in style from flush-framed small pane eighteenth century windows with fine glazing bars to the recessed plate glass windows with horns to the upper sash of the mid and later nineteenth century. Examples of original timber windows have all but vanished from the Crown Street West, The Denes and parts of the Bellevue Character Areas.

Timber shopfronts and fittings are also retained in good number, and the recently listed example at No. 59 and 59a High Street is an outstanding example (see section 3.5, Commercial Frontages - Shops, Pubs and Banks). To the northern end of the conservation area, where larger arts and crafts villas overlook the sea, buildings often incorporate a covered timber porch or first floor veranda. These are often elaborately detailed and executed with skill and are important features of the area.



Thatch with tree trunk columns (cottage orne)



Tile and brick column detailing

Unsurprisingly for a conservation area as sizeable and varied as North Lowestoft almost every type of roof covering can be found. Red clay pan tiles are commonly seen, whereas black glazed tend to be less common and usually used for roof coverings on higher status buildings. Red clay plain tiles are seen extensively throughout the Bellevue Character area, whereas the smaller cottages and also the Crown Street Brush Factory to the Crown Street West Character area, and some of the large detached late nineteenth century villas on Yarmouth Road have Welsh slate roof coverings. Less frequently seen is the use of thatch, and this is perhaps not surprising within a town and its suburbs. However, located to the southern boundary of Bellevue Park is an attractive late nineteenth century *cottage orne* Keeper's Lodge with an elaborately sculpted circular roof with arched head dormers. A further example of thatch exists to the garden building at The Bleach, Heather Road. Generally, and particularly to the High Street, there is little to no established pattern of roofing material use, and the irregularity of types is a varied and strong characteristic of the area.

While the use of red brick and also plain tiles has been discussed, the use of both materials in alternating courses is an interesting and little used detail but can be seen to great effect as column supports on the Entrance Pavilion to Sparrow's Nest Park.



Cobble walls and stone nosing to steps



Red brick walls and cobble setts

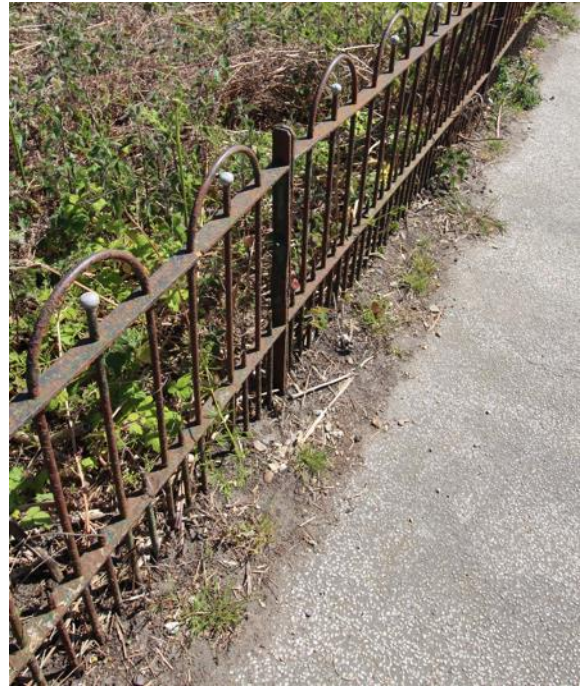
Washed cobbles or beach stone is seen regularly used for the construction of boundary walls, and the area around Cart Score is enclosed to the east side by such a wall. The use of red brick for boundary walls is seen throughout the conservation area, although the detailing varies from the ordinary to the elaborate, including the red brick walls with simple projecting column motif seen around North Parade, Gunton Cliff and Corton Road. Boundary enclosures form an important part of the conservation area and the transition point between the public realm and private spaces. Cobble setts for footpaths and pavings are seen frequently, and those around the Grade II Listed Fish House to the rear of No. 312-314 Whapload Road, which are similar in appearance to those found at the western end of Martin's Score, are particularly noteworthy.

A feature of the northern part of the conservation area, particularly around The Ravine, is the use of pre-cast concrete blocks, laid in staggered form, to create perforated retaining and boundary walls. Some have roughcast render at their bases, with red coping bricks to the top. While the deterioration of concrete means parts of the walls are in poor condition, their design and aesthetic contribute positively to the area.

Often associated with boundary walls is the use of iron railings. A finely cast metal railing using a flowing Art Nouveau motif survives along the boundary walls of buildings within the former Briarcliff Estate. Beginning along the boundary wall of number No.8 Gunton Cliff, this feature continues north to Heather Road and returns south along Corton Road terminating at Briar Cliff Lodges.



Cast concrete walls and balustrades



Decorative iron railings

Without question, the most elaborate and impressive iron structure in the conservation area is Jubilee Bridge over The Ravine; a single span footbridge built in 1887, with tracery spandrels, lattice bolted balustrade and cast-iron lamp standards. The bridge is an extremely important feature of the conservation area and adds a dramatic and elaborate note to the Bellevue Character Area.

A less successful display of public architecture is the steel and canvas awnings to the Triangle Market, High Street. This structure adds little of aesthetic value to the High Street, or the Listed or positive unlisted structures within its immediate vicinity.



Iron foot bridge, over The Ravine



Canvas canopy and structural steel



No. 59 High Street, a rare and unusually fine surviving example of a chemist shop of c1851. Listed at Grade II.

4.5 Commercial Frontages - Shops, Pubs, and Banks in the Conservation Area

Shops

Historic England have undertaken a thorough appraisal of the shop frontages on Lowestoft High Street where the bulk of the surviving historic shops within the Conservation Area are located (*Research Report Series 13-2019, The Shopfronts of Lowestoft High Street, Suffolk Research, and Investigation* by Katie Carmichael). This provides a detailed survey of each property where a shop front either survives or is known to have existed from archive sources. It also provides a broad assessment of the significance of those surviving shop fronts. This study has been drawn on considerably during the compilation of this revised conservation area appraisal and provides a more detailed assessment than can be provided here. The document emphasises

the survival of historic shop fronts of some considerable significance within the High Street character area.



Detail of part of the frontage of the former Devereuxs Grocers and Wholesale Provisions Store. Designed by John Louth Clemence.



Detail of No.36 High Street. A late 19th-century shopfront with cast-iron columns set below the jetty of a 15th century house

The area of the town centre occupied by shops contracted dramatically in the second half of the twentieth century, as shops disappeared from the streets to the west of the High Street and from the former beach village. In 2020 the High Street Character Area was the only one of the four character areas within this appraisal, to retain shops and public houses which are still operating.

The earliest surviving shop fronts in the Conservation Area date from the mid nineteenth century. No.45 High Street for example has been identified as having a largely unaltered wooden shop front of c1850 which was possibly installed for the draper John Browne Chaston. Set within it are however a twentieth century door and windows. No.59 High Street also has a shop front dating from c1851 but arguably one that is considerably more significant. A rare and well-preserved example of a purpose-built chemist shop. Other probable mid nineteenth century examples, like that at the derelict No.88 are now in poor repair with rotting woodwork.

Consumable goods sold by butchers, grocers, fishmongers, and dairymen necessitated different provisions for display and sale than were required for non-perishable items. These

businesses first made use of wide double-hung sash windows in the mid-18th century and continued with that arrangement until new regulations in the 1950s brought the practice to an end. A later nineteenth century example of this type of window can be seen at No.134 High Street The lower sash was normally fitted



No.31 High Street, now a house, the small pane glazing was inserted into a later nineteenth century shop front c2002.



Large sash window through which food products were once sold. No.134 High Street.

with large brass handles and was pushed up behind the upper sash to create an open shopfront in which produce could be displayed, with sales made through the window.

The original appearance of surviving later nineteenth century shop fronts is relatively well documented, thanks to the survival of historic photographs and building bylaw plans. Nos.56 and No.57 retain a complete shop front of 1889 designed by William Oldham Chambers and WJ Roberts for which a set of detailed drawings of c1889 survive within the Suffolk Archives. Often, unlike their predecessors these shop fronts were part of purpose-built retail premises and were an integral part of a façade's overall design.

One of the largest and grandest of the shops built on the High Street in the nineteenth century was Devereuxs at Nos.127-130. Designed by John Louth Clemence c1869 and built in phases, its shop front retains elaborately panelled pilasters, carved consoles, and seashells carved beneath the capitals. Some of the original wooden shop fronts with their delicate carved wooden pilasters flanking the door openings also survive, and the whole block retains a stylistic unity which is one of its most striking features. The nearest rivals to the pilasters here are arguably the ornate ones at Nos.9 & 11 Saint

Peter's Street of c1885 which in 2019 flank a particularly lacklustre late twentieth century wooden shop front.



No.119 High Street, mosaic panel of c1930

The surviving late nineteenth and early twentieth century shops on the High Street occasionally also retain tiled or mosaic floor panels in the well in front of their doors. Surviving late nineteenth or early twentieth century tiled floor panels like that at Nos.31 & 132 tend to be of a geometric or floral design, whereas after World War One advertising panels become more common. One of the most notable is that displaying the name of Turners the Boot Makers of c1925 at No.90 High Street. No.115 and No.119 also have 1930s examples. No.64 retains interwar period geometric tiling. Examples of more extensive tiling schemes are once known to have existed. The former Maypole Dairy at No.73 High Street retains some fine decorative tiling of early twentieth century date within its interior, although these are long been hidden from view.



Detail of a fine, but conservatively designed shop front of c1930 at No.119 High Street



No.58 High Street retains a tiled bakery fascia and original display window of c1960. Historic England have emphasized the quality of its design and its remarkably intact state.



No.138 High Street clock installed c1888 probably to advertise the watchmaking business of Edmund Crake.

Other forms of historic advertising can still be found on shops, such as painted advertisements on gable ends, but these tend

to now be very faded. No.138 High Street has a prominently placed clock on a fine decorative bracket projecting from its face, it was installed c1888 probably to advertise the watchmaking business of Edmund Crake.

No.133 High Street forms part of an inventively designed block constructed as part of a c1903-1905 road widening scheme. It originally contained the Globe Inn and a pair of shops designed for the butcher Benjamin Saunders. The architect of the scheme was William J Roberts of Lowestoft. Much of their detailing survives and behind the recent name board above the window is reputedly an early twentieth century gilded name board of considerable quality bearing the name of Benjamin Saunders himself. Decorative features appear to have been boarded over rather than removed on a significant number of historic shop fronts, and the careful removal of this later cladding should be encouraged. No.147 High Street which has an elegant and complete shop front of c1870 is a further

example where a gilded V- cut fascia board may survive behind a later tacked on panel. Relatively few shop fronts dating from the years between 1945 and 1980 survive, arguably the best being that at No.58 High Street of c1960. The shop front at No.147 was probably installed as part of alterations undertaken in 1947.



C2003 shop fronts at Nos.43-44 High Street

Many of the more recent attempts to design shop fronts in late nineteenth or early twentieth century style have lacked the quality of detailing evident on neighbouring originals. Some are however of pleasing character and far less damaging to the area's character than the 1960s and 1970s examples they often replaced.

Elsewhere within the Conservation Area there are also a small number of altered historic shop fronts on London Road North, and on Crown Street West. The Crown Street west examples are now preserved within properties converted to domestic use. At the northern end of High Street on the eastern side a number of historic shop frontages have also been retained when the properties themselves have long been converted to dwellings.



Mid nineteenth century former commercial buildings on Crown Street west, showing shop fronts retained during recent conversion works.



The former Albion Stores Public House, No.101 High Street

Public Houses

Lowestoft's medieval and eighteenth-century High Street inns had largely disappeared by the late nineteenth century. All of the public houses of the Beach Village have been demolished together with large numbers of inns which formerly occupied the streets to the west of the High Street.



The elaborate painted wooden frontage to the Old Blue Anchor, High Street of c1888

On the High Street and London Road North Later nineteenth century public house frontages survive in relatively large numbers, although virtually all have lost their etched glass windows. By far the best façade is that at the Old Blue Anchor, High Street of c1888 which probably dates from the rebuilding of the inn, and those to the Triangle Public House (probably of late nineteenth century date), St Peter's Street and the former New Globe Inn, No.131 High Street which was built in 1903-05 to the designs of William J Roberts of Lowestoft. Excellent faience work survives on the former Fox and Hounds at No.178 London Road North although it has sadly been painted over.

Of more modest public houses, the best and most complete surviving frontage is that to the former Albion Stores at No.101 High Street of c1890. The simple wooden fascia at No.4 Dukes Head Street may also belong to a former public house called The Magdalene House. Bayfield's Bar at No.159 High Street retains much of its original c1898 frontage as do The Welcome on London Road North, and the former Crown Hotel, High Street. The former Crown and

Anchor on the corner of Crown Street East and High Street retains its c1900 entrance on the Crown Street



Detail of the former Fox and Hounds, No.178 London Road North



The former bar entrance to the Crown and Anchor on the corner of Crown Street East and High Street



Inn sign of the former Globe, High Street

elevation but its main entrance fascia on High Street was removed c1990. Early and mid-twentieth century frontages are far rarer, only the Wheatsheaf (formerly the Spread Eagle) on the corner of Herring Fishery Score retaining parts of its original fascia.

More recent pub and restaurant frontages such as those at Nos. 93 and 95-98 High Street contribute little to its character.



A typical window, at the former New Globe Public House, No.131 High Street, showing stained glass of c1905 depicting a globe.

Banks

There are very few surviving bank buildings within the Lowestoft North Conservation Area and those that survive have now been converted to other uses. The banks on High Street were not the large purpose built late nineteenth century structures evident elsewhere in the town, but smaller scale structures which often started like as eighteenth century townhouses. The best of these is the former Gurney's (later Barclay's) Bank at No.63 High Street converted from a dwelling in the 1860s.



Overhead street sign to the southern boundary of the conservation area

4.6 Street Furniture

Street furniture plays an important role in a conservation area. Not only does it serve to inform those living there or passing through, it also helps to ensure the safety of those enjoying the public realm. However, the use of street furniture, its design and the location of items can also have a positive or negative effect on the character and use of a space. Within the setting of green spaces and significant buildings the design and location of such items becomes an important element for careful consideration, particularly if its contribution is to be a positive one.

Lowestoft, in common with most towns and villages in the East Suffolk region, possesses a large quantity of modern street furniture, ranging from lamp posts, to signage and rubbish bins, and in certain locations this can lead to visual clutter, which reduces the effectiveness of items such as signage.

The survival of historic items of street furniture is rare and the cyclical process of rejuvenating public spaces has resulted in a surprising lack of such items within the North Lowestoft Conservation Area. Unusually there are no historic post or pillar boxes, or telephone kiosks (those to the High Street near the Crown Hotel date from the mid to later twentieth

century) and cast-iron road name signs are few. Bollards tend to date from the later twentieth century, as do benches, bins and information points. As street furniture is usually added to an area on a piecemeal basis the styles and design of what exists varies, as does material use and quality.



The area around London Road North, High Street and the A47, displaying a visually confusing array of street furniture

The overhead High Street sign located to the southern end of the historic thoroughfare plays an important part in advising visitors about the history of the area and has been carefully designed to reflect its surroundings. However, this area is also particularly cluttered with other items, including railings, a variety of pavement surfaces, lamp posts, restriction and information signs and benches, which make the area distracting.



Information board and raised brick planter to the southern end of High Street

Where items of street furniture have been carefully designed and located, their impact is occasionally marred by the addition of other furniture which have not been as well designed or placed.



The elaborately detailed information point and bench seat to the Triangle Market, High Street

Items such as late twentieth century road names have been poorly located at low level, reducing their visual impact and increasing the likelihood of damage.



Poorly located road name signs

Bins, benches, and bollards are generally of utilitarian design, and mostly date from the late twentieth and early twenty first century, with little thought appearing to have been given to their positioning.



A regimented positioning of lamp post, bin, bench and bollards

Other signs are more imaginatively designed, including those indicating the Red Herring Trail, which takes participants up and down the Scores. Their contribution to the public realm and enjoyment of spaces is a positive one.



Sign indicating the route of the Red Herring Trail

Some of the lamp posts within the High Street Character Area incorporate a rising sun motif to the angle between the post and arm, likely referencing the easterly location of the conservation area. Others lamp posts conform to a more generic type, with many used to display other public information signs.



Lamp post of standard design, with other information signs fixed to it

Tactile paving surfaces, used around crossing points, speed restriction bumps and changes in surfaces and colour to express parking bays, pavements and roads are all important from a public safety perspective, however the materials used and their location needs thought particularly where they affect the setting of significant structures.



Speed restriction humps and contrasting tarmac colour to the High Street



Varied brick and slab surfaces to the High Street

To Lighthouse Score there is a section of iron posts and handrail, probably dating from the early part of the twentieth century. Elsewhere within the conservation area, particularly to the northern end, other more elaborate ironwork exists (see section 3.4 Traditional Building Materials). Less well detailed railings, a consequence of having the busy A47 bisecting the conservation area, exist to the junction of London Road North, Artillery Way and High Street.



Handrail to Lighthouse Score



Hand painted sign to No's 43 and 44 High Street



Remains of painted advertising sign to the gable end at No. 36 High Street

Faded hand painted advertising or name signs exist to a couple of properties on the High Street, in various states of preservation. These important and decorative items, which contribute to documenting the changing social and commercial history of an area, are worthy of retention.



Projecting clock and bracket at No.138 High Street

An interesting and unusual historic item of street furniture exists fixed at high level to the upper storey of No.138 High Street. The illuminated clock face or ornate projecting cast iron arm appears to date from the late nineteenth century and makes an extremely strong contribution to the conservation area.

5 Character Areas

The Conservation Area has been divided into areas which display distinct architectural and townscape characteristics. These are as follows: -

- **The High Street Character Area**

Consisting of: Albany Road, Artillery Way, Barnard's Yard, Blue Anchor Plain, Camden Street, Capital Trading Estate, Christ Church Square, Compass Street, Crown Score, Dukes Head Street, Gun Lane, Herring Fishery Score, High Street, Lighthouse Score, London Road (North), Maltsters Score, Mariners Score, Mariners Street, Martin's Score, Milton Road (East), Old Market Street, Old Nelson Street, Rants Score, St Peters Street, Spurgeon Score, Triangle Road, Wells Yard, Wesleyan Chapel Lane, Whapload Road (southern end), Wilde's Score.

- **Crown Street Character Area**

Consisting of: Parts of Crown Street West, Dove Street and Factory Street.

- **The Denes Character Area**

Consisting of: Anchorage, & The eastern part of Lighthouse Score, and part of Whapload Road.

- **Bellevue Character Area**

Consisting of: Belle Vue Park, Cart Score, Clyffe Rise, the southern end of Corton Road, Dawn Poynton Place, Dene Road, parts of Gunton Cliff, Heather Road, Lighthouse Score (western end), Lyndhurst Road, North Parade, Park Road, Parkholme Terrace, Sparrow's Nest Park, St Margaret's Road, Station Road, The Ravine, the northern end of Whapload Road, and the southern part of Yarmouth Road.

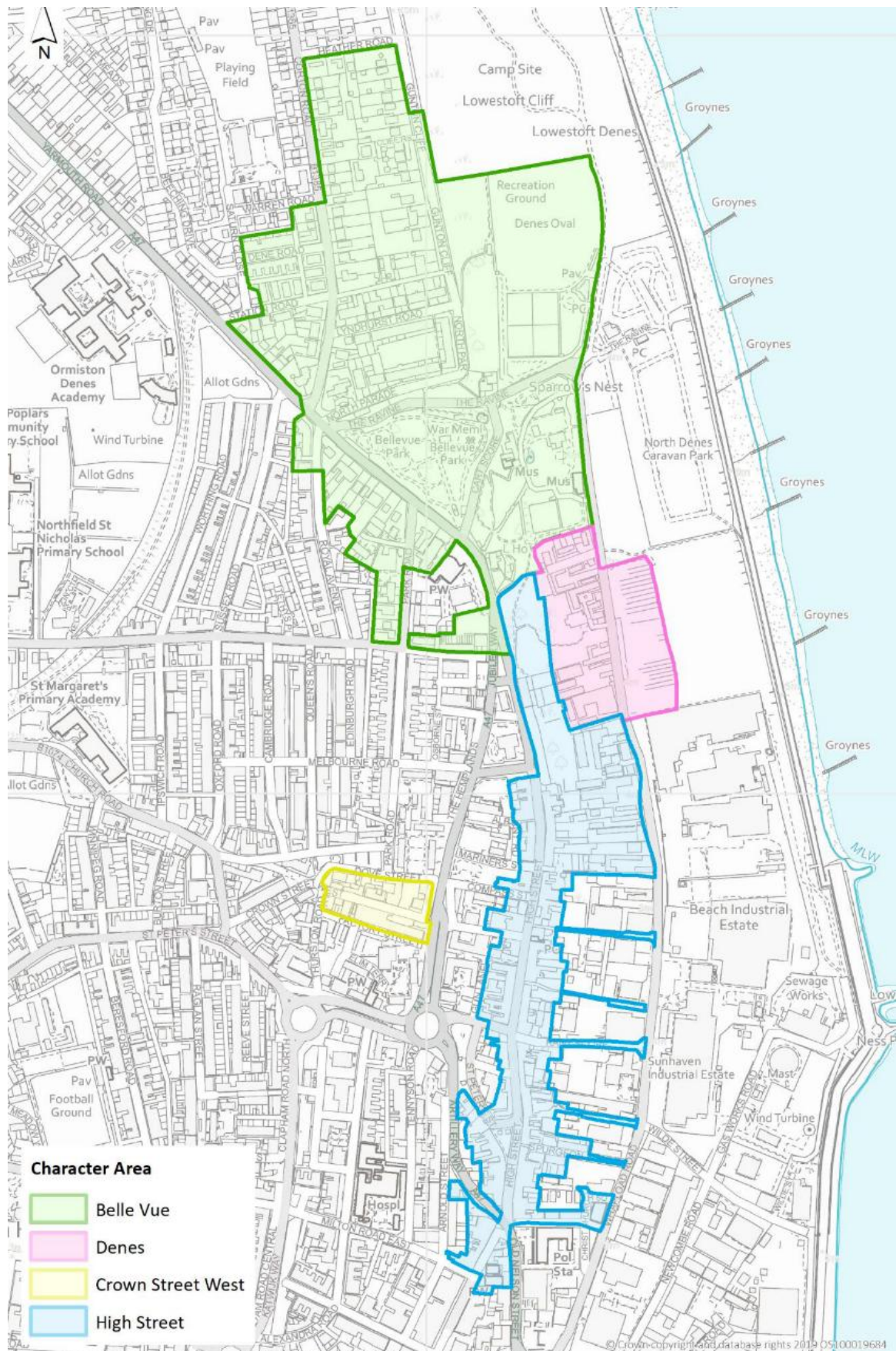


Detail of Nos.90-91 High Street designed by William Oldham Chambers for Adam Swallow Clarke c1880.



Detail of Nos.90-91 High Street designed by William Oldham Chambers for Adam Swallow Clarke c1880.

5.1 Map of Character Areas



6.1 Character Map





Looking north on High Street from the corner of Crown Street

6.2 Character Summary - The High Street Character Area

The morphology of the High Street Character Area results from the town's medieval origins and reflects the historical and economic development of the town. The High Street lies at the centre of the Conservation Area and gently curves to follow the edge of the cliff to its east. It contains the bulk of the town's earliest surviving buildings together with the best of its surviving Georgian townhouses. The narrow width of the street and its undulating character combine with continuous building frontages of varied form, height, and materials to create an intimate enclosed streetscape that draws in views and maintains visual interest. The Scores punctuate this space to the east, providing long views towards the North Sea, whilst to the west, the side streets terminate in wide and disjointed vistas towards Jubilee Way, where major 1960s and 1970s clearances have removed much of the later seventeenth, and eighteenth century core of the town. Throughout the character area their remain occasional empty sites, which are either the result of Second World War bombing raids or ill-advised post war demolitions. The impact of war time raids on the High Street Character Area should not be underestimated many buildings were destroyed and still more badly damaged. The negative impact of these events remain more than sixty plus years later. The clearances to the west of the Conservation Area are also taking decades to heal.

The enclosed, linear High Street is relieved by small planned open spaces on its western side which break up the continuous building frontage. New Market Place, formed in 1703 by the demolition of the New White Horse Inn, formerly covered a larger area, but has been reduced in size through the development of its Compass Street frontage. This space creates good views of the southern façade of the former Town Hall, a key building within the Conservation Area.



Triangle Market with the southern section of the High Street beyond.

The open courtyard adjoining Wesleyan Place once formed the enclosed churchyard of a fine Grade II Listed Italianate Methodist Chapel of c1862, which was sadly demolished c1985. Today the courtyard forms a pleasant, well-tended open space, recessed from the continuous frontage of the High Street, and enhanced by the elaborate Victorian gault brick screen wall of No.147. This wall was constructed to complement the Italianate façade of the chapel itself.

A small square called Blue Anchor Plain at the junction with Duke's Head Street was reputedly originally created to provide a turning space for horses and carts travelling up Rant Score. The square is enclosed by varied two and three-storey buildings; those on the northern side including the Grade II Listed No.134 High Street being survivors of pre-Victorian Lowestoft. No.3 Dukes Head Street retains a gambrel roof; once a common feature in central Lowestoft, roofs of this kind have now largely disappeared. Blue Anchor Plain opens up views of the elaborate and well-preserved c1888 façade of the Old Blue Anchor public house on the corner of High Street.

Views looking west along Dukes Head Street from Blue Anchor Plain are now dominated by the late 1960s high-rise block known as St Peter's Court. In the later twentieth century Blue Anchor Plain was enhanced by the planning of trees and the laying of subtle paving using an interlocking fish motif.



Wesleyan Place looking east, once the leafy churchyard of a Methodist Chapel.



Shops on the eastern side of High Street

The Triangle Market is located at the junction of High Street and St Peter's Street and was the historic marketplace of Lowestoft. Until the late nineteenth century, it was a relatively small intensively used space. As early as 1864 William Oldham Chambers had proposed the building of a grand Italianate block of shops between High Street and St Peter's Street facing onto the market but the scheme was abandoned. The northern side of the market was eventually cleared in the 1890s for the intended construction of a new town hall. The Town Hall proposal was also sadly abandoned, and in the mid twentieth century further buildings on the northern side were demolished creating the present unsatisfactory space. Although lined by generally attractive and interesting buildings, the market currently forms a transient space, little used by traders, and providing vehicular access to High Street. (At the time of writing 2019 there were plans to reintroduce a market here). The northern side of the space is of particularly poor townscape quality with unused late twentieth century market awnings screening an area of disused land.



Surviving buildings at the southern end of St Peter's Street

St Peter's Street springs from the Triangle's north western corner. Sadly, relatively few buildings survive at its southern end owing to the construction of Artillery Way in the 1970s. The unspoilt late nineteenth century Triangle public house is amongst the most memorable survivals.

On the eastern side of High Street, only the Scores break up the otherwise continuous building line of much of its street frontage. Each Score has a unique character, form, and history, many being named after an associated former public house or mercantile family. Some like Rant Score, are wide enough to allow vehicular passage, but more typically, they are narrow pedestrian routes, enclosed by brick or cobble boundary walls and buildings, with steps giving access to the High Street. Passage along the Sores has been encouraged and enhanced by the placement of public art and the presence of features such as crinkle-crinkle walls and terraced housing.



New Market Place on the corner of High Street and Compass Street

The Scores today peter out into car parks and industrial units at their eastern end, the surviving former smoke houses and warehouses providing the only features of interest. To the east of Whapload Road the industrial estate contains large-scale buildings where once there was the thriving community of fisherman's cottages, smoke houses, and net stores which formed the Beach Village. These large twentieth century structures sever



C1900 buildings at the northern end of the High Street

views towards the beach and have helped to disrupt the historic street pattern. Their visual impact is relieved only by the presence of the inland wind turbine known as 'Gulliver' erected c2004 which is a prominent local landmark.

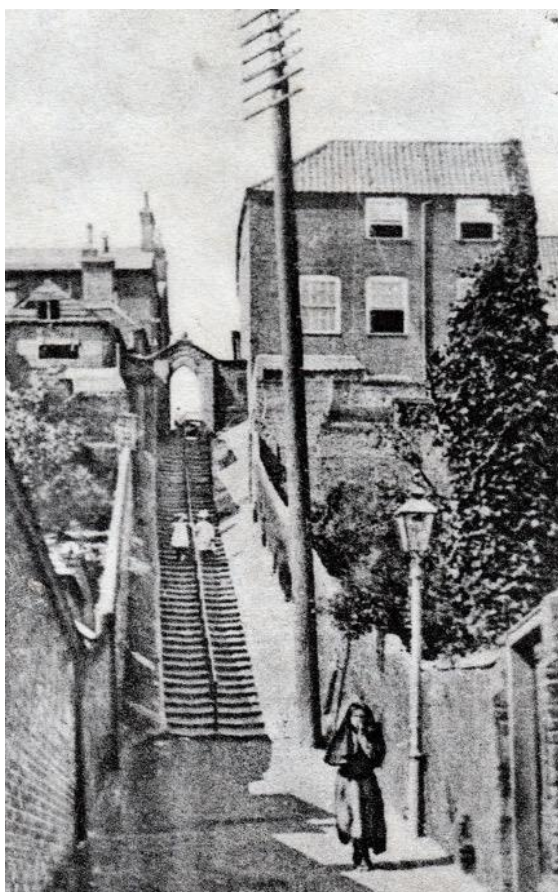
The backlands flanking the Scores are highly varied in nature and use. A significant number still form terraced private gardens serving properties on the eastern side of the High Street. Some have however been subdivided to accommodate infill development, as seen in the Crow's Nest on Crown Score. At the northern end of High Street vacant plots left by blitz damage or ill-advised post war clearance extend this green space to the pavement edge. At the eastern end of these plots can still occasionally be found clusters of outbuildings originally associated with the fishing industry.

Walking into the High Street from the junction of Yarmouth Road at its northern end there are gaps caused by war time bombing and later clearances for road improvements which have considerably eroded the character of this part of the High Street. Moving further south, the streetscape becomes strongly defined and

enclosed by historic buildings to the east and west. Looking south the High Street curves creating contained views. Great variety is apparent within the buildings.



High Street looking south from the corner of Dukes Head Street



An early twentieth century view of the Mariners Score Gate and houses on the eastern side of High Street.

To the east, the streetscape is dominated by narrow frontages which reflect medieval burgh plots and provide a constantly shifting roofline of two, and three-storey buildings of differing roof pitch. Late eighteenth and nineteenth century frontages dominate; however, a significant contribution is made by earlier buildings such as the Royal Falcon Inn, and No.36 High Street which is the oldest complete building within Lowestoft. The formal eighteenth and nineteenth century frontages of buildings such as Nos.29-32 High Street also conceal mid-to-late sixteenth century structures behind their formal façades. Mariner's Score runs east from the High Street at its northern end and is entered from a gothic archway through a short brick wall. This is one of the most picturesque scores, with excellent views across to the North Sea framed by the archway.

The earlier structures on the eastern side of High Street have been subject to several

phases of remodelling, as demonstrated by No.41 High Street, a mid to late fifteenth century structure, rebuilt in the seventeenth and nineteenth centuries, before being altered again in the twentieth century. The building now presents a modest three-storey Victorian elevation to the High Street.

Crown House (No.55 High Street) forms a contrast to the more modest surrounding buildings. This is a substantial red brick townhouse of the late eighteenth century, set back from the street frontage behind a compact front garden, which enables longer views toward the structure. Its terraced rear gardens are prominent in views along Crown Score.

The only disruption to the historic streetscape is the late 1960s building at Nos.38-40 High Street, a three-storey, flat-roofed building of little visual interest which intrudes into views west along Mariner's Score. It replaced a large decaying eighteenth century town house which was demolished c1957. This part of the eastern side of the High Street contains two of its finest buildings, No.55 a distinguished classical townhouse of c1780 and the former chemist's shop built for Robert Morris Chemist and Druggist in 1851. The mid-twentieth century buildings of the Post Office (No.53) and No.58 have a neutral impact upon the streetscape, being of relatively little architectural quality, but maintaining the domestic scale of the street.



Crown House from Crown Score

Crown Score punctuates the eastern side of the High Street between Nos.50 and 51, giving long enclosed views along the Score. Reached



Dwellings at the northern end of the High Street, a number of these buildings became shops in the later nineteenth century but have now returned to domestic use.

from a short area of sett paving, a flight of stairs flanked by brick and flint walls gives access to the base of the cliff. The Score offers fine views of the rear of Crown House and its terraced rear gardens whilst at its western end behind No.51 High Street are to be found two much altered former cottages, now rare survivals of the type of dwelling which once lined many of the Scores.

Martin's Score runs down the cliff face between Nos.60 and 61 High Street. Beginning as a broad sett-paved route, the score rapidly narrows as it moves down the cliff, enclosed by tall flint or brick boundary walls to the north and south. At its eastern end survives a pair of nineteenth century outbuildings from the former Youngman, Preston, and Co's Eagle Brewery. Once one of the most architectural distinguished industrial structures within the town centre, it was demolished in the 1960s. The fine c1860 stone eagle which once marked the entrance to the site survives above the entrance to the nearby Bird's Eye Visitor Centre. The public realm of Martin's Score is enhanced by the presence of plaques set into the pavement



Martin's Score looking west towards High Street



Looking South on the High Street from the corner of Old Market Street, the substantial building on the right was built for John Devereux as a grocery and provisions store.

showing boats historically associated with Lowestoft. Its western end again provides good views of the rear of the houses on the High Street. On its southern side, the former Barclay's Bank building at No.62 High Street is now once again a private house with a mature and well cared for private garden overlooking the cliff edge.

To the western side of the High Street, a series of later nineteenth century municipal road widening campaigns have resulted in a more regular frontage. From c1870 small cottages, and inns were swept away and replaced with larger commercial buildings which are reminders of the town's late Victorian commercial prosperity. Many of the rebuilt shops and former public houses retain notable nineteenth and early twentieth century facias, which contribute significantly to the area's character. The former Town Hall was itself a victim of these road improvements, its mid nineteenth century façade being set back significantly c1899. George Hamby's rebuilt façade still features prominently within the street frontage on the western side of High Street, highlighted by the projection of its clock tower. As the century progressed these rebuilding campaigns became more ambitious in their scale, culminating c1898-1900 in the rebuilding of Nos.161-176 at the High Street's northern end.

Views along Mariner's Street, Compass Street, and Crown Street East from the western side of High Street peter out into the non-descript car parks bordering Jubilee way. The forcing through of this road result in the substantial demolition of historic structures in the 1970s. The devastation was completed by the c2016 demolition of the surviving nineteenth century buildings to the rear of the town hall. Crown Street East retains a rare survival in the form of a decaying Grade II Listed coach house that formerly served the Crown Hotel. A similar inn yard and service buildings, at the rear of the former Globe Inn lower down the High Street were partially cleared c2013. An open courtyard provides views towards the coach house building from Crown Street, providing visual and historic interest to an otherwise poor quality, streetscape.



Former Cottages at the High Street corner of Crown Score

To the south of the Town Hall, the High Street narrows creating a greater sense of enclosure, aided by the increasing height of the flanking buildings. Amongst the best are Nos.64-66 which were rebuilt in the 1890s and Nos.136-37 a purpose-built shop of c1870 with a polychrome brick façade. To the immediate south of Duke's Head Street are further later nineteenth century commercial buildings, the Italianate block on the eastern side were rebuilt in the later 1870s to the designs of George Glover, Rants Score providing dramatic views of their rear elevations and of the fine Italianate white brick return elevation of No.70. Those buildings on the western side including the fine former Globe Inn date from a street widening exercise of c1903-1905 and were designed by the talented local architect William Roberts. They are of red brick and retain a particularly fine and complete set of original facias to their shop and former pub frontages.

Rant Score contrasts considerably with the other Scores of the Conservation Area. The score is wide and unenclosed making it fully accessible to vehicles. It is also surrounded by modern light industrial premises at its lower eastern end. Views east and west along the score are broad, encompassing much of the highly varied townscape, with clear views to the wind turbine to the east. Until the mid-twentieth century its southern side was lined with small cottages.



Looking east along Wilde's Score towards the Beach Village c1910

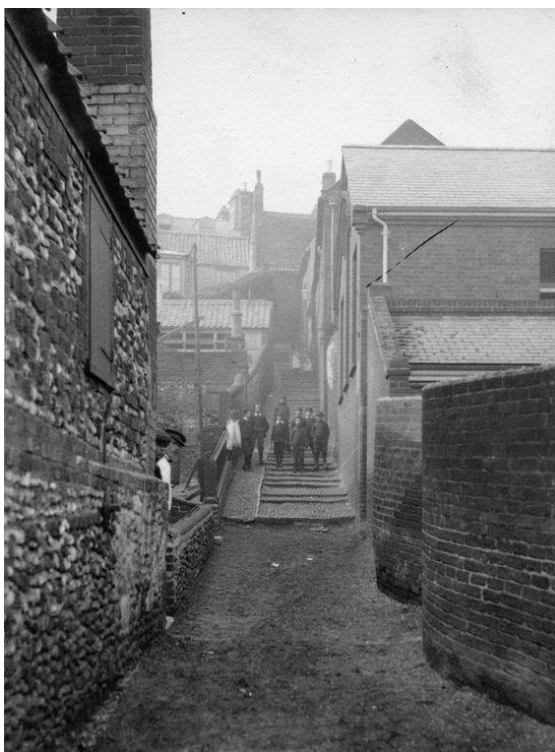
Beyond Old Market Street the contrast between the buildings on the eastern and western side is marked. To the west is the imposing Italianate late nineteenth century Suffolk white brick façaded former Devereux's store, whilst on the eastern side the buildings are of a more vernacular small-scale character. Buildings within this part of the High Street provide evidence of Lowestoft's history from the sixteenth to the twentieth centuries, creating an attractive and varied streetscape. Interspersed amongst the late nineteenth century commercial structures are several

modest, domestic buildings, such as Nos.75-76 High Street, and the flint faced Wilde's or Flint House at No.80 High Street. This mixture of scale and function creates a sense of historic depth and visual interest within the streetscape, constantly drawing the eye onwards.

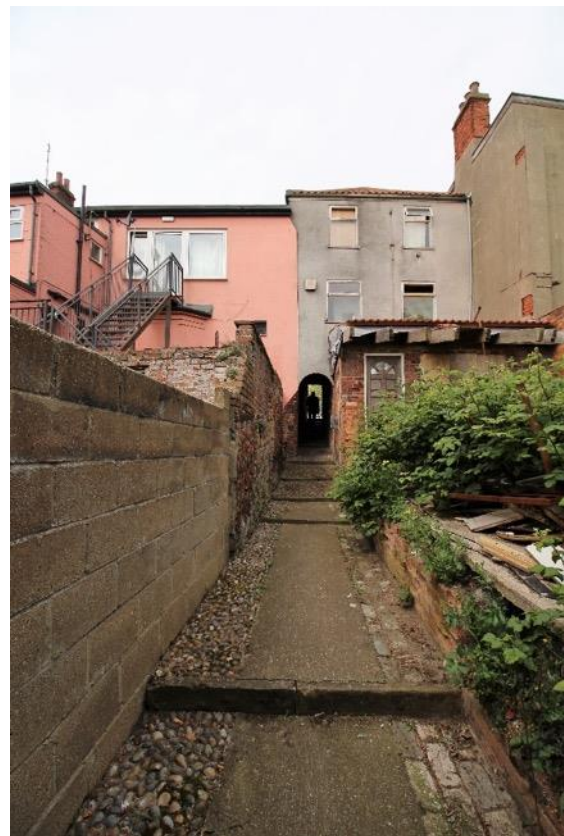
Wilde's House bears a datestone of 1586 but its present façade appears to be largely of eighteenth-century date. The steeply declining Wilde's Score is entered from High Street through a narrow passageway under the house, giving appealing views towards the turbine and of the c1843 red brick former school buildings to the house's rear. This score is flanked by a combination of brick and flint walls in the later twentieth century its eastern end was blocked, and the Score redirected to join Cumberland Place. These brick and flint walls may date from the late sixteenth century. The presence of public art in the form of shoals of fish inlaid into the steps enlivens passage through the score and enhances the pedestrian route. The Score's most notable structure is the Heritage Centre originally built as a school for the sons of fisherman in 1788.



The High Street end of Maltsters Score c1910



Looking west along Wilde's Score towards the High Street c1920



The same view of Maltsters Score, today

Some of the properties on the eastern side of the High Street between Wilde's Score and Maltsters Score are Grade II Listed and retain maturely planted rear gardens. As Maltsters Score is approached the High Street widens to form Triangle Market, and its character changes. Nos.85&86 High Street were rebuilt c1970 the present structure doing little to enhance the character of the Triangle Market onto which it fronts.

Maltsters Score exits the High Street by a narrow passage in the ground floor of No.88. The arched passageway possibly predates the rest of the building which surrounds it and opens onto an area of derelict land where a row of early nineteenth century cottages once stood. Beyond however is a pleasant pedestrian routeway flanked by a partially rebuilt serpentine or 'crinkle-crankle' wall and enhanced by the placement of metal sculptures of skeletal fish. The passage then returns to the south to join with Spurgeon Score.



The western end of Maltsters Score looking south east

Beyond Spurgeon Score the High Street again narrows. The mixture of later nineteenth century commercial and earlier, domestic scaled buildings continues, the work of the talented local architect William Oldham Chambers is represented on the eastern side by well-detailed buildings such as the pleasing, Italianate gault brick faced No.99 High Street of c1866, and the Germanic gothic c1880 extravaganza of Nos.90-91. On the western side No.119 retains a particularly fine early twentieth century shop front, the late nineteenth century commercial buildings on

this section of the western side suffered damage in 1941 bombing raids which also destroyed No.116 an elaborately façaded temperance coffee house of c1878. This part of the western side of the High Street was rebuilt as a result of c1887 road widening scheme devised by the then Borough Surveyor George Hamby.

Spurgeon Score is especially significant as it retains early to mid-nineteenth century cottages on parts of its north and south sides. These are important reminders of the fishing community destroyed in 1930s and later 1960s clearances. At its High Street end the building on its southern side was rebuilt c1970 and detracts from the appearance of both the High Street and the Score.



Spurgeon Score

Nos.102-104 on the eastern side are formed from a mid sixteenth century timber framed and jettied structure.



The sixteenth century Nos.102-104 at the High Street's southern end.

The present façade to No.100 High Street is of no architectural significance and is an intrusive

feature within the streetscape due to its poor-quality shop front and the use of corrugated metal sheeting as cladding above. This building is however of considerable historic significance due to the survival of three small cottages built into the cliff face within its basement. These buildings are believed to date to the early eighteenth century and were last in use during the Second World War. The shop's original street façade may yet survive behind the ugly cladding. Nos.105-106 replace a fine early cinema building with an elaborately decorated faience façade.



The western side of High Street south of Triangle Market the three storey commercial buildings were constructed as part of an uncompleted road widening scheme begun c1887.

The High Street terminates abruptly where it is severed by Artillery Way, the town centre bypass constructed in the 1990s. The late nineteenth century Nos.110-112 High Street on the western side were demolished in 1993 to allow for the construction of this road which severs the Conservation Area into two parts, cutting across High Street at an angle and segregating it from the principal retail frontages of London Road North. The public realm of this street is particularly unsympathetic to the Conservation Area, using bright red modern bricks for boundary walls and screens to the gables of adjoining buildings. Despite the severing effect of Artillery Way, passage into the High Street from London Road North is improved by the placement of a raised sign announcing entrance into the High Street, functioning as a gateway feature, and encouraging pedestrians to cross Artillery Way.



Herring Fishery Score from Whapload Road

Herring Fishery Score is located to the south of the pub, running alongside the brutalist police station opened in 1979. This heavily massed building faced in modern red brick shows little reference to its setting, its construction obliterated one of the earliest Scores. It stands within a drab area of soft landscaping. The northern side of Herring Fishery Score, however, manages to preserve much of its historic character and is lined by nineteenth and mid twentieth century educational buildings of considerable character. Its eastern end is dominated by the tower and spire of William Oldham Chambers Christ Church, adjacent to which stands its gothic Parish Hall and former schools. These buildings are important survivals from the former Beach Village and form highly significant elements in the streetscape of Whapload Road and in views north from Battery Green roundabout. The name Herring Fishery Score is a relatively recent one, the Score previously being known as Nelson's Score.



Looking up Herring Fishery Score towards London Road

London Road North is a broad thoroughfare which slopes down towards the harbour and railway station. The street forms the principal retail area within the town, containing a broad variety of mainly post-war buildings which are located outside the Conservation Area's boundary. Within the designated area at its northern end frontages are occupied by two and three-storey buildings of later nineteenth century date, forming a varied streetscape. Similarly, to the High Street, the roofscape of this area varies considerably, shifting between one, two and three storeys in adjacent buildings.



The northern end of London Road at its junction with High Street.

At the southern boundary of the Conservation Area is the forecourt associated with the United Reformed Church, a well detailed, Grade II Listed Italianate structure with a principal façade of c1861 which elegantly terminates views looking east along Milton Road. Its Grade II Italianate former schools to the rear have a notable façade to Lord Nelson Street.



The United Reformed Church from Milton Road.

Further visual interest is provided by No.167 London Road North, an idiosyncratic gothic-styled building of the late nineteenth century which has sadly lost its Dutch gable (probably due to war damage) and more recently part of its oriel window. The east side of the street retains some narrow passages between buildings, giving brief, tight views towards Artillery Way. Here are a couple of notable purpose-built public houses of nineteenth century date including the mid nineteenth century Italianate 'Welcome' and the former Fox and Hounds, which retains much of its decorative detailing.



Rear of buildings on the western side of High Street from Artillery Way.

6.3 Details within the Character Area

The High Street Character Area is greatly enriched as a result of it containing a large and diverse range of architectural details, and these can be found to both residential and commercial buildings ranging in date from Medieval to the mid twentieth century. Beyond this date, development in this part of the town has lacked an attention to detail and a desire to express quality or originality.

Details of particular note are the number of fine historic doorcases and porches, which range from simple painted timber surrounds to elaborate columned porticos with exceptional classical details and mouldings.



Doorcase, No.55 High Street

On occasion stone surrounds are seen (often painted) and the area is enhanced by stone embellishments, which take the form of applied strapwork, finials, string courses, quoins, pediments, hood moulds and entablatures. Occasionally rusticated stone quoins are seen.



Doorcase, No.63 High Street



Doorcase, No.157 London Road



Stone pediment, now painted



Rusticated stone quoins



Campanile to the United Reform Church, London Road North



An array of fine architectural detailing found at No.70 and 71 High Street

Within the character area it is surprising to note that two Italianate towers are found; one

to the Town Hall and the other to the United Reform Church on London Road North. Other, less flamboyant detailing exists in the form of shopfronts, well-carved timber joinery, glass (etched and stained) and the decorative use of iron for railings.



High Quality Shopfront at No.59 and 59A High Street



Tudor-vernacular detailing at No.90-91 High Street

Occasionally historic buildings that do not conform to type are seen, such as the spirited Tudor-vernacular premises at No.90-91 High Street, which is adorned with Germanic corner tourelles and conical roofs, which are an enlivening feature around the Triangle Marketplace.



Rant Score looking east towards the wind turbine from the High Street

6.4 Key Views Within and Into the High Street Character Area

The gently curving nature of the High Street precludes long views along much of its length; the most memorable views within the character area are therefore small-scale intimate ones. Amongst the most attractive are those of the houses on the eastern side of the High Street when looking south east from its northern end, and from the northern edge of Blue Anchor Plain looking south. The Scores however provide a series of memorable views, the junction of Rant Score and High Street providing long views out towards the sea and wind turbine whilst views west give glimpses of the former garden façades of the houses on the eastern side of the High Street and of the remains of their terraced gardens.

At the Conservation Area's southern end there is a good view looking into the designated area along Milton Road East towards the c1861 façade of the Grade II Listed United Reformed Church. Other views into the character area's



Malsters Score looking towards cottages on Spurgeon Score.



Looking South on the High Street

southern section from outside are however largely marred by unsympathetic late twentieth century development. The devastation caused by the construction of Artillery Way which severed the High Street from the inner suburbs to the west means that there are also relatively few notable views into the character area from its western side. It is from the Denes Character Area to the east therefore that the most significant long views in the High Street Character Area are to be found and those from the High Street looking down the Scores can also be dramatic ones. tog. Views of Arnolds House from Whapload Road are amongst the most memorable and illustrate the historic relationship between the merchants houses on the eastern side of the High Street with the smoke houses and net stores on The Denes below. Views looking east and west along Mariners Score and west along Crown Score are also memorable ones. Whilst the twisting Maltsters Score also provides a series if intimate views.



Looking east along Mariners Score from the High Street.



Arnold's House and part of Arnold's Walk from Whapload Road.

6.5 Green Spaces and Trees within the High Street Character Area

The High Street Character Area's most important green spaces are, or were originally, private gardens. The surviving gardens on the eastern side of the High Street are of both archaeological and historical importance and form an important part of the setting of many Listed buildings when viewed from a number of the Scores and from The Denes below. They are terraced, the upper levels often providing areas for recreation in the sixteenth, seventeenth and eighteenth centuries. Whilst the lower terraced levels further down the cliff side historically served functions associated with the fishing industry or other forms of commerce, and often containing yards or small structures. At the northern end of the High Street some gardens retain evidence of Second World War defensive structures.

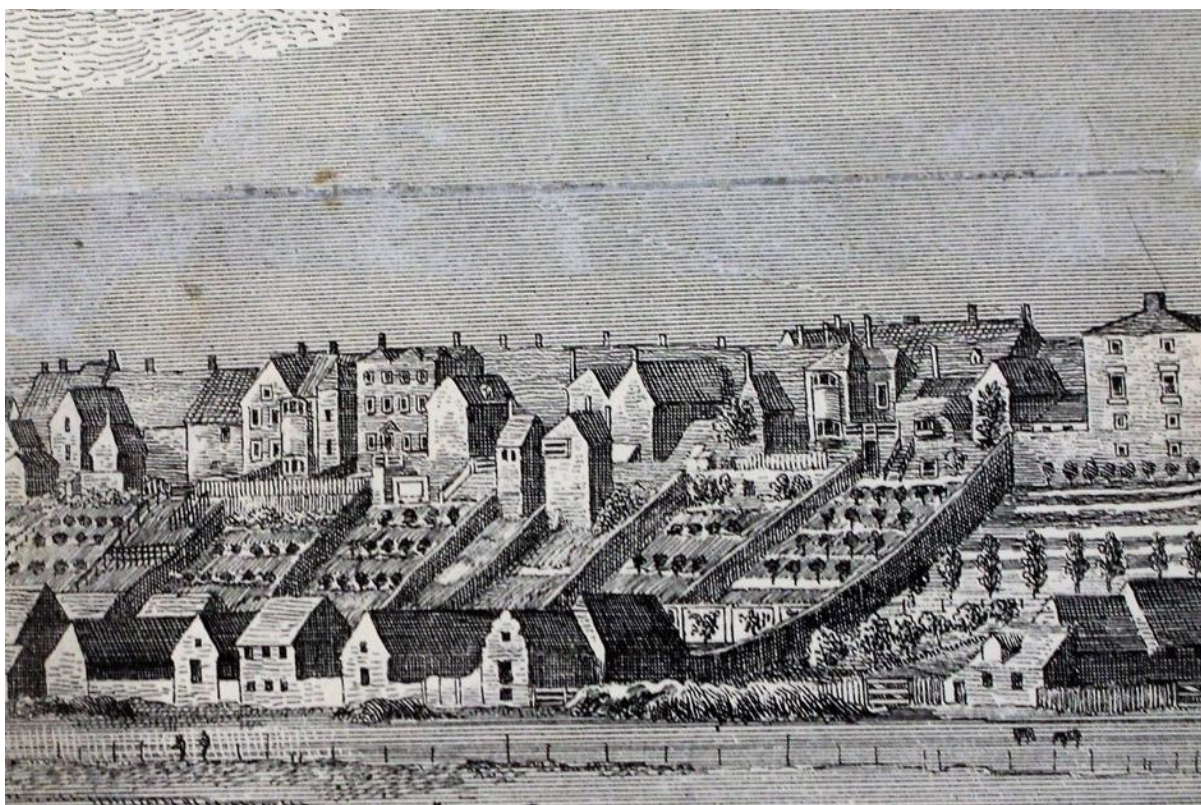
Surviving gardens on the western side of the High Street are far less common partially due to nineteenth century road widening



Grass verge at the northern end of High Street created by post World War Two clearances.

programmes and the infilling of gardens with small cottages.

Arnold's Walk is the most significant open space within the High Street Character Area and is located at its northern end. Formerly the detached pleasure grounds of Arnold House, it was bequeathed to the town by Frank Thomas Arnold in 1940 in memory of his son Captain Ferdinand who was killed in Belgium in 1915. Today it is largely formed of an informally laid out wooded slope which descends into scrub land when approaching Whapload Road. It is a



A detail of Richard Powles 1790 perspective engraving of Lowestoft from the sea, showing terraced gardens behind the houses on the eastern side of the High Street. At the foot of the bank are the smoke houses and net stores along the western side of Whapload Road.

noted home to migrant birds especially in the spring. Historically a privately-owned Score allowed the Arnold family access from the High Street across this land to their warehouses on the Denes below. The park is prominent in views from the northern end of Whapload Road and forms an important part of the wider setting of a number of Listed buildings fronting onto the northern end of the High Street. It also makes an important contribution to both the High Street and Denes character areas.

Other public open spaces are hard to find. At the northern end of High Street is a lawned area which replaces a number of eighteenth and early nineteenth century houses. This fragments the streetscape and provides very little amenity space.

The character area is framed on its northern side by the public open spaces and large gardens which flank Yarmouth Road including Bellevue Park (see Bellevue Character Area).

6.6 Significant Structures within the High Street Character Area

Albany Road

See Nos.159 & Nos.161-163 (cons) High Street (West Side)

Arnold Street



AP Motors, Former Drill Hall, Arnold Street

AP Motors, (Former Drill Hall), Arnold Street (Positive Unlisted Building). A former army drill hall of painted brick built in 1872 for the First Norfolk Volunteer Artillery. Later used by the Suffolk Yeomanry. Shown as a warehouse on mid twentieth century maps, and now (2019) a car repair workshop. Three bay principal façade divided by rusticated pilasters. The central bay is pedimented with a large decorative circular six-light window in a heavy moulded brick surround. Cannons capped with pediments to pilasters. Dentilled eaves cornice. Welsh slate roof, original window joinery retained throughout. Northern return elevation windowless but divided by plain pilasters. Formerly containing a Boer War Memorial (present location unknown).



No.38 Arnold Street

No.38 Arnold Street (Positive Unlisted Building). A substantial red brick house of c1870 with a now rendered and painted gault brick facade (shown on the 1885 1:500 Ordnance Survey map). Possibly originally associated with the neighbouring drill hall. Of two storeys and three bays, rendered and painted façade to Arnold Street. Central doorcase with pilasters and semi-circular fanlight. Bracketed hood with decorative cast iron finials. First floor windows have hood moulds, the two outer windows are divided by a central mullion in the form of a pilaster with foliated capital. Bracketed eaves cornice. Wall attached to southern end containing arched doorway to garden. Late twentieth century dwarf wall and railings.

Artillery Way

See the Triangle Tavern No.29 St Peter's Street, and No.113 High Street (west side)

Barnard's Yard

See No.113 High Street (West Side)

Blue Anchor Plain

See No.3 Dukes Head Street, No.50 Dukes Head Street, the Old Blue Anchor Public House High Street (West Side) and Nos.67-73 High Street (East Side).

Camden Street

See No.176 High Street

Capital Trading Estate

See Whapload Road

Christ Church Square

For Christ Church's Church Hall and Christ Church see Herring Fishery Score

Compass Street



No.2 Compass Street

No.2 Compass Street (Positive Unlisted Building). A purpose built former public house. The New Market Inn was originally established in the mid nineteenth century and rebuilt c1870. The present structure is shown on the 1884 1:2,500 Ordnance Survey map. Latterly civic offices and now (2019) empty. Of three storeys with a canted south western corner. Platt bands below first and second floor windows. Red brick with stone dressings. Original late glass sashes to ground floor only. Western return elevation has altered ground floor window opening but original sash windows above. Later twentieth century single storey addition to rear replacing earlier structure. The building has strong group value with the adjoining Grade II Listed Town Hall. Dr Paul Bradley & James Darwin *Land to the Rear of Lowestoft Town Hall: Heritage and Context Appraisal* (June 2016).

See also Former Town Hall, High Street & No.152 High Street.

Crown Score

See also No.51 High Street

Crown Street

See former Crown Hotel and stables, Nos 150-152 High Street (Grade II) and Former crown and Anchor No.148 High Street (Grade II).

Dukes Head Street



Nos.1 & 2 Dukes Head Street

Nos.1 & 2 Dukes Head Street (Grade II). Shop and flat. Early nineteenth century. Rendered brick scored to imitate ashlar under a Welsh slate roof. Of three storeys and two bays. Twentieth century shop facias. Described in the statutory list as having six over six sashes but those evident in 2017 were sixteen-light hornless sash windows. Gabled roof. Internal gable-end stacks to east and west. Included for group value.



No.3 Dukes Head Street

No.3 Duke's Head Street (Positive Unlisted Building). A former pair of cottages, which now form a shop with living accommodation above. Reputedly also once an inn called The Magdalen House. Possibly of early nineteenth century, or slightly earlier date. Nineteenth century rear wing to left-hand section now largely rebuilt. The western section is rendered and of two storeys and attics, with a Welsh slate covered gambrel roof. Gambrel roofs were once relatively common in the area on smaller cottages and outbuildings but have now largely disappeared. The west elevation has a twentieth century small pane casement window at attic level and a late twentieth

century porch and door. The southern elevation to Dukes Head Street has a late twentieth century sash window to the first floor, and a simple early twentieth century shop fascia to the ground floor. The eastern section has a steeply pitched Welsh slate roof and an oversized central late twentieth century dormer; overhanging eaves. Two light plate-glass sash window to the first floor, simple wooden door surround and shop fascia below. Late twentieth century partially glazed door. Substantial red brick ridge stack to eastern end. No.3 makes a strong positive contribution to the setting of nearby Listed buildings, including Nos.1-2 Dukes Head Street and it also forms part of a complete ensemble of pre-1900 buildings overlooking Blue Anchor Plain. Rose J *Jack Rose's Lowestoft Album* (Lowestoft, 1993) p103.



No.4 Dukes Head Street

No.4 Dukes Head Street (Positive Unlisted Building). A small cottage of probably early to mid-nineteenth century date, which was possibly originally two cottages. The dwelling is attached to the rear of Nos.136-137 High Street and is set back from Dukes Head Street within a small courtyard formerly known as

Denny's Water Yard partly because of a now capped communal well within it. Originally part of a terrace of four small dwellings which are shown on the 1885 1:500 Ordnance Survey map. The western part of this terrace appears to have been removed prior to the publication of the 1950 Ordnance Survey map. Rendered brick with a late twentieth century red pan tile roof. The external joinery has been replaced in a reasonably sympathetic style and retaining original door and window openings. The left hand (western) doorway has large stone lintel and formerly led into a passageway. Dentilled brick eaves cornice. The cottage is a now rare survivor of the courtyard dwellings which once populated a considerable number of the rear yards of properties fronting onto the High Street. Jack Rose's *Lowestoft Album* (Lowestoft, 1993) p103.



Nos.49 & 50 Dukes Head Street

Flats 1-8, No.49, & No.50 Dukes Head Street (Positive Unlisted Building). A prominently located mid nineteenth century commercial building with elevations to Dukes Head Street (north) and Blue Anchor Plain (east). Now retail premises and flats. Three storey rendered classical principal façades with twentieth century pan tile roof covering. Late twentieth century casement windows in original openings. Three bay symmetrical façade to Blue Anchor Plain and a two-bay façade to Dukes Head Street; splayed corner bay with principal entrance at ground floor level. Plat band beneath second floor windows. Bracketed eaves cornice. Twentieth century iron balcony to first floor corner. Early twentieth century painted wooden shop fascia, with smaller late twentieth century windows set within. Southern elevation largely

featureless at first and second floor level save for a single small four-light window beneath the eaves. The western range No.49 Dukes Head Street has a largely reconstructed façade to the ground and first floors which replaces a two-storey plate glass display window. Nos.49 & 50 form part of an important and complete ensemble of pre-1900 buildings fronting onto the square historically known as Blue Anchor Plain. Whilst altered they are of considerable townscape value.

See also The Old Blue Anchor Public House, No.133a and No.134 High Street.

Gun Lane

See Nos.136-145 (cons) High Street (West Side)

Herring Fishery Score



Southern façade of Christ Church, from Christ Church Square

Christ Church, Herring Fishery Score, and wall and railings to north and east. (Positive Unlisted Building). A Church of England parish church of 1868-1869, designed by William Oldham Chambers of Lowestoft. Aligned north-south rather than east-west. The western aisle, vestry and organ chamber were part of the original design, but do not appear to have been added until c1879-80 the work again being designed and supervised by Chambers (Plans in Suffolk Archives). It was originally called the Cunningham Memorial Beachmen's Church for the Beachmen and Fishermen of Lowestoft and was built to serve 'The Grit' a densely packed area of cottages, smoke houses, and net yards which was largely cleared after World War Two. Christ Church is situated on a detached plot bounded by Herring Fishery Score, Christchurch Square and Whapload Road and unusually is aligned north-south, rather than having a chancel facing east.

The church is constructed in gault brick with stone dressings and red brick eaves and string course decoration. Welsh slate covered steeply pitched rooves. The nave is of four bays divided by shallow buttresses, with a two-bay chancel, flanked by aisles to the east and west. A tower is located on the south-eastern corner and rises to an octagonal belfry with louvred openings and a short, lead covered spire. Clock of 1901 on its southern face paid for by a Mr Barnes of Old Nelson Street. The principal entrance is its southern (Christ Church Square) elevation, Simple geometric tracery is used across the building. A porch is located in the south bay of the west elevation. There is also a porch on the south-western corner of the Christ Church Square elevation.



Chancel and vestry, Christ Church

The north end of the west aisle forms the vestry of c1879, with external access through a simple door in the west elevation and a small chimney located between the vestry and chancel.



Christ Church from Whapload Road

Along the northern elevation and the elevation to Whapload Road is a low wall with decorative nineteenth century cast iron railings between square section gault brick piers. This wall was formerly continued across the southern elevation. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.406.



Railings around north and east sides of Christ Church



Christ Church Hall from Herring Fishery Score

Christ Church Hall, Herring Fishery Score (Positive Unlisted Building). A former school which was partially constructed prior to the 1885 Ordnance Survey map. Extended to the east c1891, largely at the expense of John Charles Ryle, the evangelical first Bishop of Liverpool who retired to Lowestoft. The original building is possibly the work of William Oldham Chambers who designed the adjoining church in a similar style. Converted to a church hall in the early twentieth century. Elevations to Christ Church Square to the east and Herring Fishery Score to the south. Faced in gault brick with red brick dressings and a Welsh slate covered roof. In two sections; the western section is of a single storey and was probably constructed c1870 as a boys and girls' school. Pointed arched windows with red brick lintels, and further red brick embellishments. External joinery replaced much to the building's detriment. There is a further lower gabled range to the north with a rendered northern elevation. The eastern section which stands at the corner of Christ Church Square does not appear on the 1890 Ordnance Survey map but is clearly shown on that of 1905. It is of two storeys and has a three-bay façade to Herring Fishery Score. Its entrance façade faces onto Christ Church Square and is asymmetrical in its design. Of three wide bays, the central bay having three grouped pointed arched windows to the ground floor and two shallow arched windows above. Pointed arched doorway to southern bay and shallow arched to the northern. Each doorway has a shallow arched window above. External joinery replaced in the later twentieth century. The Herring Fishery Score façade is symmetrical with pointed arched windows to the ground floor, and shallow arched windows above. Decorative red brick lintels, sill band and string course. Painted stone sills. Shallow pitched hipped Welsh slate roof. Northern elevation windowless but embellished with red brick string courses.



Christ Church Hall from Christ Church Square



The Northern elevation of Christ Church Hall



Lowestoft Amateur Boxing Club, Herring Fishery Score

Lowestoft Amateur Boxing Club, Herring Fishery Score (Positive Unlisted Building). A former technical school classroom building of c1947 replacing school buildings of 1911 which were destroyed in a 1941 bombing raid. Probably built for the engineering department of Lowestoft College. The remainder of the school stood to the north east and has been demolished. The building is constructed of gault brick but has a red brick principal façade. Hipped Welsh slate roof with a pronounced overhang to the eaves. The building preserves its full complement of original metal casement windows, which are grouped in pairs under concrete lintels.



Northern elevation of Lowestoft Amateur Boxing Club

Rear (northern) elevation of gault brick visible from Christ Church Square and preserved largely intact.

See also 'The Wheatsheaf' No.108 High Street (east side)

High Street

The properties on High Street are numbered consecutively north to south on the eastern side (Nos.2-108) and then south to north on the landward or western side (No.113- to Nos. 1-6 Stradbroke House).

High Street (East Side)



No.2 High Street

No.2 High Street (Grade II). A substantial house, which is now eight flats. Built c1840. Red brick. Rear elevation prominent in views from The Denes. Red pan tiled roof covering. Of three storeys over a basement and of two bays. Set to right is a six-panelled door with a rectangular over-light, set within a timber surround with panelled pilasters. To the left of the door are two twentieth century twelve light horned sashes set within heavy painted and rendered architraves. Two unusual three over six light hornless sashes at first floor level with segmental heads, whilst above are six light hornless sashes with segmental heads. Low-pitched gabled roof reduced in height 1980s. Truncated internal north gable-end stack and a truncated south stack shared with No.3 High Street. Rendered north return elevation. Eastern elevation also now rendered. Altered fenestration pattern but some eight light sashes retained. Interior. The staircase has stick balusters with turned newels to the ground floor, turned balusters to middle floor, stick balusters again to topflight.



Rear elevation of No.2 High Street from Whapload Road



No.3 High Street

No.3 High Street (Grade II). A substantial terraced house now converted to eight flats. Probably of early nineteenth century, date, but altered in the late twentieth. Rendered and whitewashed brick. Red pan tiled mansard roof which is partially obscured by a parapet. Of two storeys with an attic lit by flat roofed

dormers with horned sashes. Largely symmetrical High Street façade of two bays. The ground floor is entered through a six-panelled door set beneath a glazed roundel with a brick arch over it. One small sash to the centre. The right-hand side has a nine over six round-headed sash, also with a brick arch. Two six over six hornless sashes to the first floor. The facade rises to a parapet partly obscuring a truncated north stack shared with No.2 High Street. Internal gable-end stack to south.



Eastern elevation of No.3 High Street

The rear has three stepped elements necessary due to the steep fall of the ground. The middle storey has a deep bow window with three twelve over six-light sashes. Above on the top floor were possibly originally two Diocletian windows, now partially filled in and replaced by casements. Remainder of fenestration is mixed. *Interior.* Now continuous with No.2 High Street, the late twentieth century ground-floor communicating door having panelled reveals. Apsed staircase hall with a stick baluster staircase with a ramped and wreathed handrail.



Arnold House, No.4 High Street

Arnold House, No.4 High Street (Grade II). A substantial house of mid nineteenth century date which has been converted to twelve flats. Its former grounds are now largely a public park (Arnold's Walk). Formerly the home of a branch of the Arnold family, whose members include the poet Matthew Arnold and Dr Arnold headmaster of Rugby School. The Arnolds owned fishing boats, smoking houses, and other property in the Whapload Road area. Used as a lodging house after World War One. Rendered and colour-washed brick. Asbestos slate roofs. High Street elevation of three storeys and a basement becoming four full storeys to the rear (east). Five bay High Street façade with an additional narrow entrance bay to the north and a deep late nineteenth century wing added to the south gable, forming the principal entrance. North side bay with a twentieth century six-panelled door, plain fanlight and an open pediment surmounting the doorcase. One late twentieth century twelve-light sash above. The main block has five twelve-light late twentieth century sashes to each floor except for the central ground-floor Venetian window. Hipped roof with a stack on the north and south slopes and two stacks on the east slope. The south entrance block is of two storeys, hipped, again with late twentieth century twelve light sashes. A double-leaf late twentieth century door is set below a six-vane fanlight in a projecting bay under a pediment. The rear (east) elevation is dominated by a full-height late nineteenth century canted window bay with sashes and casements. Remainder of fenestration of late twentieth century twelve-light sashes. *Interior.* Open-string staircase with one twisted and one fluted baluster per tread. Moulded ramped handrail. Staircase hall with modillion and rosette cornice.



Arnold House, No.4 High Street from Whapload Road



No.26 High Street (left)

No.26 High Street (Positive Unlisted Building). Currently part of The Royal Falcon but shown on the 1884 Ordnance Survey map as a separate building, with other buildings attached to its northern end and a score (no longer extant) to its rear. Probably dating from the early nineteenth century and much altered externally during the mid-twentieth. Of two storeys with attic accommodation. Steeply pitched slate covered roof, with a red brick chimney towards the north gable end. Elevations are largely pebble-dashed and painted. One bay wide with a door offset to the south of the entrance façade. Historic photographs show a fine pedimented doorcase and mid-nineteenth century margined sash windows (neither features now being extant).



The Royal Falcon, No.27 High Street

The Royal Falcon, No.27 High Street (Grade II). Hotel and public house of mid sixteenth century date, altered, especially in the twentieth century. Built of tarred knapped flint with a roof covering of black-glazed pan tiles. Of two storeys with an attic lit by dormers. High Street façade of six bays, with four-pane late nineteenth century plate-glass horned sashes. The ground floor formerly had similar windows and a doorway in the fourth bay (from left) which was framed by a pedimented doorcase with scrolled consoles. This door remains, but not the doorcase which disappeared after World War Two, and the north window has been replaced by a late twentieth century recessed entrance. Overhanging eaves below the gabled roof. Four twentieth century flat-topped dormers with six light sashes replace a pair of nineteenth century dormers. Ridge stack set left of centre. The rear (east) elevation has a two-storey extension to the south, later twentieth century fenestration of mixed type, a dentil eaves cornice, and red pantiles to the roof.



The Royal Falcon as a Ladies College c1910

The extension lies in the angle formed by a cross-wing of two storeys and dormer attic under a hipped roof and has twentieth century fenestration.

The ground floor has, to the north end, multiple roll-moulded bridging beams and wall plates between which run joists with rolled edges and stylised vine trail relief carving, all mid sixteenth century and of high quality. A bressumer over the twentieth century south fireplace bears the date 1551, which is probably accurate. The first floor has sunk-quadrant bridging beams and wall plates with tongue stops, and the north-east room has in addition a timber carved cornice of simplified guilloche decoration. This room has twentieth century sub-divisions. The main roof is mid eighteenth-century date: chamfered principals, chamfered cambered collars, taper tenoned lower butt purlins and continuous upper purlins. The cross-wing roof is also eighteenth century: two tiers taper-tenoned butt purlins and collars. In the Edwardian period Known as 'East Holm' and occupied by a ladies' college. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p95-98.



No.28 High Street

No.28 High Street (Grade II). A house of mid eighteenth-century date with mid nineteenth century windows. Red brick laid in header bond. Roof of black-glazed pan tiles. Of two storeys with a dormer attic. High Street façade of four bays. Six-panelled door in second bay (from left) within an eared surround and a pedimented doorcase. Hornless plate-glass sash windows beneath gauged skewback arches. Timber modillion eaves cornice under the gabled roof. Two pedimented nineteenth century dormers with side glazing, fitted with late twentieth century casement windows. Internal gable-end stack to north. The rear has a late nineteenth century full-height canted bay added to the east gable of the rear cross wing: mainly twentieth century fenestration and details. *Interior*. Closed string staircase with a wreathed handrail supported on twentieth century wrought-iron balustrading.



No.29 High Street

No.29 High Street and Bofors Gun Platform to rear (Grade II) A house of sixteenth century origins, but so altered that no features of that date remain. Its present character is twentieth century. Re-built mid nineteenth century. Rendered and colour washed brick. Concrete corrugated roof tiles. Of two storeys and an attic in one bay. Plank panelled door to the right and left, both under plain over-lights. The left-hand door formerly led to a passageway to rear. A late twentieth century Venetian window lights the ground floor; this replaces a sash window the opening of which was of similar shape to that above. One late twentieth century top-hung casement to the upper floor replacing a hornless sash. Gabled roof with a rendered and reduced internal north gable-end stack. Nineteenth century extensions to the rear, now lit through twentieth century casements. Rear terrace built 1940 as a bofors gun platform. Interior. Stick baluster staircase, the balusters replaced in the late twentieth century. Ramped handrail mid nineteenth century. One two-panelled eighteenth-century door remains to first floor. Included for group value. For nineteenth century appearance see NMR photograph OWS01/17/547.



No.30 High Street

No.30 High Street (Grade II) A sixteenth century merchant's house which was remodelled and re-clad in mid nineteenth century. Brick. Slate to front roof slope, black-glazed pan tiles to rear. Of two storeys with an attic lit by a single gabled dormer window with glazed side panels. Door set to left within a timber case and hood. The door has six fielded panels under a plain over-light. A tripartite sash window, copied from early photographic evidence, replaced a large late twentieth century plate-glass window on the ground floor in 2020. Two horned sash windows to the first floor with margin glazing and gauged skewback arches. No stacks. The rear is of three storeys owing to slope in ground. Full-height 19thC canted window bay with plate-glass sashes; the middle sashes have margin glazing. Interior. The ground floor has a partitioned passage providing a hallway from the front door, but in the mid-sixteenth century it was one room, probably a shop. Roll-moulded cruciform bridging beams decorated on the under surface with relief-carved stylised vine trail. The joists are roll-moulded with splayed end stops. Against the east wall is a blocked fireplace with a timber chimneypiece of c1580; roll-moulded bressumer, replaced roll-moulded jambs; strap-work frieze and an upper cornice with scrolled leaf-trail and an urn. The fireplace itself is lined with a complete

set of seventeenth century Delft tiles of a variety of designs: Neptune, dolphins, sea-monsters, castles and ships predominate. The design of the cornice is replicated in a timber cornice under the wall plate to the south side (within the entrance hall area) and the joists have been cut to allow the insertion of a staircase c1700, when the building became purely domestic at ground-floor level. Two twisted balusters per tread, open string, three heavy turned newels with ball finials, moulded handrail. The stairs survive in one flight only. The east ground-floor room is heated from an early eighteenth-century eared fireplace with egg-and-dart surround.



Nos. 31 & 32 High Street

Nos.31 & 32 High Street (Grade II) Formerly a house and shop, divided into two properties in the twentieth century. Mid sixteenth century, remodelled and re-clad in the mid nineteenth century, rear additions mid nineteenth century. The façade to No.31 partly rebuilt c1930 in Fletton brick. Brick and flint core. Pan tiled roof (No.31) concrete corrugated tiles (No.32). Of two storeys with an attic lit by dormers. No.31 has a twentieth century glazed door and a plate-glass former shop front of late nineteenth century date with applied glazing bars of c2002. The first-floor window is a four-

light late twentieth century casement. No.32 is entered through a mid-nineteenth century plank-panelled door to the left under a plain over-light. Scrolled acanthus consoles support a dentil led hood. One sash right and one to the first floor, both with margin glazing and both under rendered skewback arches. The whole is unified by a dentil led cornice completing the low parapet. Gabled roof with two flat-topped dormers each fitted with late C20 casements. Front stacks removed. The rear shares a hipped three storey mid-nineteenth century brick extension with C20 details. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P20-21



Nos.33 & 34 High Street

Nos.33 & 34 High Street (Grade II) House, of early nineteenth century date, formerly house and shop. Divided into two properties in the twentieth century. Brick with slate roof. High Street façade of three storeys and three bays, the centre first and second-floor windows blind. Pair of central twentieth century panelled doors under plain fanlights. Panelled reveals and a fluted doorcase, which are twentieth century copies of the nineteenth century original. 6/6 sashes to the ground and first floor, 3/3 sashes to the second floor, all under gauged skewback arches. The left-hand

ground-floor sash is of late twentieth century date, filling a blocked shop front. gabled roof with partly external gable-end stacks. The rear has a full height gabled cross wing, which was partly rebuilt c1949 after bomb damage. A photograph of 1949 survives showing No.33 with a shop front its ground floor window and doorcase are therefore later twentieth century replicas. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P21-22.



No.35 High Street

No.35 High Street and garden tower (Grade II) Shop with flat over. Early seventeenth century, with later eighteenth century façade. Built of rendered and painted brick, scored to imitate ashlar. Welsh slate roof. Two storey and two bay High Street façade. At ground floor level a half-glazed door to the right in timber case with pilasters. To the left a later nineteenth century tripartite horned sash. Two four pane horned plate glass sashes above. Gabled roof with an internal gable-end stack to north. The rear elevations and extensions re-built 1949-50 following bomb damage. Charming crenelated c20th concrete and cobble east facing turret within rear garden.



The rear of No.35 High Street



No.36 High Street

No.36 High Street (Grade II*) A jettied merchant's House, probably incorporating a shop. Mid fifteenth century, re-modelled in the late nineteenth. Timber-framed with brick and flint, colour-washed. Welsh slate roof. Two storeys. The ground floor has a late nineteenth century double-fronted shop display window

with a central glazed door. The display windows right and left of the door are formed of 3/1 horned sashes. Flanking them are chamfered brick pilasters with modified Corinthian capitals. Deeply jettied first floor over coving. One twelve-light sash to the first floor. Gabled roof. Internal gable-end stack to north. A four-panelled door immediately right of the shop windows led to a passageway. The rear has a two-storeyed gabled cross wing with an internal gable-end stack to the east. The south side has windows with glazing bars, of indeterminate though probably nineteenth century date. East of the cross wing is a further two-storeyed gabled wing re-built 1949-50 following bomb damage.

Interior. The front shop has nineteenth and twentieth century details. The rear, domestic, room has a very heavy bridging beam with rolled edges of c1440. The lower surface is decorated with relief-carved bifurcating scrolls with floral pretensions. The spine beam has wave-moulded edges. The joists are roll and keel moulded. This room was entered from the front shop via two doorways, only one now remaining, and this of nineteenth century date. In the early seventeenth century a staircase was inserted in the north wall, which was entered through a doorway with small-framed panels and strap hinges. This now leads to the cellar, and the upper staircase removed west in C19. The cellar has chamfered bridging beams and a brick and flint plinth course. The roof structure is of tie beams on arched braces dropping to wall posts, all renewed. Above the tie beams is boarding.

Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p90-92.



St Davids, No.37 High Street

St Davids, No.37 High Street (Grade II) House. Mid nineteenth century. Gault brick under a roof of black-glazed pantiles. Of three storeys with an attic lit by dormers. Two bays. Door to left with four fielded panels under a plain overlight, set within a timber doorcase with moulded consoles rising under coving. Within the same surround is the alley door to No.36. four-light plate glass sashes under rendered skewback arches. Dentil and modillion eaves cornice under gabled roof. Central gabled dormer with glazed sides fitted with a four-light horned sash. Internal gable-end stack to south. The rear has a three-storey cross wing under a gambrel slate roof a rare survival within the town. The first floor of the east gable is lit through a tripartite sash with glazing bars. The upper floor has a late twentieth century window.



Nos.41 & 42 High Street

Nos.41 & 42 High Street (Grade II) A pair of houses and shops, now two shops and four flats. Late fourteenth century re-built in the seventeenth century, and re-built again in the mid nineteenth, and altered in the later twentieth century. Brick. Asbestos slate and natural slate roofs. Double-pile plan. High Street façade of three storeys and four bays. Two late twentieth century ground-floor shop fronts. Four top-hung late twentieth century casements to each of the upper two floors, those to No.41 with rendered skewback arches. gabled roof with internal gable-end stacks. The rear pile is similar. Two two-storey cross wings receded east from the rear: C20 details. Interior. Twentieth century details throughout, except for the late fourteenth century cellar under No.41. Lime-washed brick, of two compartments separated by a wide double-chamfered four-centred brick arch. The south compartment has a flight of brick steps leading to the street, now blocked. The east and west walls are punctuated by four-centred chamfered brick arches leading to small recessed chambers with barrel vaults. Each recess arch has an engaged circular respond with polygonal capitals. A forest of twentieth century brick piers supports the roof, from which the vault has been removed. The north compartment has a quadripartite brick vault with hollow-chamfered ribs on corbels. There are no wall niches or responds. In the north-east corner rises a brick winder staircase with moulded circular newel bricks. It is blocked at ceiling level.



Nos.43-44 High Street

Nos.43-44 High Street (Grade II) A pair of shops with flats over. Of sixteenth century origins, re-built mid nineteenth century. High Street façade of gault brick with a slate roof which masks a mid-late 16th century merchant's house, built gable-end on to the street. Of three storeys and two bays. Two C20 shop fronts to ground floor. Two late C20 windows light the first floor under rendered skewback arches. Two 3/3 sashes to second floor. Painted sign: Town Hall Stores Est. 1837. Gabled roof with central ridge stack. The rear elevation is rendered and has twentieth century casements. A rendered two-storey cross wing runs east to finish with an external stack. All C20 details. *Interior.* Retains roll-moulded bridging beams to the ground floor. At first floor the original roof-truss remains in place and a main first-floor room with cambered ceiling and Jacobean religious text painted above the fire-place. There are two mullioned windows on the south facing wall.



No. 45 High Street

No.45 High Street (Grade II) Shop with flats above. Of sixteenth century origins, but largely re-built in the early nineteenth century.

Stuccoed brick. Roof of black-glazed pantiles. Of two storeys and dormer attic in three bays. mid nineteenth century full-width plate-glass shop front with pilasters and cornice with central twentieth century door. Entrance to passage to rear is to the left. The first floor is lit through a central canted-window bay fitted with twentieth century top-hung casements. One 6/6 sash right and left under skewback arches with key-blocks. Parapet. Gabled roof with three flat-topped dormers with twentieth century sashes. To the rear is a two-storey cross wing under a twentieth century mansard roof. The details are all late twentieth century. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p27.



No.46 High Street

No.46 High Street (Grade II). Early nineteenth century shop, now with flats above. Stuccoed and colour-washed brick. Slate roof. Three storeys and two bays. Largely unaltered late nineteenth century full-width plate-glass shop front with central recessed door. To the left is a half-glazed door under an over-light leading to upper flats. First floor lit through two, eighteen pane hornless sashes, the second floor through eight light hornless sashes, the glazing arranged horizontally. Overhanging eaves to gabled roof with triple modillions. Internal gable-end stack to south. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p28.



No.47 High Street

No.47 High Street (Grade II). A shop with a flat above of mid eighteenth century and later date. Two storey and two bay High Street façade with attics above. Rendered and colour-washed brick. Mansard roof of black-glazed pan tiles containing one flat roofed dormer with a four over eight light small pane hornless sash. Late nineteenth century plate-glass shop front with a deep display passage leading to entrance door, much renewed in the twentieth century. Historic England research has recently suggested that this arcade lobby is also a late nineteenth century feature. First floor lit through two sashes with horizontal and vertical margin glazing. Internal gable-end stacks north and south. A two-storey rendered, and whitewashed cross-wing runs to the rear, with late twentieth century casements. Single storey gault-brick addition continues to the east. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p28-29.



No. 48 High Street

No.48 High Street (Grade II). Office and flat. Late eighteenth century. Brick. Slate roof. Gabled range set back from but parallel to street with a one-bay, Two-storey spur running west to the street to form the facade. Two storeys in one bay. Twentieth century shop front to ground floor to right of an arched entrance to passageway to rear. One 6/6 sash under a gauged skewback arch lights the first floor. Triple modillion eaves cornice. Hipped roof. The south return has a blocked arched door. The main block shows one 10/10 sash each floor emerging from behind the front spur. Gauged skewback arches over the sashes. Triple modillion eaves cornice continues. Gabled roof with a central ridge stack. The passageway to the rear has occasional round brick arches. The rear is rendered to the north half, with late twentieth century door and windows. The south part is un-rendered and is lit through one 6/6 sash with gauged skewback arches to each floor. Triple modillion eaves cornice again. *Interior*. Stick baluster staircase partly removed at time of survey.



Crown House, No.49 High Street

Crown House, including railings to steps and Street frontage, No.49 High Street (Grade II). House. c1760. Brick with roof of black-glazed pan tiles. Three bay street façade of three storeys over a basement. Central six-panelled door reached by a flight of brick and stone steps with circular section iron railings. Five-paned radial fanlight over door. Timber doorcase composed of a pediment supported on a pair of engaged unfluted Ionic columns. Twelve-light sashes to the ground and first floor, six-light sashes to the second floor, all under gauged skewback arches. Dentil eaves cornice below gabled roof. Internal gable-end stacks north and south. The rear has a four-storey two by two bay extension with a rendered ground floor. Twelve-light hornless sashes and nine-light sashes to the upper floor. Stick baluster staircase in south-east corner of main block. The house is set back from the street and separated from it by circular section iron railings with a central gate. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.



Nos. 49a, 50a and 50b High Street

*Nos.49a, 50a and 50b High Street (Grade II). Formerly known as Nos.51 and 52 High Street. A pair of houses of late eighteenth century date, now converted into flats. Brick with a roof of black-glazed pan tiles. Three storey and four bay High Street façade, the ground floor partly re-built late twentieth century when late nineteenth century shop fronts were removed. One twentieth century panelled door right and left, both set within fibreglass late twentieth century doorcases. Two four-light plate glass horned sashes between doors, under gauged skewback arches. Four similar sashes light the upper floors, those to the second storey being shorter. Modillion eaves cornice below hipped roof. One stack on the north and one on the south roof slopes. A three-storey hipped wing runs east down Crown Score: rendered east front; late twentieth century fenestration. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p30.*



No.51 High Street

No.51 High Street (Positive Unlisted Building). A substantial gault brick faced commercial building of mid-nineteenth century date, with a west facing façade to High Street and a northern facing façade towards Crown Score which incorporates a row of former cottages. Of three storeys, with a three-bay symmetrical façade to the High Street which has a heavy moulded and projecting eaves cornice, and a sill band below the second-floor windows. The first-floor windows are tripartite sashes divided by wooden mullions, and with wedge shaped gault brick lintels above. The glazing bars within the lower panel of the central sash appear to have been removed. The second-floor windows are six light plate-glass sashes. Mid-twentieth century wooden shop fascia (the boarded in upper section may however conceal earlier panels). The Crown Score façade of the principal range is faced in gault brick and is largely featureless. Attached to the rear is an earlier, but heavily altered red brick range which probably incorporates part of a short terrace of cottages which are shown on the 1884 1:500 Ordnance Survey map. These former cottages are probably of early nineteenth century date, and part of this terrace appears to have been incorporated into the shop prior to 1884. What survives was

possibly originally three small cottages, the top floor of which was either rebuilt or added during the mid-twentieth century. The first-floor western window is a twelve-light hornless-sash, with a stone sill, and a rubbed brick wedge shaped lintel. Similar window to western most bay of the ground floor.



Crown Score elevation of No.51 High Street

The central section has a smaller mid to late nineteenth century horned plate-glass sash at first floor level, below a shallow arched brick lintel. On the ground floor, there is a further small paned sash with a similar lintel. The remainder of the window joinery is of later twentieth century date as are the two doors. The eastern section of this rear range has been demolished and a facing layer of red bricks added to the exposed façade. The fenestration of the end gable is entirely of later twentieth century date. This building makes a strong positive contribution to the setting of the Grade II Listed Nos.49-50B High Street to the immediate north, the Grade II Listed former Crown Hotel opposite, and the Listed walls and steps to Crown Score.



No.55 High Street

No.55 High Street (Grade II). House of late eighteenth century date, now offices. Brick. Roof of concrete tiles. High Street façade of three storeys and three bays, the two ground-floor Venetian windows with glazing bars set within recessed panels under rounded gauged arches. In the centre, also within a recessed panel, is a door with six fielded panels below a sheet-glass fanlight with an iron seven-vaned fanlight in front of the glass. The spandrels contain foliage and there is a key-block in the form of a Green Man. A pair of fluted engaged entactic Roman Doric columns support a metope frieze and a hood with guttae. Egg-and-dart decoration here and there. Three 3/6 first-floor sashes under gauged skewback arches. Strong cornice with dentils below second floor, which is lit through three, three over three light sashes, also with gauged skewback arches. Parapet partly conceals gabled roof with one small flat-topped dormer. Partly external gable-end stacks north and south, both re-built. The rear has two, two-storey cross wings. *Interior.* Six-panelled doors. Open-string stick baluster staircase with scrolled tread-ends and a ramped handrail. The ground-floor north room has a nineteenth

century gun-metal chimneypiece in the Jacobean style. Plain cellar. Roof of principals and purlins. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.409.



Nos.56-57 High Street

Nos.56-57 High Street (Positive Unlisted Building). A two-storey shop of c1880 with living accommodation above. Faced in red brick with rubbed brick embellishments. Shallow pitched Welsh slate roof and decorative red brick ridge stack. Three bay façade to the High Street with a virtually complete later nineteenth century shop fascia embellished with panelled pilasters and decorative brackets. Two doors incorporated, that to the southern bay leading to the dwelling above. Plans for a similar shop front designed by WO Chambers and WJ Roberts of 1889 survive in Suffolk Archives (SROI: HG3/1/2/370) They may also have designed the building. First floor windows set in slightly projecting panels and with painted stone sills. Window joinery replaced. Rendered and painted rear elevation with large gabled projecting three storey wing to north, Nos.56-57 contribute positively to the setting of the Grade II Listed Gill House which stands to its immediate north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p35-37.



Nos.59 & 59A High Street

Nos.59, 59A and outbuilding to rear, High Street (Grade II). A former chemist shop built for Robert Morris Chemist and Druggist in 1851. Faced in painted white bricks laid in Flemish bond, with a Welsh slate roof and integral brick stack. The three-storey frontage is framed by simple pilasters, without capitals or bases. The pilaster to the left is fitted with a bracket for a hanging sign and that to the right with a smaller, lower bracket possibly a modern fixture for a hanging basket. The shop front, incorporating the house door to the right of the shop window and shop entrance to the left, is original to the building, dating from 1851. The upper-floor windows have raised moulded surrounds with moulded brackets beneath the sills. They contain twenty first century unhorned timber sash glazing, each with four panes. Small rectangular ventilation grilles are positioned just below the first and second-floor ceilings. The symmetrical shopfront has a wooden surround, with pilasters flanking each of the two doorways. These pilasters are decorated with husks, suspended from capitals carved with shallow acanthus leaves. Above the capitals are decorative scroll brackets carved on the face with curling acanthus. These punctuate the

horizontal fascia, which would have been painted with the owner's name. Atop the brackets, corresponding to a moulded cornice, are square blocks carved with oak leaves and acorns. Above the cornice sits a blind box labelled 'HurnS NorwicH'. This refers to George and Daniels Hurn's cloth and rope making factory, Norwich, which was established in 1812 and was certainly manufacturing roller blinds by 1866. The blind box appears to date from the mid-nineteenth century. The name plaque incorporates a loop which enabled it to be opened by means of a long pole with a hooked end. An awning or canopy inside the box would probably have been imprinted with the name of the proprietor but it is not known if this survives within. The shop window comprises four arched panes of plate glass separated by mullions in the form of fully articulated colonnettes formed of clustered roll mouldings and terminating in capitals and bases carved with miniature stylised lotus or palmette leaves. The vertical dimension is broken only by the internal carboy shelf, which is positioned approximately centrally and is edged with an inscription in black lettering on gilt ground 'FAMILY DISPENSING CHEMIST EST.1817'. This is masked externally by a chamfered glass strip suggesting it may have been renewed at some point. The spandrels of the windows are filled with coloured (amber and blue) glass that must have enhanced the effect of the show carboys, which would have been filled with coloured liquid and backlit at night. At the top of the window is a groove for shutters. The wooden stall riser incorporates a small moulded panel beneath each pane of glass. This seems to be a feature of other Victorian shop fronts in Lowestoft. The panels contain modern vents, airing the cellar. The mechanism for raising the shutter survives in the cellar but the shutters themselves have been removed. The house door and shop door are divided vertically into two panels, each with an arched head, imparting a strong vertical emphasis that mirrors the treatment of the display window. Each door incorporates a letterbox. Above that for the shop is a notice about prescriptions. A boot scraper is set into the wall to the right of the house doorway. The doorways have tiled thresholds and plain

rectangular over lights. The front portion of the building, which is one room deep on the upper floors, is covered by a double-pitched slate roof running parallel to the High Street. An integral stack with two moulded terracotta chimney pots rises through the north gable.

The rendered north gable displays a faded 'ghost sign' partly obscured by the roof of No.58 High Street which reads: 'E. C. Corkhill M.P.S' of c1925. The rear (east) wall is of painted red brick and retains the scar of a double pitched roof which once covered the two-storey rear range. The rear wing is at least partly post-war in date having been almost entirely rebuilt following bomb damage.

The brick outbuilding was probably, originally, a water closet, it occupies the footprint of a C19 structure but is constructed in rustic flettons laid in stretcher bond, with a corrugated sheet asbestos monopitch roof and a large north window suggesting it may have been rebuilt in the 1950s.

Interior of shop: the shop is entered through a small lobby with a part-glazed inner door, with arched panels like the exterior doors, but with decorative detailing to match the mullions of the shop window. A shallow cupboard behind this door once contained folding shutters but these no longer survive. The inside of the display window is protected by a glass enclosure, a feature which has often been removed from historic shops. The remainder of the shop front is lined with mirror backed shelving, cupboards and wooden drawers with glass handles for dried and powdered chemicals (known as the drug run). This is divided into bays topped by arches with mid-C20 gilt lettering to south and east, as follows: 'National Health Insurance Dispensing', 'Poisons', 'Pure Drugs and Chemicals' (to the south) 'Insulin', 'Surgical Appliances' and 'Toilet Requisites' (to the east). The bay labelled 'Poisons' corresponds to a blocked doorway from the hallway of the house, confirming that the shelving and cupboard arrangement is secondary, and probably mid C20 in date. Some older elements were incorporated into the remodelled scheme of

the shop, notably a cupboard in the south-east corner which has a concave door fitted with a canvas painted, with the arms of the Society of Apothecaries, depicting Apollo and bearing the motto 'Opiferque per orbem dicor'. A newspaper article of the 1950s reveals that this was originally positioned near the floor in the opposite corner, but when the shop was remodelled it was decided to place it in its present position, after being 'cleaned by an expert'. The drawers and panelled cupboard fronts may also have been reused, while much of the shelving and mirror glass was renewed. All of the woodwork has been stained to match. The remodelling extended to the rear of the shop (previously a consulting room or dispensary), which is lined with stained wood panelling which could date from the 1950s. Bettley, J, Pevsner, N, *The Buildings of England: Suffolk: East*, (2015) Kathryn A. Morrison. Historic England Research Report Series No. 55-2018 *Former Chemist's Shop, 59-59A High Street, Lowestoft*:



No.60 High Street

No.60 High Street and garden wall to Martin's Score (Positive Unlisted Building). A former shop with living accommodation above and to the rear built 1850, which was converted to flats in the early twenty first century. The building occupies a corner site with a western

façade to the High Street, and a southern to Martin's Score. Later nineteenth century red brick classical façade to High Street and rendered return elevation to Martin's Score. Heavy moulded wooden eaves cornice, Welsh slate roof and large red brick chimneystacks. The window frames are primarily late twentieth century casements. Decorative rubbed brick embellishments and heavy moulded rubbed brick window surrounds. Tripartite first floor window also with stone key stone to central window. Off-centre door surround within the Martin's Score elevation. The rendered rear elevation is of two bays and three storeys, with original window openings now filled with uPVC units. Fine red brick garden wall of nineteenth century date to Martin's Score with a later capping course. Nos.59 and 60 make a strong positive contribution to the setting of the Grade II Listed buildings to their immediate south. The building appears to be that shown on the 1885 1:500 Ordnance Survey map.



No.60 High Street from Martin's Score



No.62 High Street

No.62 High Street and outbuilding (Grade II). Former bank now house. Established c1865 for Gurney and Co within a late eighteenth century former townhouse. Later nineteenth century

Italianate façade. Rendered and colour washed brick. Asbestos slate roof to front, natural slate to rear. Double-pile plan. High Street façade in three bays. Rusticated quoins. Central door with six fielded panels, under a four-light over-light. Moulded surround. One horned plate-glass tripartite sash right and left within moulded architraves. Dentilled hoods on scrolled consoles over door and sashes to ground floor. Three plate-glass horned sashes light the first floor, the outer ones in projecting bays. Dentil eaves cornice below a parapet with raised panels. Gabled roof with internal gable-end stacks north and south. The rear elevation has sashes at ground floor level and twentieth century casements above. Internal gable-end stacks to the rear pile also. Single storey addition to north on the site of the former No.61 High Street of c1970.

To the rear fronting north onto the garden is a single storey rendered outbuilding with boarded doors, a Welsh slate roof and a small pane sash window.



Holm View, No.63 High Street

Holm View, No.63 High Street (Grade II). A substantial townhouse, formerly the home of the Youngman family, brewers, now converted to flats. Mid nineteenth century classical façade of red brick with painted stone dressings. Welsh slate roof. Principal façade of two storeys and four bays with an attic lit by dormers. Rendered rusticated quoins. A four-panelled double-leaf door is set to the right of the elevation under a semi-circular over-light. It stands within a heavy classical doorcase with unfluted Corinthian columns which support a dentil led pediment. Four-light horned sashes set within rendered surrounds with hoods supported on finely carved consoles. Dentilled modillion eaves cornice under a gabled roof. Within the roof are two dormers with open pediments supported on consoles. The sides are glazed, whilst the main windows are arched casements. Gable-end stacks. The Scout Building to the rear (qv) may have been the billiard room and stabling for this house.



Nos.64-66 High Street

Nos.64-66 (Cons) High Street (Positive Unlisted Building). A purpose-built terrace of three shops with offices above, which probably dates from the 1890s. Its upper floors have been converted to flats. High Street façade of an elaborate free neo-Tudor design. Constructed of red brick with stone dressings, and decorative terracotta panels. Three storeys

and attics and three bays. Large gabled dormers with elaborate wooden bargeboards, No.66 retaining its original radial inset to the bargeboards which has sadly been lost on the other two properties. First and second floor wooden mullioned and transomed windows set within recessed panels with four-centred arched heads. Welsh slate roof and tall brick stacks. Original shop facias partly survive to Nos.64 & 65. Gabled rear elevation of red brick. Forms part of a memorable group with the Grade II Listed Nos.62 & 63 and the positive unlisted buildings of Nos.67-73 Cons. Nos.1 & 2 Youngman Villas are to the rear of No.66.



Nos.67-68 Cons High Street

Nos.67-68 Cons High Street (Positive Unlisted Building). A commercial building of c1870 with façades to High Street and Rant Score. High Street façade of red brick with gault brick and painted stone dressings. Welsh slate roof with original gabled dormers. Symmetrical façade of three storeys with attics, and of five wide bays. The central bay has a semi-circular pediment and is divided from the remainder of the façade by gault brick pilasters. Further pilasters to corners. Original plate-glass sashes with elaborate gault brick frames capped with neo-Tudor floral pediments. Shop fascia retains pilasters but appears to be largely of twentieth century date. Rant Score façade largely blind and faced in gault brick. Nineteenth century two storey red brick outbuilding to rear now attached to main building by twentieth century flat roofed infill range.



The Rant Score elevation of Nos.67-68 High Street.



Doorcase in yard to rear of No.67 High Street

The range attached to the rear of No.67 is rendered and scored to imitate ashlar block work. It is probably of earlier date and is shown as being a separate structure on late nineteenth century Ordnance Survey maps. It has a good four-panelled door with an elegant classical doorcase, to the immediate west of which is a straight joint in the courtyard wall. Nos.67-69 form part of a memorable group with the Grade II Listed Nos.62 & 63 and the positive unlisted buildings of Nos.64-66 and Nos.70-73 Cons.



Lowestoft Scout Head Quarters, The Den, High Street

Lowestoft Scout Head Quarters, The Den, High Street (Positive Unlisted Building). A former range of outbuildings which are primarily of later nineteenth century date, but which possibly incorporate an earlier structure at the southern end. The building is approached through an archway in the façade of No.67 and may originally have been divided between three adjoining High Street houses. The range appears to be shown on the 1884 1:500 Ordnance Survey map. Two storey main range with single storey range abutting to the south. The main range is constructed of gault brick with off-centre bordered doors to the ground and first floors. Later small window openings and twentieth century pan tile roof. Additional basement floor to eastern façade. The southern range has a red pan tile roof and large boarded doors. This lower range warrants further investigation. It's now altered eastern elevation is illustrated on a 1952 air photo in the National Monuments Record (Historic England EAW0407607), which shows a two-storey façade with a small pane leaded casement window just below the eaves which is divided by a mullion and transom. Its appearance on the photo has similarities to that of an eighteenth or early nineteenth century bothy. Further heated range to the north with a flat roofed addition of gault brick which brakes forward. Red brick chimney stack. This range is shown on the same air photo with a lantern and a large tripartite sash window in its eastern elevation possibly suggesting that it is the billiard room built by the brewer William Youngman c1880 for Holm House. It appears at the time the photo was taken (1952) to have been linked to the rear of

No.63 High Street. The lantern has since been removed.



No.70 & 71 High Street

Nos.70 & 71 High Street (Positive Unlisted Building). A commercial building of c1877 with façades to High Street and Rant Score. Designed by George Glover for the tailor and hatter Thomas Hodgson. Glover's designs for the building are preserved in the Suffolk Archives (SROL: 540/36/2/23.) Divided into two units c1990. The High Street façade is non-symmetrical, and of three bays and three storeys. It is faced in painted gault brick with stone dressings. Rusticated corner pilasters to first and second floors, and to the ground floor at the corner of Rants Score. Plate-glass sash windows in moulded surrounds, those to the second floor having elaborate cast iron balconies. Edwardian postcards show that similar balconies once graced the first-floor windows. Projecting eaves cornice supported on brackets. Second floor sill band carried over the corner pilasters. Elaborately decorated blind façade to Rant Score with blind panels in the form of window openings, those to the ground floor being arched. Decorative moulded string courses and projecting bracketed eaves cornice. In the centre of the ground floor there is evidence of a later now blocked window opening.

Attached to the rear (eastern) elevation is a shared central rear outshot of gault brick, which retains its original joinery and an



Rear elevation of No. 70 from Rants Score.

elaborate iron balcony to a first-floor window in its northern elevation. Gabled eastern elevation. The outshot and rear elevation are highly visible from Rant Score. Nos. 70-71 form part of a memorable group with the Grade II Listed Nos. 62 & 63, and the positive unlisted buildings of Nos. 64-68 and Nos. 72-73 Cons. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p41-42.



Rant Score elevation of No. 70 High Street



Nos. 72-73 High Street

Nos. 72-73 High Street (Positive Unlisted Building). A mid to late nineteenth century pair of shops with living accommodation above, possibly built for Bayfield's Department Store. Rendered façade with gault brick stacks and Welsh slate roof. Symmetrical, three storey and seven bay classical façade retaining what appears to be a largely intact 1900 shop fascia to the ground floor of No. 72. That to No. 73 possibly includes remnants of a c1910 shop fascia added for the Maypole Dairy for whom an elaborately tiled interior was also designed. Some original four light plate-glass sashes retained to the first and second floors. Corner pilasters capped with elaborate urn finials, heavy dentil led eaves cornice, first and second floor windows separated by decorative panels, sill band below second floor windows. Elaborate surrounds to windows with circular corner medallions. Massive gault brick ridge stacks with decorative dentil led and corbelled caps.

To the rear a lower pan tiled roofed range which may just possibly belong to an earlier building on the site, rendered with two storey canted bay windows and large gabled gault brick dormers. This lower range is illustrated on a 1952 air photo in the National Monuments Record (Historic England EAW0407607), the photo shows it to have had tall brick stacks to the north and south gables and small pane sashes within the canted bays. Its appearance then was much like that of an early nineteenth century villa. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p43-44.



Rear elevation of Nos.72-73 from Rant Score



No.74 High Street

No.74 High Street (positive unlisted building). Small late nineteenth century shop of painted (possibly gault) brick, second floor window has plate glass sash with narrow margin lights, first floor a substantial tripartite sash. Twentieth century shop fascia. Gabled southern elevation now rendered. Substantial projecting gault brick rear range with Welsh slate roof and a stack to the end gable, plate glass sashes. No.74 makes a positive contribution to the setting of the adjoining Listed buildings Nos.75-76A High Street to the south and with the group of positive unlisted buildings to its immediate north.



Nos.75, 76 and 76a High Street

Nos.75, 76 and 76a High Street (Grade II) Pair of shops and a flat. Mid eighteenth century. Rendered and colour-washed brick. Roof of black-glazed and red pantiles. Of two storeys and a dormer attic. No.75 with a twentieth century plate-glass shop front, No.76 with a late nineteenth century double shop front of 3/1 sashes separated by a glazed door. Hood over. Between Nos.75 and 76 is a six-panelled door with glazed upper two panels leading to No.76A. Formerly three 6/6 sashes to the first floor, that to No.75 now a late twentieth century top-hung casement. The remaining two (to No.76) are mid eighteenth century: flush exposed boxes. Dentil eaves cornice below gabled roof with two flat-topped dormers: south one with 3/3 sash. Stack to south re-built in the twentieth century and shared with No.77. The rear has a two-storey out shut, twentieth century details and a twentieth century dormer built out of No.75 with a balcony.



Wilde's House, No.80 High Street

Wilde's House, No.80 High Street (Grade II) also known as *Flint House*. House, now offices. Dated 1586. Tarred knapped flint with white-

painted brick and stone dressings. Pan tiled roof. Two storeys and dormer attic on a plinth course. To the extreme right (south) is a square-headed carriage arch leading to Wilde's Score. Left of this is a three-panel door with a lintel in which are diamond panels and a plaque: 1586 W.M. Four later twentieth century twelve light sashes to the left, irregularly disposed in groups of three and one. The outer two of the group of three are entirely twentieth century insertions. They have exposed boxes and chamfered painted reveals. Four similar sashes light the first floor. Gabled roof with three flat-topped dormers fitted with twentieth century casements. Ridge stack left of centre. North and south re-built parapets on moulded kneelers. The rear elevation has five windows to each floor of irregular disposition. All were formerly mullioned, now all have late twentieth century casements. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.409. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p95-98.



No.80A High Street, Wilde's Score facade

Lowestoft Heritage Workshop Centre, No.80A High Street (Positive unlisted building) A substantial red brick range with a red pan tile roof the rear (southern) elevation of which overlooks Wilde's Score. This elevation is

devoid of openings save for a row of small pane sash windows just below the eaves. Boarded door at western end and two small red brick stacks rising from southern elevation. Formerly part of a range which was attached to the rear of the GII Listed late sixteenth century Wilde's House No.80 High Street. It is shown on the 1885 1:500 Ordnance Survey map as two distinct buildings. The building may be that constructed in 1843 for Annott's School. After 1883 It became part of Wilde's School a grammar school which stood to its east (destroyed World War Two). The complex was used as the HQ for Lowestoft Air Training Corps in World War Two.

Map evidence suggests that the western section of the range which linked the structure to Wilde's House was demolished in the later 1950s. Northern elevation of two storeys with small pane casement windows. The exposed eastern gable now rendered. The building now contains a fine seventeenth century ceiling rescued from North Green Farmhouse Stoven which was demolished c1978. It was restored and installed in No.80A with National Lottery Funding c2012. Good quality recent brick faced addition to eastern end. This building is prominent in views looking west along Wilde's Score and makes a strong positive contribution to the setting of the GII Listed Wilde's House. Jack Rose and Dean Parkin *The Grit, The Story of Lowestoft's Beach Village* (Rushmere, Lowestoft, 1997) p68



Nos.81-81a High Street

Nos.81-81a High Street (Grade II) Shop and flat. Mid eighteenth century, (likely earlier) now with later details. Rendered and colour-washed brick. Roof of black-glazed pan tiles. Of two storeys with an attic lit by dormers. Late twentieth century shop front. Three, four-light plate-glass sashes within plaster surrounds to the first floor. Bell-based gabled roof with two flat-headed dormers, re-built twentieth century. Rendered internal gable-end stack to north. This is likely that with No 82-83 this building is part of a mid-late 16th century merchant's house, probably subdivided during the early 19th century. *Interior.* A small piece of eighteenth-century studwork survives in the ground floor. There is evidence of a former cross-wing, given by the presence of a blocked-up interior doorway.



Nos.82-83 High Street

Nos.82-83 High Street (Grade II). Shop with flat above. Mid eighteenth century, (likely earlier) altered. Rendered and colour-washed brick. Roof of black-glazed pan tiles. High Street façade of two storeys with an attic lit by dormers. Early twentieth century plate-glass shop front with a pair of central entrances possibly installed c1922. Horned plate-glass sashes light the first floor in plaster surrounds. Dentil eaves cornice below a bell-based gabled roof with one flat-topped dormer. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). p46-47. *Interior.* It is likely that the ground-floor axial beams are mid-late 16th century in origin, but largely boxed over. There is ovolo and cavetto moulding visible, abutting the ceiling, and evidence that the building was originally jettied.



No.84 High Street

No.84 High Street (Positive Unlisted Building). A small later nineteenth century shop of two storeys and an attic, which is of a single bay's width. Built of now painted brick, and with a late twentieth century pan tile roof covering. The High Street façade has late twentieth century casement windows which replaces the original sashes. The openings however retain their original shallow arched lintels and stone sills. Elaborate corbelled eaves cornice and central pedimented dormer window with decorative scroll brackets. Simple wooden shop fascia which is probably of twentieth century date. Southern gable rendered. No.84 contributes positively to the setting of the Grade II Listed Nos.82-83 which stand to its immediate north.



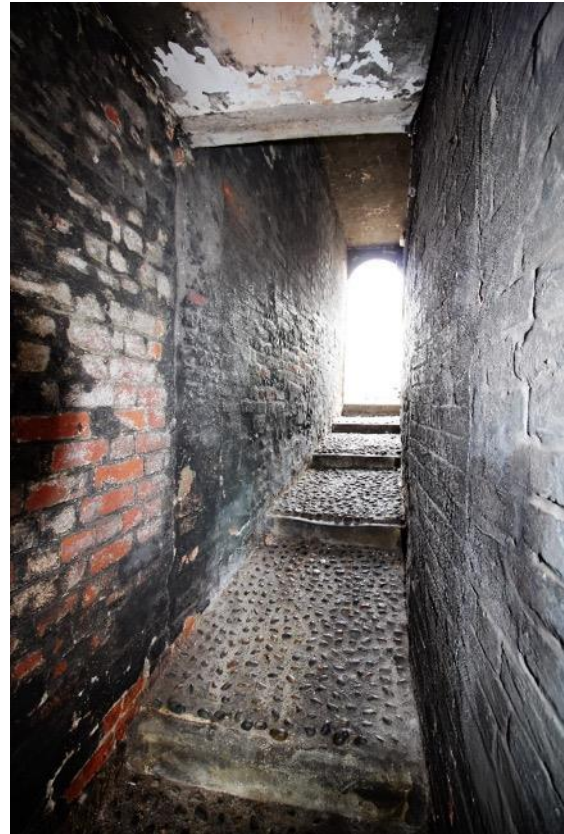
No.88 High Street

No.88 High Street and garden wall to Maltster's Score (Positive Unlisted Building). Shop with living accommodation above. Of three storeys and one bay wide, mostly of mid nineteenth century date but probably incorporating earlier fabric. Old photographs suggest that the upper floors of this building are of red brick with gault brick quoins and stone lintels to the windows. Red pan tile roof with gable ends to the north and south. The passageway leading to Maltster's Score appears to retain earlier fabric and may have been retained unaltered when the surrounding structure was largely rebuilt. Plate glass sashes replaced with unsympathetically designed late twentieth century casements. To the ground floor are the remains of a timber shop fascia which Historic England have recently suggested to be also of mid nineteenth century date. The building's rear elevation overlooks Maltster's Score and has again been rendered. It is two bays wide and with a hipped roof covered with red pan tiles. Late twentieth century casement windows within the original openings. Primarily included in this list for its strong contribution to the historic character of Maltster's Score. Twentieth century single storey red brick rear range not included. Katie

Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). p49.



No.88 High Street from Maltster's Score



Maltster's Score as it passes under No.88 High Street



Nos.90-91 High Street

Nos.90-91 High Street (Positive Unlisted Building). Commercial premises designed by William Oldham Chambers for Adam Swallow Clarke and built c1880. (Drawings in Suffolk Archives, ref SROI: HG3/1/2/190). In an elaborate Tudor-vernacular style with Germanic flourishes. Decorative bargeboards and a decorative conical roofed tourelle crowned with a weathervane to the corner of Spurgeon Score. Substantial principal façade to the High Street, and a southern return elevation to Spurgeon Score. The red brick

façade to High Street is now painted but retains the original stone dressings and applied timber framing. Steeply pitched, hipped, Welsh slate roof with red tile ridge pieces. The High Street façade is of two storeys with attics and is of four wide bays. Each bay of the first-floor projects slightly and has a gable, those to the outer bays supported on elaborate barley sugar columns with grotesque carved animals to their plinths. The outer bays are wider and have four light mullioned windows, the inner three light mullions. Doorway with hood-mould and four-centred arch with elaborate foliated decoration to the spandrels. Functional return elevation to Spurgeon Score of red brick. Lower red brick range to rear. Shop doorway to No.90 retains c1925 mosaic floor with name of former occupiers the bootmaker WE Turner emblazoned within. No.91 is considerably larger than No.90 being almost twice its depth. Intriguingly a 1952 air photo showing the rear of the property shows a three-storey red brick range to the rear of No.90 with small pane sash windows and a parapet, this range appears to be earlier in date than the High Street façade. (Historic England EAW0407607). Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p67. James Bettley and Nikolaus Pevsner *The Buildings of England Suffolk: East* (Yale, London, 2015) p409. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P50-52.



Detail of tourelle No.91 High Street



Detail of the façade to No.90



No.93 High Street

No.93 High Street (Positive Unlisted Building). A mid-nineteenth century, three-storey shop with living accommodation above. Painted red brick High Street façade of two bays, with stone dressings and a double pitched Welsh slate roof. Prominent, but recently rebuilt red brick chimney stack to the southern gable and overhanging eaves. Late twentieth century casement window frames within original openings. Highly unsympathetic late twentieth century shop front. The rear (eastern) elevation appears to be of stone rubble, with brick quoins and stone surrounds to the window openings. Part of the northern elevation also appears to be of a similar construction. The possibility that the rear range is earlier therefore cannot be ruled out. This building was originally constructed as one of a mirrored pair of properties its counterpart to the north was however demolished c1970. See 1952 air photo in the National Monuments Record (Historic England EAW0407602). Substantial two storey gabled and rendered rear extension to No.96 not included.

converted into retail premises. High Street façade of painted red brick with a Welsh slate roof and four-light plate-glass sashes. Small red brick stack to northern gable. The façade is symmetrical with blind panels in the form of window openings to the centre of the first and second floors. Ground floor subdivided into two sections, that to the left retaining what appears to be a later nineteenth century shop fascia, that to the right now forming part of a bar with Nos.97 & 98 and having an unsympathetic twentieth century shop fascia. Lower red brick gabled addition may originally have been a separate cottage. See 1952 air photo in the National Monuments Record (Historic England EAW0407602). Substantial two storey gabled and rendered rear extension to No.96 not included.



Rear elevation Nos.94-96 High Street with large twentieth century rendered range projecting to far left.



Nos.94-96 High Street

Nos.94-96 (cons) High Street (Positive Unlisted Building). Three storey, three bay mid-nineteenth century building which was possibly constructed as two houses and subsequently subdivided, extended, and



No.97 High Street

No.97 High Street (Positive Unlisted Building). A three-storey mid nineteenth century shop, with a single bay façade to the High Street. Painted and rendered red brick façade. Rendered rear elevation and Welsh slate roof. Projecting eaves supported on decorative brackets. High Street façade retains nineteenth century four-light horned plate-glass sash windows to the upper floors with wedge shaped lintels and stone sills. Windows in rear elevation replaced with PVCu. Unsympathetic twentieth century shop fascia.



No.98 High Street

No.98 High Street (Positive Unlisted Building). A substantial commercial building probably dating from the 1870s. Constructed of red brick with painted stone dressings. High Street façade of three storeys and four bays in an Italianate style. Quoins and substantial dentilled eaves cornice, heavy stone surrounds to windows those to first floor having hoods resting on decorative brackets. Four-light, horned, sliding sashes to the second and third floors. The northern bay is blind and embellished with decorative panels. Ground floor bar fascia largely late twentieth century but may retain earlier elements behind panels. Plain red brick eastern elevation.



No.99 High Street

No.99 High Street (Positive Unlisted Building). A substantial gault brick faced shop of three storeys and five bays with warehouse to rear, probably dating from c1866. Built for A. Adams grocer and provision merchant to the designs of William Oldham Chambers. (Designs in Suffolk Archives Ref/SRO1HG3/56) Gabled red brick return elevation to south. Elaborately detailed façade. Arched first floor windows separated by panelled pilasters which rise from the top of the shop fascia. The capitals to the pilasters have a pronounced dentilled cornice; projecting plinths. First and second floor windows in heavy moulded surrounds. Guilloche frieze with medallions forming sill band below second floor windows. Roof slope hidden behind richly decorated corbelled parapet above a further Guilloche frieze. The later twentieth century shop fascia detracts from the character of the building as do the late twentieth century casement frames within the window openings. Chambers' designs also included a stable block to the rear it is not known however whether this was built. The former Ship and Railway Inn operated from this site in the mid to late nineteenth century but may have been demolished for the present building. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p67. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p54-57.



No.101 High Street

No.101 High Street and outbuildings (Grade II). A former public house of mid nineteenth century date called 'The Albion Stores', closed c1994 and latterly a tea rooms. Rendered and whitewashed brick. Roof of black-glazed pantiles. Three storeys. Original c1889 pub fascia comprising a panelled dado, a twentieth century half-glazed door right and left and a display window with decorative pierced spandrels forming arches. Either side of the doorways are fluted pilasters rising on fluted consoles to frame the fascia board. On the first floor two horned plate-glass sashes with margin lights and moulded plaster surrounds resting on corbels. The two second-floor windows also with moulded surround but late twentieth century top-hung casements are fitted. Gabled roof with internal gable-end stacks, that to the north reduced. The rear has a whitewashed two-storey wing with twentieth century doors and windows. Single storey c1800 range of painted red brick outbuildings with a red pan tile roof, small pane casement windows and partially glazed panelled doors standing in rear

courtyard. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p88.



Nos.102-104 (cons) High Street

Nos.102-104 (cons) High Street (Grade II) Extensive town house and shop, now three shops and flats. Mid sixteenth century, much altered. Timber-framed. Rendered and colour-washed; No.102 with twentieth century tile-hanging to the first floor and nineteenth century machine tile roof at the front, otherwise all red pantiles. Two storeys. Three twentieth century shop fronts. Jettied first floor, the jetty itself coved. Under the jetty in the centre (No.103) are floral consoles. First floor fenestration is mixed: No.102 has one late nineteenth century three-light timber cross-casements; No.103 one late twentieth century casement; No.104 two twentieth century horned 2/2 sashes. Gabled roof with a reduced ridge stack set to the north end and a ridge stack right of centre. The rear has a large two storey nineteenth century brick extension to Nos.103-104, with a gabled roof, reduced internal gable-end stacks and twentieth century fenestration. No.104 has a rendered out shut. Interior. The main room of the sixteenth century house occupied the centre of the range and extended two metres into the present No.102 to the north. No.103 has multiple roll-moulded bridging beams and joists to the ground floor. No.104 continues the roll-moulded joists as far as a plain bridging beam with mortice holes for a former partition, north of which are chamfered and tongue-stopped joists. The ground floor of No.104 has roll-edged bridging beams with tongue stops. Late C20. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London,

2015) p.409. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p90-92.



The Wheatsheaf, No.108 High Street

The Wheatsheaf Public House, No.108 High Street (Positive Unlisted Building). A purpose built public house of c1900 on prominent corner site. Built for Youngman and Preston's Brewery, map evidence would suggest that it was possibly rebuilt between 1890 and 1905. Red brick with applied timber framing to the High Street façade, and a steeply pitched Welsh slate roof. Prominent brick ridge stacks. Main range of three storeys with attics. The High Street façade has jettied gables with decorative bargeboards. Mullioned and transomed casement windows. The High Street fascia appears to remain much as originally designed but some of the original joinery has possibly been replaced. It incorporates mullioned and transomed windows and doorways with mullioned overlights. The Herring Fishery Score façade was not designed to be as visible as it is today and is consequently much plainer in its design. It is faced in red brick and its casement windows

have been replaced by uPVC. Lower rear wing of two storeys possibly originally constructed to house a large function room. Again, of red brick with a hipped Welsh slate roof. Its rear elevation is prominent in views from Herring Fishery Score. Constructed on the site of the former Fisheries Hotel and for much of its life called the 'Spread Eagle Hotel.'



Herring Fishery Score façade of the Wheatsheaf

High Street (West Side)



No.113 & No.114 High Street

Nos.113 & 114 High Street (Positive Unlisted Building). A prominently located purpose-built

pair of shops, with living accommodation above and to the rear. The building occupies a corner site with its southern elevation facing onto what was once Barnard's Yard and is now part of the A12 (Artillery Way). Red brick with gault brick dressings and horned plate glass sash windows. First floor windows in fine gault brick pedimented surrounds, second floor windows in heavy moulded gault brick surrounds with sill band beneath. No.114 is of a single bay and separated from No.113 by gault brick quoins. To the rear fronting onto what was Barnard's Yard a former three storey, two bay, terraced house with gault surrounds to the plate glass sash windows and a shallow arched gault brick doorcase. This is separated from No.113 by gault brick quoins but now forms part of the same property.



No.115 High Street

No.115 High Street. (Positive Unlisted Building). A substantial shop with living accommodation above which probably dates from the late 1860s or 1870s. Four storey gabled red brick façade to the High Street of two uneven bays, with painted stone dressings. Its design contains an eclectic

mixture of Neo-Tudor and classical features. The larger first and second floor windows have heavy stone surrounds which are divided into three sections by mullions, each of which contains a wooden plate-glass sash. The central section of the second-floor window is arched with a pronounced keystone. The first-floor window has circular medallions above the mullions and frame and a centrally placed strapwork flourish. The top floor window frame has been replaced with uPVC. Good c1930 mosaic inset to the floor panel within the shop doorway and largely c1930 shop front. Dormer window with bargeboards to left-hand bay. Northern gable rendered with a substantial brick stack to northern gable. Reputedly damaged in an air raid 4th of Feb 1941 which substantially damaged the neighbouring now demolished shop to the north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p61-63.



No.117 High Street

No.117 High Street (Positive Unlisted Building). A purpose-built shop with living accommodation above, dating from the 1870s. Designed by William Oldham Chambers for the chemist A Wright. (Drawings in Suffolk Archives HG3/1/2/349). High Street façade of red brick with decorative rubbed brick and stone dressings. Paired plate-glass sashes to first and second floors, the first-floor windows set within elaborate arched recesses and flanked by blind panels. Pediment with oculus above. The building retains elements of its original shop fascia and a manufacturer's plate for JW Brooke of the Adrian Ironworks, Lowestoft, on the pilaster plinths. More may be hidden behind the recent boarding above the windows. Substantial decorative red brick chimney stack to southern gable with corbelled cap. Reputedly damaged in an air raid 4th of Feb 1941 which substantially damaged the

neighbouring now demolished shop to the north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p64-65.



No.119 High Street

Nos.118-119 High Street (Positive Unlisted Building). A mirrored pair of purpose-built shops with living accommodation above, dating from c1900. Red brick with rubbed red brick and terracotta embellishments and stone sills. Corbelled and dentilled eaves cornice of brick. Horned plate-glass sash windows. No.119 retains a fine c1934 shop fascia with fretwork spandrels and a timber hoarding bearing the name 'Star Supply Stores' in gilded lettering. The name is repeated in a contemporary mosaic panel set into the floor leading to the main entrance doors. No.118 retains a relatively simple c1912 shop fascia probably installed for the River Plate Fresh Meat Company, good c1920 shop door with circular glass panel. Original plate glass sashes replaced with unsympathetic uPVC units. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p66-67.



No.119 High Street



Connaught House, No.123 High Street

Connaught House, No.123 High Street (Positive Unlisted Building). A substantial house set within a terrace with an unaltered mid nineteenth century classical principal façade. Red brick in Flemish bond with painted stone dressings and a twentieth century pan tile roof. Horned plate glass sash windows within heavy moulded surrounds, the ground floor surrounds having corbeled hoods and carved brackets. Arched central doorway with over light and six-panelled door. A further arched entrance leads into a narrow external passage. In 1895, it was internally remodelled to form the Church Home for Girls, which was renamed in 1903 'The Connaught Home'. The home was run by The Waifs and Strays Society and accommodated 26 girls aged between 5 and 15. It closed in 1915 when its lease expired. The house is now flats.



Nos.127-130 (cons) High Street

Nos.127-130 High Street (Positive Unlisted Building). A former purpose-built shop and warehouse which was probably constructed in three phases for John Devereux, grocer, tea dealer, ship's provisioner, and wine and spirit merchant. Now subdivided into separate retail units with flats above and to the rear but retaining much of its original late nineteenth century shop fascia. The fascia has elaborately panelled soffits to its pilasters which are crowned by pediments. Three storey, nine bay classical principal façade of gault brick, the façade divided by pilasters. String course below second floor windows, heavy corbelled eaves cornice. Horned plate glass sashes with margin lights, the first-floor windows retaining heavy classical moulded brick surrounds. The southern seven bays form a symmetrical composition which at its centre has a pedimented window surround at first floor level. Rear elevation of red brick. Devereuxs were apparently on this site from the early 1860s, the original section of the shop being designed by John Louth Clemence c1869 following road widening. Much of the building however probably dates from the later 1870s or 1880s. All of the present frontage range appears to have been constructed by the time of the publication of the 1884 1:500 Ordnance Survey map.



Old Market Street façade to No.130 High Street

The three bay Old Market Street section was once a separate structure which was not linked to the remainder until around World War One. It appears to have been a warehouse but is now flats. Its façade is an excellent Ruskinian gothic composition of gault and red brick with foliated capitals embellished with animals to the pilasters at ground floor level. Original casement windows, central first floor taking-in door now converted to a window. At their peak Devereuxs had fourteen stores in East Anglia. Their former store remains an impressive, well detailed and externally largely unaltered example of its kind. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p71-73.



No.131 High Street

The Former New Globe Inn, No.131 High Street (Positive Unlisted Building). A purpose-built public house of c1903-1905. Closed 2014 and now (2017) converted to retail use. Constructed for the Crown Brewery to the designs of William J Roberts of Lowestoft. The building replaces an earlier inn which is mentioned in Pigot's 1823 directory. Roberts' original drawings are preserved in Suffolk Archives (ref. 98/2725/1-3). The adjoining buildings to the north are also by Roberts and are part of a coherent development resulting from the widening of this part of the High Street. Its inn yard which included stables and store buildings has largely been cleared since 2013. The building occupies a corner site with façades to Old Market Street and High Street and is of two storeys with attics. Constructed of red brick with faience embellishments and a Welsh slate roof. Arcade of large arched window and door openings to ground floor. The openings having surrounds with pronounced voussoirs. Good quality original stained glass to upper section of each window incorporating a globe at the centre of each panel. Splayed corner incorporating principal entrance with arched blind panel above containing the inn sign. Large gabled dormers with simple bargeboards and timber framing. The dormers retain their original horned sashes with coloured glass to the upper sections. Original, horned, plate glass sash windows throughout. On the High Street façade, a further entrance door with pedimented surround. Original tall decorative chimneystacks. Lower section to Old Market Street of two storeys and two bays with painted stone dressings. James Bettley and Nikolaus Pevsner, *The Buildings of England*

Suffolk: East (Yale, London, 2015) p409. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Nos.132-133 High Street

No.132 and No.133 High Street (Positive Unlisted Building). Designed by William J Roberts of Lowestoft and built c1903-1905 for Benjamin Saunders, butcher. Part of a scheme to widen this part of the High Street and belonging to the same coherent development which includes No.131. Two purpose-built shops with living accommodation above. Red brick with a Welsh



Doorway, No.133 High Street

slate roof and of two storeys with attics. Painted stone lintels to first floor windows, terracotta embellishments to ground floor. Original c1905 shop facias survive in a largely intact state with panellled pilasters and fluted corbels. Original horned plate glass sashes survive to principal façade. Large gabled dormers with simple bargeboards and timber framing. Good doorcase incorporating oval stained-glass over-light, original six-panelled door. NB. Part of the original c1905 gilded sign of Benjamin Saunders the butcher survived in 2007 and may remain beneath the recent boarding to the upper part of the fascia of No.132. Massive red brick central ridge stack largely hidden from street by dormer but highly visible from rear. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991). James Bettley and Nikolaus Pevsner *The Buildings of England Suffolk: East* (Yale, London, 2015) p409. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p74-75.



No.133a High Street

The Old Blue Anchor Public House, No.133a and No.134 High Street. Including outbuilding to the rear. (Positive Unlisted Building). A purpose-built public house of later nineteenth century date (probably 1888) retaining a fine original bar fascia and much of its original joinery. Rebuilt on the site of an earlier inn for Stuart Patteson Finch and Co of Norwich. The building occupies a prominent corner site on High Street and Duke's Head Street. Red brick with stone dressings and horned plate glass sashes; shallow pitched Welsh slate roof with lead flashings. High Street façade of two storeys and one bay. Fine pub fascia with fluted pilaster and foliated capital to corner, panellled door and then large original window flanked by barley sugar columns with panellled soffit beneath.



Detail of fascia, The Old Blue Anchor

Main entrance in splay to north-eastern corner with glazed over-light. Above is a decorative plaster panel containing the inn name and the initials of the Patteson Finch Brewery with the date 1888. Dukes Head Street (or Blue Anchor Plain) façade of three wide bays retaining original pub fascia across its full width, and with three shallow arched plate-glass sashes above. Corbelled stone eaves cornice. Single storey late nineteenth century red brick service range to west with casement windows and Welsh slate roof. The Old Blue Anchor contributes positively to the setting of Listed buildings opposite on Dukes Head Street and at Nos. 134-135 High Street. The building warrants assessing for possible inclusion on the statutory list.



Duke's Head Street elevation of the Old Blue Anchor

Probably eighteenth-century single storey outbuilding of cobble with a red pan tile roof to the rear, which is possibly one of the earliest surviving structures in this part of the town.



Cobble outbuilding to rear of The Old Blue Anchor



Nos. 134 & 135 High Street

Nos. 134 & 135 High Street (Grade II) Pair of shops with flats above. Early nineteenth century of red brick with pan tiled roof. Three storeys and an attic. No.134 with a late nineteenth century shop fascia entered through a corner doorway. The display window is in the form of a partially renewed nineteenth century eight light (horizontal) sash. Late twentieth century shop front to No.135. Three first and second-floor twelve-light hornless sashes, those to first floor with gauged skewback arches, to the second floor with flush frames. Gabled roof. Internal gable-end stacks removed, and south gable head re-built in later twentieth century. Single-bay south return with a 2/2 first-floor sash, otherwise C20 fenestration. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p75-76.



Nos.136 & 137 High Street

Nos.136 & 137 High Street. (Positive Unlisted Building). Commercial premises possibly dating from the 1860s or early 1870s. When constructed it was set back from the building line of the remainder of this part of the High Street. Reputedly constructed for Edmund Fisher Crake a jeweller, watch maker, gold and silver smith, and proprietor of a 'fancy repository' (i.e. dealer in decorative household furnishings). Elaborate polychrome brick façade of red brick with blue brick, gault brick, and stone dressings. The High Street façade is of four storeys and three bays with a central breakfront. Roof hidden behind high brick parapet. Corbelled eaves cornice. Horned plate glass sash windows with narrow margin lights. Render to the ground floor of later twentieth century date which detracts from the building's character. Twentieth century shop windows not of significance. Nos.136 and 137 contribute considerably to the setting of the GII Listed Nos.134& 135 High Street and form part of an important group of positive unlisted building and Listed buildings on this part of the western side of the High Street. For the range attached to the rear of this building see No.4 Dukes Head Street.



Geneva House, No.138 High Street

Geneva House, No.138 High Street (Positive Unlisted Building). Retail premises with living accommodation above. Restrained classical façade of red brick. Although of mid nineteenth century appearance this façade does not appear on photographs of the High Street dating from the later 1870s. Like its neighbour Nos.136-137, it appears to have been rebuilt for Edmund Fisher Crake's jewellery, watch making, and fancy goods business. The cast iron clock with elaborate bracket dates from c1888 and may have been placed on the building not long after its completion. Red brick with painted stone sills, original hornless six light plate glass sash windows sadly replaced with horned uPVC units. Corner pilasters. Dentilled sill band beneath second floor windows. Roof hidden behind high rendered parapet which is decorated with three panels bearing the property number and the name 'Geneva House'. The shop fascia may be contemporary to the building and remains remarkably unaltered. The rear range is slightly higher and of three bays in width. Rear (western)

elevation with segmental- headed windows to each floor and is crowned by a brick parapet ornamented with a plain rendered frieze with off-centre curved plaster panel, flanked by scrolls. Twentieth century casements within the original window openings. No.138 forms part of an important group of positive unlisted building. and Listed buildings on this part of the western side of the High Street.



Detail of rear elevation No.138 from Gun Lane

on historic photographs. Above in the steeply pitched Welsh slate roof face are shallow gabled wooden dormers, which are again shown on photographs of c1870. Gault brick chimneystack at southern end. Mid twentieth century photographs show this façade rendered and with the central blind panel covered over, this rendering is not shown on nineteenth century photos. The rear of the building has a long cat-slide pan tiled roof, with a narrow two storey range to the left and a wider two storey range to the right; both with hipped roofs. The rear elevation contains a number of window openings of different proportions, the majority of which contain replacement frames. Internal ridge stacks present to either end of the principle elevation with a further stack to the rear. No.139 forms part of an important group of positive unlisted building and Listed buildings on this part of the western side of the High Street.



No.139 High Street

No.139 High Street (Positive Unlisted Building). Probably of early to mid-nineteenth century date, the steeply pitched roof is however something of a puzzle and may possibly suggest that the façade represents a partial rebuilding of an earlier structure. Welsh slate covering to front (eastern) slope and red pan tiles to the rear. Possibly originally two cottages. The building remains very much as depicted on 1870s photos of the High Street. Its façade is of painted brick, and of two storeys and four bays. The shop facia appears to be of late nineteenth century date and has survived remarkably intact. At first floor window alternate small pane casements and blind panels, the casements replacing sashes shown



Rear of No,139 High Street from Gun Lane



No.140 High Street

No.140, High Street (Positive Unlisted Building). A mid to late eighteenth century brick-built merchant's house, the façade of which was unfortunately rendered in the later twentieth century. Possibly the oldest surviving building on the western side of the High Street. Upper windows in original locations, the central opening was however originally a blind panel this appears to have been opened up before c1950 when it appears as a window on photographs. Doorway in original location, old photographs show two phases of surrounds to this opening, a fine eighteenth century stone surround on c1870 photos, and a standard later nineteenth century classical wooden one on 1950s views; this later doorcase has also been removed. Ground floor windows extended downwards to form shop windows in later twentieth century. Later twentieth century joinery. Parapet and dormer removed, red pan tile roof covering. Steeply pitched red pan tile roof. Gabled and rendered rear outshot of two storeys.



Rear elevation No.140 and 141 High Street from Gun Lane



Nos.141-142 High Street

Nos.141-142 High Street (Positive Unlisted Building). Probably built as a pair of houses and of early nineteenth century date. Converted in a shop by the later nineteenth century. Latterly a club and empty at the time of survey (2017). Of two storeys with attics, and with a four-bay façade to High Street of painted brick. The later twentieth century hornless small pane sash windows replace late nineteenth century four pane plate-glass sashes. Late twentieth century shop front replacing tall later nineteenth century shop fascia. Shallow pitched red pan tile roof, with mid-twentieth century dormers. Ridge stacks removed.



No.143 High Street

No.143 High Street (Positive Unlisted Building). An early nineteenth century building of two storeys, with a three-bay façade of painted brick to the High Street. Pan tile roof with a central dormer, poor quality later twentieth century shop fascia. Small pane hornless sash windows to the first floor of the High Street façade. Covered passageway to rear yard at the northern end.



Nos.144-145 High Street

Nos.144-145 High Street and rear boundary wall to Wesleyan Chapel Lane (Positive Unlisted Building). A later nineteenth century range of two storey purpose-built shops, with a six-bay frontage to the High Street. Built of red brick and embellished with gault brick dressings and corner pilasters. Designed in a heavy Italianate style. Chimney stacks of red brick with moulded gault brick cap and dressings. No.145 retains its original plate-glass sashes to its first-floor windows; those to No.144 have however, been replaced with casements. All the windows have heavy gault brick surrounds and painted stone sills. No.144 retains its original shop fascia. The northern façade to Wesleyan Chapel Lane was originally designed to overlook the forecourt of a large and now demolished Italianate Wesleyan Chapel of c1862. Its design echoes that of the chapel, and of the blind southern elevation of the Grade II Listed No.147 which stands opposite. In two sections, the eastern most is gabled and of three bays with a blind arcade at ground floor level and three plate-glass sashes above and a further window within the gable. It is again of red brick with elaborate gault brick dressings and pilasters. The ground floor of the rear section was altered in the mid-twentieth century, when an unsympathetic door and windows were inserted into what had probably been a blind section of wall. Three large original plate-glass sashes above. Replaced pan

tile roof covering to rear range. The northern façade of No.145 plays an important part in the setting of the GII Listed No.147 opposite. Good nineteenth century red brick boundary wall to west fronting Wesleyan Chapel Lane with square section gault brick gate piers.



No.147 and 147a High Street

No.147 and 147a High Street (Grade II). Pair of shops with flats. Early nineteenth century with mid-nineteenth century south flank. Colourwashes brick. Roof of black-glazed pantiles. 2 storeys and dormer attic. 2 late C19 plate-glass shop fronts with tiled dados. Coved hoo-box on consoles. Two 8/8 unhorned sashes light the first floor, separated by a blind window. Gabled roof with two flat-topped dormers. Internal gable-end stacks. The south flank has a gault-brick screen wall with four fielded arched panels to the ground floor echoing those to the Methodist Chapel to the west (demolished). Dentil cornice below swept parapet. A pair of stacks imply a double-pile plan, but the range served by the west stack is a low hipped addition only.



Return elevation of No.147 High Street



Berfield House, No.148 High Street

Berfield House, No.148 High Street (Grade II) House. Described in the Listing as early nineteenth century, but it is likely to be earlier. This building, together with No.148, was the Bell Inn from the late 16th century and into the 18th. Rendered and colour washed brick. Roof of black-glazed pantiles. 2 storeys and dormer attic. 6-panel door set to right, in panelled reveals and under a geometric-glazed overlight. Small scrolled brackets support hood. One horned C20 2/2 sash left and 2 similar to first floor, that over door without glazing bars. All have C20 external shutters.

Gabled roof with one flat-topped dormer fitted with a 3/3 sash. Internal gable-end stacks, that to south shared with No.147. Two-storey rear block, gabled. *Interior.* It is understood that west to east, the building has a late 16th century single-framed roof, with oak common rafters fixed by a ridge-piece.



No.149 and 149A-D High Street

No.149 and 149A-D High Street (Grade II) Former Crown and Anchor Hotel, now a shop and four flats. Described as early nineteenth century in the Listing but as No.148 its origins likely to be earlier. Whitewashed brick. Roof of black-glazed pantiles. Two storeys and dormer attic. To the left is a good and remarkably complete c1870 century plate-glass shop front with narrow fluted pilasters and arched muntins and a recessed central door. Immediately right is a four-panelled nineteenth century door with a painted overlight. One 2/2 horned sash closes elevation to right. Three similar sashes light the first floor, in flush boxes. Gabled roof with two flat-topped dormers fitted with 3/3 sashes. Internal gable-end stack to south shared with No.148. A late nineteenth century photograph of the building before the insertion of the shop front is illustrated in Jack Rose *Jack Rose's Lowestoft Picture Show* (Lowestoft 1998) p43. On the Crown Street elevation is a mid nineteenth century range faced in painted white brick. This may be the range designed by WO Chambers for H Stebbings c1869. Katie Carmichael *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p82. *Interior.* As per No 148 it is understood that the building shares a late 16th century single-framed roof.



Former Crown Hotel, Nos.150-151 High Street

Former Crown Hotel, No.150 and 151 High Street with former stable and outbuilding range to rear facing Crown Street (Grade II) Hotel and public house. Seventeenth century, re-modelled mid-nineteenth century, interior altered late twentieth century. The building is constructed of brick with a slate roof. The later C20 addition to the rear is also of brick with an asphalt roof covering, this latter addition is however not included in the statutory list. The original part of the building had a rectangular footprint, there is a C19 cross wing to the south. The later C20 addition is round on plan and extends to the west of the main building. There is a further wing which projects westward to the north west of the site. The building is 3 storeys and of 7 bays to the High Street. The hotel proper is the 5 bays to the left. The two bays to the right have shops to the ground floor but the hotels upper floors extend over the shops, and by a further two bays into the upper floors beyond, which are in a plainer style. The entrance is located in the 3rd bay which is the central of the 5. It projects slightly and has a classical door case with a pediment supported by fluted ionic columns on square bases. The brickwork of the ground floor is painted and there is a painted base course and a moulded string course. Above the string course and flanking the doorway pediment are two signs, both reading: CROWN HOTEL. The doorway is flanked by two windows on either side which have bracketed consoles at the same level as the string course. The windows are two over two sashes with horns. The windows on the first floor have segmental headed pediments aligned to the string course and supported by decorated

consoles, those on the second-floor triangular ones with plain consoles. This glazing pattern extends over all 7 bays. The central bay is topped by a further open pediment which has a roundel with a painted crown in low relief set within it. The pediment sits on a moulded eaves cornice. There are slightly projecting plain pilasters at the left corner and after the 5th bay. The Crown Street elevation has a series of late C20 windows on the ground and first floors. This wing also has brick columns at the corners. The rear elevation is irregular with the late C20. To the rear of the hotel is a two storey C19 outhouse extending axially to the west. This is built of brick and has a pan tiled roof, the central section of which has been renewed. There is a clock located towards the centre of the elevation on the first floor, although the clock itself is a replacement and is no longer functional. Much of the ground floor brickwork has been renewed and window openings on the first floor have been blocked up, as well as other openings being introduced to the ground floor. The interior of the building is in poor condition. Selected Sources Books and journals Butcher, David, *Medieval Lowestoft: The Origins and Growth of a Suffolk Coastal Community*, (2016) Butcher, David, *Lowestoft, 1550-1750: Development and Change in a Suffolk Coastal Town*, (2008) Pevsner, Nikolaus, Bettley, James, *The Buildings of England: Suffolk: East*, (2015)



No.152 High Street

No.152 High Street (Grade II). An early to mid-nineteenth century red brick-built structure which is now a shop with accommodation for the former Crown Hotel above. It became part of the adjoining public house in the early to mid-twentieth century along with the adjoining shop to the south but is now a restaurant. Three storeys and two bays with four light plate-glass sashes to the first floor and six-light to the second. Painted stone sills and wedged shaped rubbed brick lintels. Northern elevation to Compass Street has later twentieth century rendering and applied timber framing which detracts from the building's character. Ridge stack at northern end. Listed as part of the former Crown Hotel.



No.152 c1890 before loss of original ground floor section of façade.



Former Town Hall, High Street

Former Town Hall, High Street (Grade II). The Town Hall, built 1857-1860 to the designs of J L Clemence, altered 1869-1873 by W Oldham Chambers, rebuilt and extended 1899-1905, is Listed at Grade II for the following principal reasons: *Architectural interest*: it is a good example of a civic building in the Italianate style which is the embodiment of local pride; the principal façade on the High Street and the Compass Street elevation of 1905 are skilfully composed with pleasing proportions and ornate detailing; the high quality materials are used to good effect with the gault brick dressings providing a subtle contrast to the rich red brick, and the stone carved detailing being reserved to emphasise the principal entrances. The principal suite of rooms is of particular importance for the quality of its fixtures and fittings as well as for its ceremonial role; the Council Chamber is especially significant as the only surviving part of Clemence's original design which also contains the original stained glass given by Sir Morton Peto. It is prominently located in the High Street and has group value with a considerable number of Listed buildings, particularly Nos.41-42, 43-44,

45 and 46 opposite which are now shops and flats with varying origins from the fourteenth to the seventeenth, but mostly rebuilt in the nineteenth.

The site of the present Town Hall was originally developed during the first half of the C14. A building dating from approximately 1570 accommodated a market cross for corn-trading and a chapel-of-ease for worship during the winter months when the roadways to St Margaret's parish church were difficult to negotiate. During the C16 and C17 the building was variously known as the Town Chapel, the Town Chamber and the Town House. Civic business was conducted there as well as religious activity. A major re-build of the chapel premises took place in 1698.

The core of the present building dates from 1857-1860 and forms part of the Town Hall designed by John Louth Clemence FRIBA (1822-1911). He was a local architect who, having been articled to C R Cockerell in London, returned to Lowestoft to work as an associate with Samuel Morton Peto in the development of the town as a fashionable holiday resort following the latter's harbour and railway work during the 1840s. Clemence practised in his own right from 1854. He designed the two cemetery chapels and lytch gate (1880) in Kirkley, Suffolk which are Listed at Grade II, and has several other Listed buildings to his name. The stained glass in the Council Chamber, given by Sir Morton Peto to commemorate the Anglo-French alliance against Russia, was designed by John Thomas and executed by James Ballantine of Edinburgh. The large window was shown at the Paris Exhibition of 1855.

It was not long before traffic on the High Street caused the Town Hall to be truncated, and around 1869-1872 its porch was removed and the building modified to the designs of William Oldham Chambers FRIBA (1838-1909), then a partner in the firm of Chambers and Roberts of Lowestoft. The 'improvement works were meant to cost £2,500 but eventually cost £4,000. The entire High Street façade was rebuilt. The widening of the High Street

around 1899, under the supervision of Borough Engineer George Henry Hamby (1849-1935) involved the demolition of much of the 1857-1860 Town Hall, with only the council chamber being retained. The work culminated in the erection of the Town Hall extension on Compass Street, which was completed in 1905. The builder was G E Hawes of Norwich.

The building was extended to the north around 1912, on the corner of the High Street and Mariners Street, and a further addition was built onto the west side of this extension in approximately 1935. In the 1970s no 2 Compass Street, a former inn dating to approximately 1870, was incorporated into the Town Hall, and a single-storey extension was built to its rear (north) probably around the same time. The former inn is not included in the listing. The Town Hall is currently empty (2018), having been vacated by Waveney District Council in 2015.

MATERIALS: red brick laid in Flemish bond with gault brick dressings, and roof covering of slate except for pantiles over the Council Chamber.

PLAN: the building occupies a large plot facing east onto the High Street with Mariners Street to the north and Compass Street to the south. The Council Chamber of 1857-1860 is located in the middle of the main range, orientated east west. To the north is an extension of around 1912, occupying the corner of the High Street and Mariners Street, on the west side of which is an extension of around 1935. A long range of 1905 faces onto Compass Street and has two rear extensions. The former inn of around 1870, which adjoins the west side of the Town Hall on Compass Street, is not included in the listing.

EXTERIOR: the two-storey Town Hall is in the Italianate style with a plinth and corner pilaster strips with long recessed panels of gault brick, and moulded stone string courses to both floors, the upper one enriched with a dentilled cornice. The principal, seven-bay east-facing range is dominated by a central clock tower with a pyramidal roof and wide eaves supported by brackets. The main entrance has

double-leaf doors with six raised and fielded panels flanked by pilasters surmounted by stone composite capitals bearing tablets with the initials V and R. Above the door a keyed stone arch is inscribed TOWN HALL. The central bay is defined by pilaster strips (of the same design as those at the corner of the building) which rise through the two storeys up to the two-stage tower. This is pierced on the first stage by a one-over-one pane sash window under a gauged brick arch, and on the second stage all four faces have a circular clock with a brick surround. The windows in the flanking bays are one-over-one pane sashes with moulded stone sills. Those on the ground floor have gauged brick arches with stone keystones and a row of carved stylised flowers in small square panels beneath the sills. The windows relating to the higher status offices within are decorated with etched glass. Those on the first floor are round headed with stone keystones. The central bay above the door is lit by a pair of smaller round-headed sashes.

Adjoining the main range to the right is the one-and-a-half storey extension of around 1912. It is in a similar style with a brick plinth, corner pilaster strips, moulded stone string course and parapet, and is lit by three flat-headed sashes with the same detailing as the fenestration on the main range. Set back behind the parapet rises the half-hipped gable end of the Council Chamber. The right return (north elevation) of the around 1912 extension is of three bays, defined by pilaster strips which rise through the string course. The first gabled bay is pierced in the gable head by a small window set in a pedimented stone surround. The central bay contains a three-panelled door with an open-bed triangular pediment, and a gabled dormer window above, repeated in the third bay. The ground-floor windows have flat gauged arches with keystones. Adjoining this to the right is the two-storey, two-bay extension of around 1935 in a plainer style with unadorned red brick pilaster strips to the ground floor. This has been re-faced in brown brick and contains a recessed door in the first bay. The first floor is lit by three windows.

The long, two-storey range facing onto Compass Street (south) has the same detailing and fenestration as the principal range. It is 16 window bays wide. The first three bays (from the left) are under a semi-circular gable with a date stone of 1904 in the gable head, and the seventh to twelfth bays are under a triangular pediment. Other than the large semi-circular window on the west gable end of the Council Chamber, the rear elevations are subsidiary and are largely obscured by later extensions.

INTERIOR: the plan form of the Town Hall survives reasonably intact. The principal rooms of interest are those in the main range facing onto the High Street, including the entrance hall, staircase hall and reception room on the ground floor, and the Council Chamber and Chairman's Room on the first floor. Much of the original joinery and numerous fixtures and fittings remain, including deep moulded skirting boards, cornices and decorative iron radiators. The corridors are articulated by arches with a single roll moulding and some areas have intricately designed geometric tiled floors. The principal open well staircase has been repositioned to the south-west corner and it is not clear if it is the original staircase or a slightly later one dating to the re-building. It has a panelled spandrel, quarter pace landings and a closed and moulded string. Twisted balusters and decorative newel posts with ball finials support a moulded handrail.

The double-height, four-bay Council Chamber is articulated by pilasters rising to a dentilled cornice and is lit on both sides by tall round-arched windows. It is panelled to dado height with moulded square panels and an incorporated moulded skirting board. The elaborate iron radiator covers have grilled panels divided by classical-style pilasters. The west wall is lit by a large round-arched window filled with stained glass and flanked by pairs of superimposed pilasters with a dentilled cornice. The window, given by Sir Samuel Morton Peto, displays figures of St George and St Denis separated by a panel depicting the Field of the Cloth of Gold. Two smaller windows on either side of the chamber commemorate Peto's links with Lowestoft. The

anteroom is panelled to above dado height and has double-leaf panelled doors in a moulded doorframe.

The rooms to the 1905 range facing onto Compass Street mostly retain the original skirting boards, cornices, six-panelled doors in moulded frames and some geometric tiled floors. The open well staircase at the west end has a panelled spandrel, closed string and moulded handrail. Butcher, David, *Medieval Lowestoft: The Origins and Growth of a Suffolk Coastal Community*, (2016) Butcher, David, *Lowestoft, 1550-1750: Development and Change in a Suffolk Coastal Town*, (2008) Pevsner, Nikolaus, Bettley, James, *The Buildings of England: Suffolk: East*, (2015) Dr Paul Bradley and James Darwin, *Land to the Rear of Lowestoft Town Hall: Heritage and Context Appraisal*, June 2016



Compass Street Elevation of Town Hall



No.159 'Bayfields Public Bar', High Street (on the corner of Mariners Street)

No.159 'Bayfields Public Bar', High Street (Positive Unlisted Building). Constructed soon after the widening of the High Street in 1898

and occupying a corner position on High Street and Mariners Street. Three storeys, red brick, with a canted corner providing the access point into the public bar. Welsh slate covered roof with contrasting red clay ridge and hip tiles. The building is well-detailed and retains the majority of its original joinery, including plate glass sash windows to the first and second storey (the latter has divided 6 pane upper sashes). To the ground floor bar area are plate glass windows, a recessed porch and a bracketed pediment over. This is matched by a similar pediment over the canted corner. A further and much larger pediment crowns the High Street elevation. Both of the main elevations are



An Edwardian postcard view of No.159 High Street

divided vertically by full height brick pilasters capped with Corinthian capitols. Between the first and second storey is a bold and well detailed brick string course. Below the building are reputedly ancient, vaulted cellars, possibly dating from the early fifteenth century, and similar to those beneath the neighbouring Grade II Listed No.160 High Street. No.159 makes a positive contribution to the setting of the Grade II Listed former Town Hall and to the setting of the Listed buildings on the eastern side of the High Street opposite.



No.160 High Street

No.160 High Street (Grade II) Part of an early twentieth century range of shops, No.160 being built over an early fifteenth century cellar. Shop of red brick with plain tile roof. Cellar of lime-washed and colour washed brick. Two bays of quadripartite rib vaults divided by a chamfered transverse rib. The vault ribs are hollow chamfered and rise from moulded corbels. Shute access from street protected by an iron grille. Later brick dog-leg stairs rise to interior of shop.



Nos.161 to No.176 (cons) 'Albany House', High Street



No. 168 to No. 176 (cons), High Street

Nos.161-163 and 165-176 (cons). (Positive Unlisted Building). Formerly known as Corporation Buildings. A row of two separate but stylistically related structures, presenting an impressively long and balanced elevation. A slightly eroded stone tablet set within the upper gable of the N block gives a build date of 1898(?) The ground floor commercial spaces were converted to residential in 1998, much to the detriment of the building and the commercial vibe of the High Street. *Nos.161 to 163* are shown on the 1905 Ordnance Survey map as six units, now subdivided to form multiple residential flats. Three storeys, with attic accommodation to the central gable and dormers to each end bay. Restrained Queen Anne revival detailing. Red brick with expressed brick quoins and brick pilasters at ground floor height to the end and central bays. Each of the three advanced bays has a canted two storey bay window to the first and second storeys. In between the bays are projecting stone balconies, supported on brackets projecting from the pilasters, with iron railings. Slate covered roof, with deeply overhanging eaves supported on console brackets. End bays have interesting pedimented dormer windows to the roof. The central bay has a lively gable, with overhanging eaves and a regiment of console brackets. Gauged brick lintels with prominent stone keystone detailing to window openings; windows are all replacement units, albeit largely conforming to the original six-pane upper and plate glass lower sash configuration. *Nos.168 to 176* are shown on the 1905 Ordnance Survey map as ten units, now subdivided to form multiple residential units. Similar detailing as Nos.161 to 163, including the advanced end and central bays. However, the central bay is two bays wide with a pair of

two storey canted bay windows – the right-hand example being better preserved with its original sash windows and arched string course. Crowning the central bay is a shaped brick gable, which is framed by stout ball finials on pedestal bases. To the centre of the gable is a stone plaque inscribed with the name and date of the building and above this is an oculus window with bold keystone surround. The end bays have the same attic dormer windows with pediment detail.

Lighthouse Score

See Denes Character Area for eastern end and Yarmouth Road, Bellevue Character for lighthouse.

London Road North



The Volunteer Public House, No.170 London Road North

The Volunteer Public House, No.170 London Road North. (Positive Unlisted Building). Formerly known as The Volunteer Stores it appears in directories from the 1890s. A mid nineteenth century red brick structure with small pane sash windows and a rendered ground floor. Ground windows altered in the later twentieth century but partially glazed doors of c1930 with pronounced key stones retained. Rendered northern return elevation. The property forms a key part of the setting of the Grade II Listed United Reformed Church and is one of the few survivals of pre-war London Road North which are not already within the Conservation Area.



Part of the Milton Road façade of No.159 London Road

No.159 London Road, North (Positive Unlisted Building). Built as a linen drapers and silk mercer's shop in the third quarter of the nineteenth century possibly for Daniel Harvey. The building remained a drapery until c1965. Red brick façade with gault brick pilasters, dentilled eaves cornice, and moulded window surrounds, all now however hidden behind white paint. Hipped Welsh slate roof formerly with massive gault brick chimney stacks. The building occupies a prominent corner site at the southern entrance to the Conservation Area with façades to London Road North and Milton Road East. Two storeys with splayed corner bay capped by a shallow pediment which formerly supported a finial. Milton Road East façade of five bays with a substantial single storey range projecting from its western end. The western most bay of the two-storey range is pedimented. London Road façade of two bays with pilasters. A further former three bay range to the north has been rebuilt. Early photographs show a decorative cornice capping the shop front which may survive behind later boarding.



No.167 London Road North

No.167 London Road North (Positive Unlisted Building). A mid to late nineteenth century Venetian gothic building with a painted red brick elevation to London Road. Ground floor now rendered disguising stone surrounds to windows shown on historic photos. Of two storeys and a single bay to London Road but wider at the rear. Elaborate stone porch to the ground floor with a hood, four-centred arch, and carved spandrels. The hood rises from elaborate foliated capitals resting on carved brackets which rise from pilasters. Partially glazed six panelled door within. Flanking the doorway are tall narrow windows. Base of an elaborate gothic oriel window above, with a replaced upper section in what appears to be uPVC. To either side of the oriel circular plaques with blind quatrefoil tracery and shields within. Elaborately carved eaves cornice now in poor repair. This structure was formerly capped by an elaborate Dutch gable with a finial. Historic maps show this building to have had a small enclosed forecourt to the front until the early twentieth century. It also had a rear garden long after its neighbours had lost theirs to commercial use. Jack Rose, *Jack Roses Lowestoft Album* (Lowestoft, 1983) p22.



Nos.169-171 London Road (North), Lowestoft

Nos.169-171 (Odd) London Road North, (Positive Unlisted Building). Rendered shop with red pan tile roof, window joinery replaced. Its early twentieth century shop fascia partially survives. Later twentieth century glazed shop door.



United Reformed Church, London Road

United Reformed Church, London Road North (Grade II) Non-conformist chapel. Original rectangular auditorium of 1852 extended one bay west 1861. Red brick with gault brick dressings. Slate roofs. The west front shows a large plain gable of the extended auditorium, with, in front of it, a central gabled entrance porch, a squat staircase to the south and a campanile tower to the north. Central round-arched door with a lancet right and left. Five stepped lancets to the gable head below an oculus. Rusticated quoins and modillion cornices abound. To the left is the circular staircase tower added in 1861 to give access to the new internal gallery: rusticated ground floor with a round-headed doorway; rounded lancets to first floor under a modillion eaves cornice and a low lead conical roof. To the left

is the three-stage campanile tower. Rusticated ground floor with a round-headed doorway. One lancet to first stage. Open paired lancets to each side of the upper stage. Slate pyramid roof with pinnacle. 6-bay returns to the auditorium, separated by flat buttresses. Round-headed sashes with glazing bars. INTERIOR. The auditorium has a gallery on all 4 sides: panelled, on slender cast-iron columns. The rostrum is reached by flights of stairs right and left, with cast-iron balusters. Benches with shaped ends. 6-bay hammerbeam roof with King posts and iron ties. The stone newel in the stair south-west tower has an iron balustrade. The forecourt to the front of the building on London Road was formerly enclosed by a low gault brick wall with brick piers and cast-iron spear headed railings.

unsympathetic materials. The northern ground floor bay was formerly a cart entrance into the inn's courtyard but was converted into office space at the pub's closure. Earlier rear range has been rebuilt.



The Fox and Hounds, London Road North c1970



No.178 London Road North

No.178 London Road North (Positive Unlisted Building). A former public house, originally known as The Fox and Hounds (closed 1977). The present structure is a mid to late nineteenth century rebuilding of a much earlier and larger inn which fronted onto both London Road and Old Nelson Street.

A two-storey structure of red brick which has been painted, red pan tile roof. Good late nineteenth century former bar fascia to the ground floor. Now offices with flats above. Facia of painted tile divided into sections by brick pilasters with faience composite capitals embellished with the face of Bacchus flanked by grapes. Sun flowers above. Bracketed wooden eaves cornice. Canted bay to first floor southern bay. All external joinery other than eaves cornice sadly replaced with



'The Welcome', No.182 London Road North

'The Welcome', No.182 London Road North (Positive Unlisted Building). A purpose-built public house of c1860-70 (shown on the 1885 1:500 Ordnance Survey map). Formerly known as the Ship Inn. Its classical London Road façade is faced in gault brick with painted stone dressings. Its rear (Old Nelson Street) elevation is of red brick. Three storeys with heavy

moulded surrounds to first and second floor windows, sash windows replaced with casements. Projecting eaves cornice. Nineteenth century rusticated stone pub fascia retained to ground floor, bar entrance in arched doorway at southern corner. To the east a single storey gault brick range with a tall gault brick chimneystack to its southern elevation and a twentieth century pan tiled roof. This range is not shown on the 1885 map but had been constructed by 1905. Red brick lean-to to eastern end. The alley to the southern side of the inn is now all that remains of the former Frost's Alley Score.



The Welcome Inn from Old Nelson Street showing the remaining section of Frost's Alley Score

Maltsters Score

See No.88 High Street (east side)



Serpentine wall to the south side of Maltsters Score

Serpentine wall to the South side of Maltsters Score (Positive Unlisted Building). A red brick serpentine (or crinkle-crinkle) wall, of one brick thickness, which is located on the southern side of Maltsters Score. Lengths of

the wall have been rebuilt, although sufficient sections of historic brickwork remain for it to be of interest. The oldest sections appear to date from the early to mid-nineteenth century.

Mariners Score

Archway at the western end of Mariners Score (Positive Unlisted Building). A mid to late nineteenth century gault brick section of wall with a pedimented central section containing a pointed arched opening. The archway stands at the head of the stairs down to Mariners Score and is an important landmark in views east and west along the Score. The attached twentieth century outbuilding to the immediate south is not included. This section of wall was originally attached to cottages on the north and south sides of the Score. Eastern elevation has original brick buttresses.



Mariners Score Gate

See also No.130 & No.133 High Street (West Side)

Mariners Street

See High Street No.159 High Street

Martin's Score

See No.60 High Street

See also Units 7-9 Capital Trading Estate, Whapload Road and attached boundary wall



Wall to northern side of Martin's Score

Wall to northern side of Martin's Score (Positive Unlisted Building). A cobble wall with red brick square-section piers, which is probably of early nineteenth century date. It encloses much of the northern side of the Score. Red brick cap and red brick projecting piers to now blocked garden entrance. The 1884 1:500 Ordnance Survey map shows that this enclosed a large formal garden then belonging to a house on the eastern side of the High Street.

Milton Road (East)

See 159 London Road (North)

Old Market Street

See Nos.130 and the former Globe Inn No.131 High Street

Old Nelson Street



United Reformed Church Hall, Old Nelson Street

United Reformed Church Hall, Old Nelson Street (Grade II). A former, Congregational Church School of c1863 by William Oldham

Chambers of Lowestoft, extended to the north and remodelled by Edward Boardman of Norwich 1881-82. The building is attached to the rear (east) of the Grade II Listed United Reformed Church on London Road. Italianate in style and faced in red brick with gault brick and stone dressings; with a gabled Welsh slate roof hidden behind a high parapet. Of a single storey and five bays. Central breakfront of a single bay with gault brick quoins and an arched doorway with pronounced key stone. Flanked by paired arched windows in stone surrounds again with pronounced key stones. Projecting turrets to north and south corners. Heavy dentilled gault brick cornice above the windows with high panelled parapet above. To the north a further low single storey range with three arched windows to the Old Nelson Street façade. Nineteenth century door and window joinery preserved. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.406-407.



Northern elevation of the United Reformed Church Hall, Old Nelson Street

Rant Score

See Nos.69 & Nos.70-71 High Street (east side)

Saint Peter's Street



Nos.1-3 Saint Peter's Street

Nos.1-3 Saint Peter's Street (Positive Unlisted Building). A three-storey house which was constructed in the mid-nineteenth century, its eastern façade fronting onto Triangle Market. Of red brick in Flemish bond, with shallow pitched Welsh slate roof and red brick end stacks in the north and south walls. The principal elevation is of three bays and contains two modest but well-designed shopfronts which flank a central door to the upper storeys. The door has a large, plain doorcase and glazed rectangular over light, and a bracketed hood. Both the first and second floors contain a blind central recess in the form of a window flanked on either side by a hornless plate-glass sash with narrow margin lights, all with prominent stone window surrounds.



Nos.9 & 11 Saint Peter's Street

Nos.9 & 11 Saint Peter's Street (Positive Unlisted Building). A mirrored pair of commercial buildings with living accommodation on the upper floors. Reputedly dating from 1885. Red brick façade to Saint Peter's Street with rubbed brick dressings. Original plate-glass sash windows of painted timber. Shallow pitched Welsh slate roof. The main façade fronts onto the Triangle Market to the east and is of two broad bays. The ground floor contains a shop fascia of partially nineteenth century date with later twentieth century inserted window panels. The shop fascia is contained within decorative pilasters with debased Corinthian capitals and triangular pediments over. Doorways to the living accommodation on the upper floors flank the shopfront to either side. The first floor contains a slightly projecting three-light plate-glass sash window in each bay, with square-headed lintels over. The sashes have decorative margin lights to their upper sections. A similar rhythm of fenestration is used across the second floor, although employing slightly smaller windows. The sash windows at the second-floor level have small pane upper sections with a single plate glass section below. Decorative floral bricks are placed between the floors, and a date stone is placed between the second-floor windows.

The advanced bays each terminate in a raised half-hipped roof decorated with floral brickwork under the eaves. Decorative red brick ridge stacks with tall terracotta pots crown the north and south gables.



No.13 Saint Peter's Street and No.1 Wells Yard

No.13 Saint Peter's Street (Positive Unlisted Building). A compact two-storey building, of brick construction with a pitched, red pan tiled roof, modillion cornice, and tall later nineteenth century red brick ridge stack to the southern gable end. Some timber framing exposed within. The principal façade fronts onto the Triangle Market to the east, long largely featureless northern elevation facing onto Wells Yard. At ground-floor level, the building contains a late twentieth century shop front, with two offset sash windows at first-floor level. A long two storey range extends from the rear of this building to the west, to join with No.1 Wells Yard. The range is rendered externally with a pan tile roof and steps down along its length. A door and small window are present in the north elevation.

See also No.1 Wells Yard



Triangle Tavern No.29 St Peter's Street

Triangle Tavern No.29 St Peter's Street (Positive Unlisted Building). A purpose-built public house of mid to late nineteenth century date with façades to St Peter's Street (east), Triangle Road (south), and Artillery Way (west). Partially rebuilt later nineteenth century single storey rear range incorporating top lit bar. Remarkably unaltered façade of two storeys, and three bays overlooking Saint Peter's Street, which is rendered and scored to imitate ashlar blocks. Hornless plate-glass sashes to first floor, with between them a blind central panel housing the inn sign. To the ground floor is an elaborate nineteenth century bar facia with rusticated pilasters, a dentilled frieze, and decorative fielded panels below the wooden casement windows. The main door at the southern end appears to be of mid twentieth century date and is partially glazed. The Artillery Way façade is of white brick, with stone dressings and plate glass sash windows. This façade is probably of c1880 date and appears to be attached to an earlier pan tiled roofed structure. High stone capped parapet with dentilled cornice. Decorative projecting corner pilasters, above the windows an elaborate scrolled pediment, the central section of the façade split into three panels by two further decorative pilasters.

This rear section is top lit and retains its original lantern. The Triangle Road façade is largely featureless having been created by the demolition of a neighbouring property. Formerly known as the Oddfellows Arms, there has been on this site since at least the 1860s.



Artillery Way façade of the Triangle Tavern

which are enclosed by low walls. They were constructed as three mirrored pairs, each pair of cottages sharing a rear outshot. The terrace is not shown on the 1842 tithe map when the Score was still largely lined with gardens, but it is shown on the 1885 1:500 Ordnance Survey map. Northern elevation faced in red Flemish bond brick with a flint cobble western gable end embellished with brick quoins. Mainly late twentieth century pan tile roof coverings. Each house is identically arranged with a single window and adjacent door to the ground floor, and a further single window to the first floor.

Spurgeon Score



Nos.2-12 (even) Spurgeon Score from the north west.

Nos 1- 19 (Odds) Spurgeon Score (Positive Unlisted Buildings). Terrace of two-storey houses of later-19th century date with small forecourts to Spurgeon Score. Brick construction with slate roofs. Houses arranged in pairs with doorways set adjacent to party wall, below a shared brick arch. Shared stacks between properties with single sash window to ground and first floors. Much altered across terrace, including external rendering and replacement of original windows.

Nos.2-12 (even), Spurgeon Score, and boundary wall to north and east (Positive Unlisted Buildings). An attractive terrace of six, two-storey houses which are probably of mid-nineteenth century date. They face north onto the Score and stand behind small paved yards



No. 12 Spurgeon Score

Each window has a rubbed brick wedge shaped lintel. Some original plate-glass sashes with narrow margin lights and horns preserved. No.6 is the best preserved of the row and retains small pane sash windows, possibly indicating that the row was developed in two phases. Shared stacks rising from spine walls. No.8 is slightly larger with an additional first floor room above an arched passage entrance. The window lintel to the ground floor of No.8 has unfortunately been removed and replaced by a shallow uPVC bow. Nos.2-4 now

unfortunately rendered. Low boundary wall of brick and flint cobbles with semi-circular caps. Swept cobbles eastern side wall. Rear gardens with access from Christ Church Square.



Detail of the western and northern boundary walls to Nos.2-12 Spurgeon Score at the north-western corner of the terrace.

Triangle Road

See the Triangle Tavern, No.29 Saint Peter's Street

Wells Yard



No.1 Wells Yard

No.1 Wells Yard Cottage (Positive Unlisted Building). The surviving dwelling of a group of four cottages shown on the 1885 1:500 Ordnance Survey map. Two of the cottages were demolished prior to 1950, whilst No.2 was demolished c1980. Of two storeys and faced in painted red brick was a red pan tile roof. The cottage faces east and has two windows and a door in its principal elevation. The external joinery appears to have been replaced in the later twentieth century, but the openings appear to be original. Rebuilt red brick stack to southern end of ridge.

See also No.13 Saint Peter's Street

Wesleyan Chapel Lane

See 145 High Street (West Side)

Whapload Road (Southern Section)

For Christ Church see Herring Fishery Score



Former Eagle Brewery Building, now Units 7-9 Capital Trading Estate, Whapload Road

Units 7-9 Capital Trading Estate, Whapload Road and wall attached to western end on Martin's Score (Positive Unlisted Building) Former brewery workshops now a gym. A long narrow structure which faces south and has its rear elevation to the southern side of Martin's Score. Map evidence suggests that it was rebuilt c1900. The present building first appears on the 1905 1:2,500 Ordnance Survey map and appears to have originally been part of Youngman, Preston, and Co's Eagle Brewery. Of two storeys and constructed of now painted brick. Gable end of a single bay to Whapload Road. The eastern most bay to Whapload Road is of relatively recent construction and the western end has been truncated. The surviving part, however, appears much as shown on air photographs of the former Eagle Brewery dating from the 1950s. The window joinery has been replaced. The main brewery buildings lay to the immediate south of this range and have been demolished. Brewing ceased on the site by 1922, but it remained part of a brewery depot until the late twentieth century. Attached to the western end is a tall red brick wall of nineteenth century date which probably originally formed the rear wall of further, now demolished brewery buildings. The two structures help to give Martin's Score a narrow, enclosed atmosphere now lost on many other Scores. Jack Rose and Dean Parkin *The Grit, The Story of Lowestoft's Beach Village* (Rushmere, Lowestoft, 1997) p118-120.



Martin's Score elevation of Capital Trading Estate Buildings



No.231 Whapload Road northern façade of southern range

No.231 Whapload Road (Positive Unlisted Building). Two former warehouses now part of a drug recovery centre. Southern building probably of two phases, possibly early to mid-nineteenth century ground floor and a slightly later upper storey. Red brick ground floor and gault brick upper floor. The warehouse faces north with a gable end to Whapload Road and a largely blind rear elevation to Mariners Score. Red pan tile roof. A structure of the same footprint is shown on the 1884 1:500 Ordnance Survey map but is shown as divided into three equal sized units. The northern façade has casement windows beneath shallow arched brick lintels to the ground and first floors. Doorways also beneath shallow arched lintels save for later large opening beneath a large wooden lintel. Gault brick upper storey, ground floor painted.



No.231 Whapload Road, Mariners Score façade

The Mariners Score façade is blind, save for a single first floor taking-in door. Ground floor rendered disguising red brick. Whapload Road elevation is of a single gabled bay with a blocked door opening to the ground floor and a window above. Ground floor brickwork painted.



No.231 Whapload Road, northern block

The northern block was originally part of a large warehouse range shown on the 1884 1:500 Ordnance survey map, eastern section now demolished. Two storeys and of painted brick, with its principal façade facing south. The 1884 map shows an open fronted canopy to the ground floor courtyard façade which has since been removed. This structure is marked as a 'ruin' on the 1951-1954 Ordnance Survey possibly because of war damage, it appears to have been repaired and its eastern section truncated by 1959.



Nos.259 and 261 Whapload Road

No.259 Whapload Road (Positive Unlisted Building). Later nineteenth century workshop range which is marked as a fish curing house on the 1950-51 Ordnance Survey map. Two storeys with attics and of rendered brick. Original window openings have shallow arched lintels, some inserted twentieth century window openings with flat lintels. Taking in door to first floor of Whapload Road elevation.



No.261 Whapload Road

No.261 Whapload Road (Positive Unlisted Building). Early to mid- nineteenth century red brick workshop or warehouse range with rendered gable end to Whapload Road. Now retail premises. Concrete tile roof. Three storeys with its principal elevation facing south. Shown on the 1884 1:500 Ordnance survey map. Possibly connected with the rope making industry as a rope walk was located just to its south. Southern elevation with shallow arched window openings now containing twentieth century casement windows, ground floor painted. Eastern elevation to Whapload Road rendered with a single window opening to the ground and first floors. Rendered western elevation with two blocked openings; northern elevation blind.



No. 263 Whapload Road

No. 263 Whapload Road (Positive Unlisted Building). Former workshop range now book warehouse. A later nineteenth century two storey red brick structure with a partially rendered ground floor. Later 20thC casement windows within the original openings. Red pan tile roof. Twentieth century metal casement window inserted into eastern gable end.



No. 301 M&R Car Sales, Whapload Road

No. 301 M&R Car Sales, Whapload Road A detached single storey structure with red clay pan tile roof, and gable end facing Whapload Road. Possibly the structure shown on the 1886 OS map. The front gable had been added by the time the 1927 Ordnance Survey map was published, with a further advanced section being shown to the opposite end of the main façade. The 1950-51 OS map shows that the recess between these two bays had been infilled. Rendered and painted front elevation, with exposed red brick to the sides, with overhanging and partly timbered N gable end of unknown date.

Wilde's Score

See No. 80A High Street (High Street Character Area)

7 Crown Street West Character Area

7.1 Character Map





Crown Street West looking west with the Crown Brush Factory (left)

7.2 Character Summary

Crown Street West (previously known as Bell Street) was formerly an important route that linked the High Street with Goose Green to the west, pasture to the south and other areas to the west of the region.

The Crown Street West character area was added to the North Lowestoft Conservation Area following a boundary review and public consultation during 2007. The area is a small and contained 'island site', detached physically from the main body of the Conservation Area, and located to the west of the A47 'Jubilee Way', which forms a clear visual and physical north / south divide between the character area and the historic core of the town.

The character area is effectively one road (Crown Street West) and the structures fronting it to the north and south. It contains two Grade II Listed buildings and a small number of positive unlisted buildings. Despite its diminutive size, this character area contains a diverse range of both private and secular

structures, including a late fifteenth century tithe barn, a Regency former theatre and a large late nineteenth century brewery complex (now a factory). Historically, the area has mixed commercial and residential activity in close proximity, and this continues today. Such diversity has led to a varied streetscape with buildings differing in form and function.



The rear of the tithe barn at Crown Street Motors, looking from Dove Street towards St Peters Court to the south

The topography is flat, and Factory Street, Crown Street West and Dove Street all run approximately parallel on an east / west axis. The area around Crown Street Hall feels the most enclosed, although both Factory Road and Dove Street are more open as a result of much of the land surrounding them (and outside the Conservation Area) being used for car parking or being undeveloped. The same is true of the eastern end of Crown Street West which has a more open feel than the west end.

Structures within the character area vary in their form and function, and consequently so does their scale and detailing, making for a small but varied streetscape.



View from the east end of Dove Street, looking towards the Town Hall and the High Street, with the remains of the Cooper Building in the middle ground, and the sidings to the A47 Jubilee Way in the foreground

The high density of housing to the streets to the north, south, and west of the character area, coupled with the severing of the historical links this area once had with the High Street, means that this area feels artificially remote from the old town centre which located in close proximity to the east.

7.3 Details within the Character Area

The variety of building types in the character area means that a range of details exist, ranging from timber framing to modest architectural detailing and commercial structures built with utility in mind. One exception is the Crown Street Hall, built in

1812, which has finely composed mid nineteenth century principal façade, with architectural details such as a rusticated door surround, quoins to the corners of the building, string courses, consoles and a plain parapet.



Crown Street Hall, Crown Street West

The late nineteenth century former brewery (now the Crown Brush Factory) dominates the area, and the use of white brick and stone for lunette windows and the height and scale of the structure makes for an impressive and varied focal point.



Detail of the brickwork to the Crown Brush Factory, Crown Street West

The remains of the late fifteenth century timber framed tithe barn, now absorbed into Crown Street Motors complex, provides an unexpected highpoint of the character area. Although two of the five aisles of the barn have been lost, what remains makes an impressive and important contribution to the area, as do the later frontages, former forge and cottage on the site.

The majority of the domestic structures date from the later nineteenth century and are of a fairly routine design, although in some cases detailing has been lost behind paint and render. Notable exceptions are the fairly well-preserved No's 38 and 38a, with corbels and console brackets to the first floor, prominent pilaster bay windows and some plate glass sash windows. Where original joinery has survived, including the aforementioned sash windows, these represent items of significance in the character area, particularly as the area has suffered from the introduction of a high number of poorly designed replacement timber and uPVC units.



No's 38 and 38a, Crown Street West



Detail of gate and structure behind, between no's 38a and 40, Crown Street West

To the side of No.38a is a white brick door surround with over-scaled painted lintel over, and an unusually detailed crenulated rubble top, which makes an interesting contribution to the character area.

A modest number of former shop fronts exist to the western end of Crown Street West, and those at No.50 and 54 are fairly well preserved. The visible detailing appears to date from the later nineteenth or early twentieth century and to be of a fairly standard design. Nevertheless, this joinery provides an interesting link to now lost commercial activity within these premises.



Detail of shop front to No.50, Crown Street West

A cobble and brick wall to the former blacksmith's workshop on Dove Street provides the only example of such material use within the character area.



Brick and Cobble Wall to Crown Street Motors, Dove Street

7.4 Key Views within and Into The Crown Street Character Area



View looking west, from the junction of Crown Street West and Dove Street

Views within the character area are either long and take in an entire street from beginning to end or, where both sides of the road are built up and the feeling is more enclosed, shorter views towards specific buildings are found.

The most significant view within the character area is from the corner of Crown Street West, looking west, which takes in the Crown Brush Factory and Crown Street Motors. Shorter views along the same road focus on the unexpected form of Crown Street Hall and the unusual gateway at No.38a.



View looking east along Crown Street West

A long view looking east along Crown Street West is dominated by the towering bulk of St. Peters Court, a 15 storey tower block which lies outside the conservation area. Shorter views towards the Crown Brush Factory and Crown Street Hall, before the road broadens and become less focussed at the eastern end are also noteworthy.



The western end of Crown Street West, looking east

Three storey former commercial property (now residential) to the north side of Crown Street West forms an imposing focus at the western boundary of the character area.



View from Park Road, looking south, towards Dove Street

The view outside the Conservation Area, looking south along Park Road and into the character area, terminates with the former blacksmith's forge, now part of the Crown Street Motors complex. Although low in stature, its brick and cobble wall makes for an interesting focal point.



View from Crown Street West, looking east, with the sidings to the A47 forming a visual and physical barrier between the character area and the historic core of the town

Significant views out of the character area are few, although some limited glimpsed visual connection exists between Crown Street West and Crown Street East, and the west elevations of structures located along High Street. From the corner of Dover Street looking east is a good view of the Town Hall, and the remains of the recently part demolished Cooper Building to the corner of Compass Street.

7.5 Green Spaces and Trees Within The Crown Street Character Area



Area of amenity land to the west end of Factory Street and Crown Street West

There are no significant green spaces or trees within the character area.

To the west of Factory Street and Crown Street West is an area of paving with raised planters and a single tree, which offer an open area and a small amount of vegetation. However, neither the hard landscaping nor the vegetation are significant, although the open character could be seen as offering some public benefit even though it does not enhance the character area.

A single tree and grass verge exists to the corner of Crown Street West and Dove Street, and while this is a welcome feature, the tree itself is not significant in terms of its age or species.



Tree to the corner of Crown Street West and Dove Street

7.6 Significant Structures Within the Crown Character Area

Crown Street West



Crown Brush Factory, Crown Street West (Factory Road elevation)

Crown Brush Factory, Crown Street West (Positive Unlisted Building). Brick built commercial premises occupying a sizeable plot between Crown Street West and Factory Street. The site may incorporate elements of a porcelain factory Lowestoft China which operated from the site between 1757 and 1802. These structures were converted into a malthouse, which became 'The Town Brewery' c1842. Founded by Henry Morse, the complex formed part of Morse's Brewery until 1936, when it was taken over by Morgan's of Norwich and closed. The building is currently in use as the Crown Brush Factory.

The earliest visible parts of the structure date from the late nineteenth century (parts of the site are shown on the 1885 1:500 Ordnance Survey map and are labelled as 'Brewery'). The subsequent maps chart the complicated and piecemeal development of the site, with the 1904 and 1927 Ordnance Survey maps showing the most significant additions being made to the west of the site, where they replaced a terrace of houses known as Westmeon Place. William James Roberts of Lowestoft is known to have designed extensive additions for the brewery in 1896, and the large nineteenth century cast iron water tank was made by the brewery engineers R Ramsden and Son. Further additions of 1902. The westernmost section contains a canteen area, added during

the early 1940's to provide government-subsidised meals during the time of food rationing.

A varied composition; predominantly two to three storeys with taller sections containing water storage provision. Red brick elevations with slate covered roof. Some original door and windows are retained although these are interspersed with uPVC units. The elevations facing Factory Street are less varied in their appearance and present a largely linear façade to the street, although this is enlivened by the occasional gable end. The main site access is via Crown Street West, and a forecourt area creates a more varied elevation and composition which is dominated by the tall tower located to the centre of the site. The flat-roofed single storey range to the eastern end of the Crown Street elevation is not of special interest.



Crown Brush Factory, Crown Street West

The structure is important for the long-established and continuing commercial role it has played in this part of the town. The building is located in close proximity to two Grade II Listed buildings (Crown Street Hall and Crown Street Motors) and contributes positively to their setting. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.412. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p168.



Crown Street Hall, Crown Street West, undergoing restoration and conversion to apartments (2017 now completed)

Crown Street Hall (Grade II) A former theatre, now converted to apartments. 1812. Rendered and colour-washed brick. Pan tiled roof. Symmetrical façade of two storeys and three bays. Rusticated quoins to ground floor and flanking the central six-panelled double-leaf door (three panels each leaf). Door with a hood. One sash left and right with margin glazing. Double string course between the floors linked by six consoles. Three upper sashes also with margin glazing; in addition, they have moulded architraves. Plain parapet. Gabled roof with internal gable-end stacks. Lower two-storey cross wing extends to the rear. It is not clear what of the interior survives the recent conversion to apartments.



Former tithe barn at No.34, Crown Street West

Crown Street Motors No.34 Crown Street (Grade II). Former tithe barn to the Church of St Margaret. Timber-framed and of later fifteenth century date. Red pan tiled roof. Three-bay aisled barn (two aisles having been demolished). Square section timber posts with arched braces to the aisle plates and tie beams. Aisle spurs remain to the east side meeting a nineteenth century brick aisle wall. The roof above the tie beams all of nineteenth or twentieth century date. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p246. Historic England has carried out scientific dating on some of the barn's timbers and has published a Research Report of Tree-ring Analysis and Radiocarbon Wiggle-matching of Oak Timbers on the bar, Series No. 95-2019. The findings suggest that construction of the barn was "most likely" in AD 1610, or within a year or two after this date,



Crown Street Motors, Crown Street West

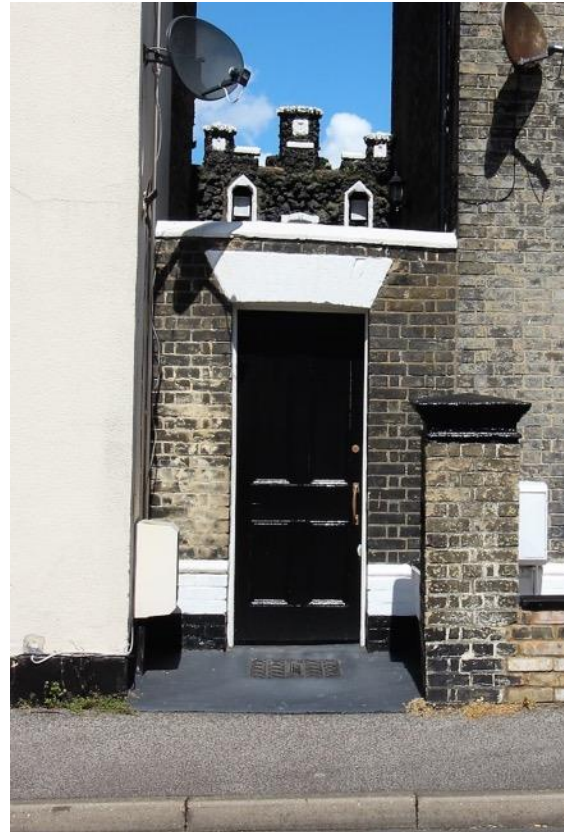
Crown Street Motors, Crown Street West (Positive Unlisted Building). A single storey iron trussed roofed motor repair workshop probably dating from the inter-war period.

Boarded gable end to Crown Street West with large central boarded garage doors flanked by casement windows. Painted corrugated iron roof. Painted bargeboards to gable. The casement windows have a mullion and transoms. Attached to the east is the Grade II Listed former tithe barn and the early twentieth century showroom and office accommodation.



Nos.38 and 38a, Crown Street West

Nos.38 and 38A, Crown Street West, dwarf wall to front, and attached gate to west (Positive Unlisted Building). Semi-detached gault brick faced villas, with painted stone dressings, formerly a single dwelling. Probably dating from the 1870s or early 1880s and shown on the 1884 1:500 Ordnance Survey map. Shallow pitched, Welsh slate covered roof, with overhanging eaves and tall gault brick stacks to the east and west gables. Original plate-glass sashes preserved to the first floor of No.38, but late twentieth century casements elsewhere. Canted bay windows with pilasters to the ground floor outer bays. Paired doorways beneath shared lintel to central bays with rectangular over-lights (the 1884 Ordnance Survey map shows this structure as a single dwelling, and therefore the door arrangement as exists replaces a single, central entry point, and appears to date from the mid to late twentieth century). To the west section of gault brick wall with four panelled door and elaborate stone rubble crenulations. Dwarf gault brick wall to front originally with railings. Square section gault brick piers to either end, that to the west retaining its painted stone cap.



Gate at No.38a, Crown Street West

Dove Street



Crown Street Motors, Dove Street

Crown Street Motors, Dove Street A single storey, largely red brick workshop building of possibly early nineteenth century date, which is shown as a blacksmith's workshop on the 1884 1:500 map. Red pan tile roof with some cobble sections of wall to the Dove Street façade. Late twentieth century small pane casement windows, and a late twentieth century painted boarded door. Attached to the eastern end is a two bay, two storey cottage, with a chimney stack to its western gable and

a central boarded taking-in door at first floor level. It forms the northern part of a large courtyard which also includes the Grade II Listed fifteenth century tithe barn of Saint Margaret's Church. This structure is attached to the barn and is probably covered by its listing. Internally many of the former blacksmith's fittings and the floor to the workshop are retained.



No.45 Dove Street (right)

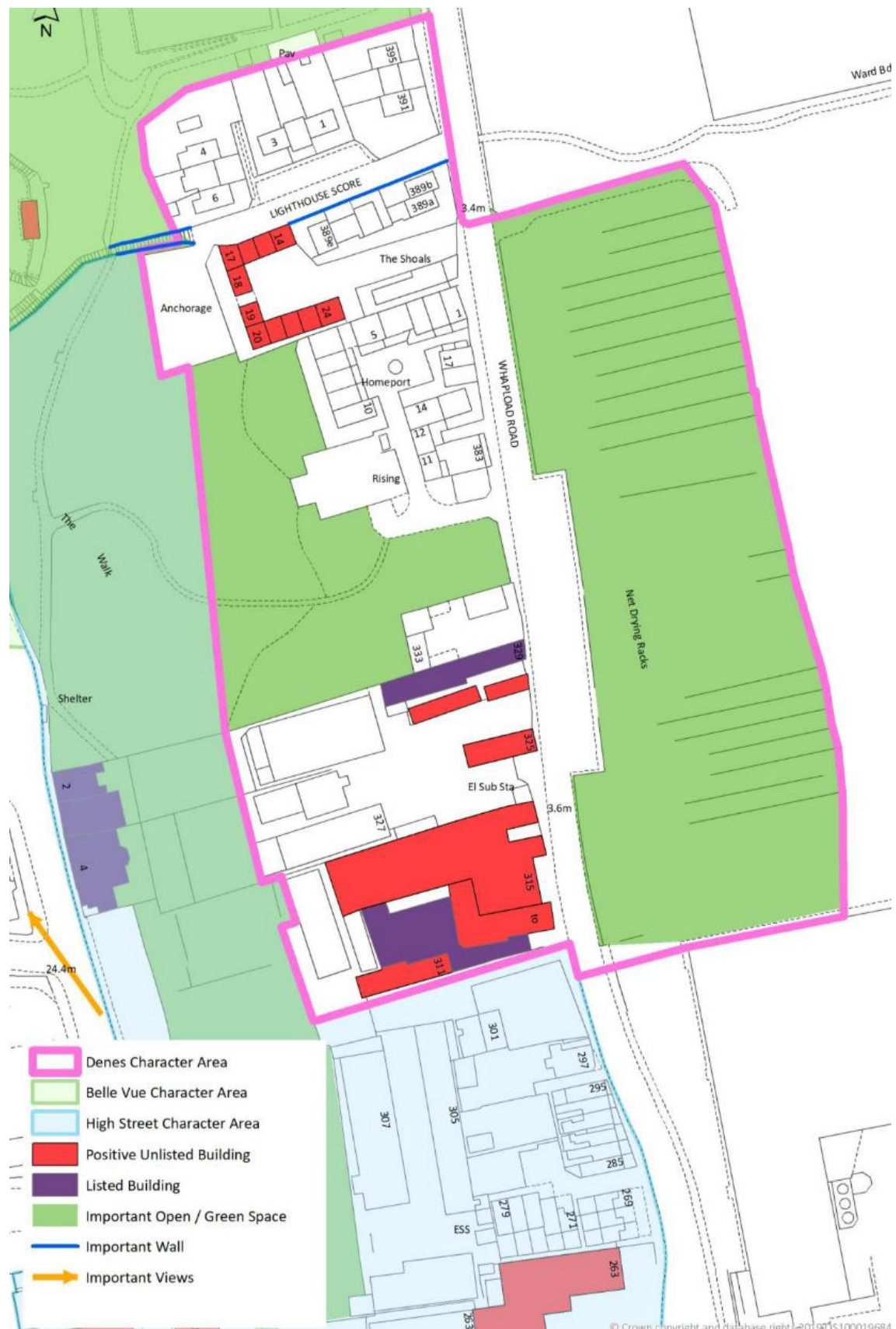
No.45 Dove Street (Positive Unlisted Building). A late eighteenth or early nineteenth century dwelling which appears from historic maps to have been functionally linked to the former blacksmith's workshop and fifteenth century tithe barn to its east. Red brick and with a symmetrical two storey, three bay façade to Dove Street. Original door and window openings with wedge shaped lintels preserved but external joinery replaced. Chimney stacks removed. Narrow central entrance and stair hall with a single reception room to either side. Late twentieth century pan tile roof. Rear elevation rendered.

Factory Street

For the former brewery complex and theatre on the north side see Crown Street West

8 The Denes Character Area

8.1 Character Map





View looking south on Whapload Road, with No.329 in the foreground

8.2 Character Summary

The Denes Character Area lies to the north east of the conservation area and is bisected on a north / south axis by Whapload Road. The area was once part of a larger area known as the beach village or 'The Grit' and was home to the busy herring industry. The village that grew up around it was the most easterly community in the country and possessed a number of schools, pubs, churches and shops. The devastation caused by heavy bombing during the Second World War, the decline of the fishing industry and flooding in 1953 heralded the demise of the area, and widespread demolition occurred during the 1960s, leaving only isolated pockets of a once industrious community.

The Denes Character Area has two distinct parts to it. To the east of Whapload Road is an open area historically used for net drying and rope making. To the west of the road, located at the base of the cliff and Arnold's Walk, is an area of dense structures that has been used throughout Lowestoft's history for industrial and maritime activities, due to its close proximity to both the sea and the High Street.

Three late nineteenth century houses survive within the area, and although altered and of rudimentary design, they add interesting historical references to the streetscape.

Twentieth century housing exists around the base of Lighthouse Score, helping to retain a confined residential core to the area, although little attempt has been made to detail these in a way that is sympathetic or reflective of the immediate area. To the south, the courtyard and some associated structures of former industrial buildings at 'The Anchorage' are retained within modern development and the characteristic elongated form of warehouses running east / west from Whapload Road are clearly discernible. To the east is open land and views towards the sea wall.

The better later twentieth century houses in this area reference elements of the warehouse form in their design, although some poor and insensitive development has taken place to the rear of significant structures. Elsewhere in the character area are examples of former warehouses and net stores being converted to residential use, whereas others await a new use.

Industrial buildings within the Denes Character Area are characterised by their functional

appearance and often impressive scale whereas residential units are modest in design and detailing. The warehouses and net stores have a characteristic form; being tall, narrow structures, with gable ends facing the street and the sea, with fenestration to their south elevation with plots continuing the burgage arrangement from the High Street down to Whapload Road, although in many instances the historic boundary has been eroded or lost. These buildings are amongst a small number of historic warehouses within the Denes Character Area and represent a significant survival within the town.

The majority of structures in the Denes Character Area have been subject to piecemeal alteration and while this has ensured their continued use, in some cases it has reduced the aesthetic quality of certain buildings.

Being located directly to the north of the Beach Industrial Estate, the southern boundary of the character area is dominated by a substantial factory building of single mass and corrugated metal construction. This structure encroaches on views to the south from the net drying racks and provides an unsympathetic setting for the character area.

The deteriorating physical condition of the net drying racks and poor maintenance of information boards and maritime artefacts serves to create an atmosphere of neglect, and this coupled with the occasional poorly maintained property presents an unwelcoming character.



The Net Drying Ground, looking north west

The structures on the net drying ground, while interesting and illustrative, are of modern

construction and are not considered to be of historic or architectural value.

The understanding and appreciation of this area, and the positive unlisted buildings and Listed structures within it, has been greatly enhanced through research work completed by Historic England and published as: '*311 to 333 Whapload Road, Historic Area Assessment*' by Matthew Bristow.

8.3 *Details within the Character Area*



Tarred cobble at No.329 Whapload Road

Industrial buildings and functional design are a key feature of this character area. Brick and flint are the predominant building materials, with some use of render, tarred brick and flint. The existence of weatherboarding on some buildings sits fairly comfortably with other local materials and is appropriate in terms of historic construction.



The use of flint, red brick and render at No's 14 to 17 'The Anchorage', Whapload Road



Cobble walls and red clay pan tile roof covering



Painted brick and painted render elevations, and a variety of roof covering types

An alternating use of slate and pantile is found throughout the area, as are elevations gabled to the street, elongated narrow footprints and elevated loading doors. Steeply sloping roofs and shaped gables also feature prominently.

Flint and beach stone can be found used for buildings and also boundary walls, and this can be seen around Lighthouse Score and also around No's 311 to 329 Whapload Road. This stone alternating with red brick is seen to good effect to the east and west elevations of The Fish House, located to the rear of No.312-314 Whapload Road.



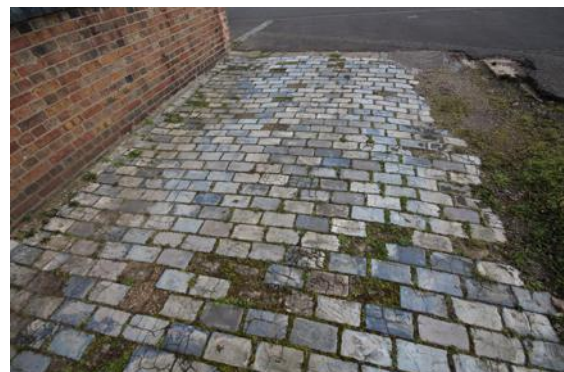
View of stone and brick elevation at the Fish House, to the rear of No.312-314 Whapload Road

Use of limestone in squared blocks, roughly tooled and laid in irregular courses and very likely reused from elsewhere are also found at the Fish House.



Detail of diamond set timber window or ventilator

A number of timber windows or ventilators (originally unglazed) with diamond set mullions, a type found on smoke houses and net stores, possibly dating from the early to mid-seventeenth century are seen at the Fish House, to the rear of No.312-314 Whapload Road.



Stone setts, to the access track to the south of No.312 to 314 Whapload Road

Stone setts, seen to the access track and courtyard to the side and rear of No.312-314 Whapload Road. These are also found in other parts of the conservation area (see Section 3.4, Traditional Building Materials). Also seen to the western (High Street) end of Martin's Score. The more conventional design of housing around Lighthouse Score is improved by the use of brick and flint in their construction, and the prominent use of gables and chimneystacks.

8.4 Key Views Within and Into The Denes Character Area

There are long views looking north and south along Whapload Road, although these are only of significance where they include positive unlisted or Listed structures.

Views towards the Grade II Listed Fish House to the rear of No.312-314 Whapload Road are not easily had from the public realm, but the structures surrounding it form an interestingly varied composition and the grouping of gables facing the street are memorable. Looking immediately west are long views towards the sea, which take in the former net drying ground, although the view to the north east is marred by the caravan park.



View from the Net Drying Ground towards the High Light House

From the net drying ground itself a significant view of the light house, elevated high above the tree canopies surrounding it is particularly good. A shorter view from the net drying ground looking east terminates at Arnold House, which sits in prominent isolation to the south of Arnold's Walk.



View from the open land to the north of No. 329 Whapload Road, looking south west towards the Grade II Listed Arnold House, High Street

elevated on the cliff overlooking the Denes. This area is characterised by its open aspect, long views and piecemeal development.

8.5 Green Spaces and Trees within The Denes Character Area



The Net Drying Ground, looking south west

To the east of Whapload Road, the character area includes an area of open land within the Denes. This contains reconstruction net drying racks, erected as part of the maritime heritage trail. A selection of maritime objects, such as anchors and chains have been laid out to the north of this with information boards explaining the historic use of the area as a rope walk and site for net drying. The site of the rope walk is still discernible, as is the trench where cod liver reduction coppers once stood.

A further area of open green space exists between No.329 and The Lighthouse Diner at No.383 Whapload Road. Part of this site was associated with No.333 Whapload Road, a late seventeenth century fishing premises

demolished in 1989. However, the land is also important to the wider setting of Arnold House, and the pathway that links this area and the High Street via Arnold's Bequest.

The character area is framed to the north by the public park at Sparrows Nest (Bellevue Character Area) and to the east by the surviving terraced gardens of houses on the eastern side of the High Street (High Street Character Area).

8.6 Significant Structures Within the Denes Character Area

Anchorage

See Whapload Road

Lighthouse Score



Wall to the southern side of Lighthouse Score

Wall to the southern side of Lighthouse Score A section of randomly coursed cobble wall with the occasional red brick header. Sections of the wall are tar painted. Projecting top course and red brick capping. Located to the south side of Lighthouse Score, near the commencement of the steps leading up to the High Street. Although only a relatively small section of the wall exists within the 'HAZ' boundary, the view looking west along the Score is framed by good quality walls either side of the steps and is rather impressive.

Whapload Road

For Christ Church (C of E), see Herring Fishery Score, High Street Character Area. For Units 7-9 Capital Trading Estate, Whapload Road and for positive unlisted buildings between 231-301 Whapload Road see the High Street Character Area. For structures within Sparrows Nest Park see Belle Vue Character Area.



No. 311 Whapload Road, prior to commencement of conversion scheme.

No. 311 Whapload Road (Positive Unlisted Building). First shown on the 1904 Ordnance Survey map; a red Fletton brick four storey warehouse which is set back from Whapload Road and presents its gable end to the street. A blind southern elevation exists in contrast to the north elevation, which has a series of broad window openings and taking in doors, all located under arched brick heads. Two short red brick stacks in line with the elevations to the south side and a slate covered roof. The building appears (from a limited visual inspection) to retain most of its original door and window joinery. The building represents an early example of a structure made from Fletton bricks manufactured by the London Brick Company, established in 1900. This structure makes a positive contribution to the setting of the Grade II Listed 'Fish House', Whapload Road.



No. 312 to No. 314 (inc), Whapload Road, under conversion.

No. 312 to No. 314 Whapload Road (Positive Unlisted Building). A structure is shown to this location on the 1884 1:500 Ordnance Survey map, although it does not conform exactly to the footprint of the extant building. However, the present building probably dates from the late nineteenth or early twentieth century, with later alterations and additions to the western elevation. Warehouse, three storeys with an attic. An impressive south elevation of eight bays, which is broken at roughly its mid-point with the westernmost four bays being slightly advanced. Slate covered roof with truncated red brick stacks to the southern elevation. Window openings have arched brick heads. Joinery is largely the original plate glass casements. A loading door opening exists within the eastern gable. The warehouse is constructed from similar Fletton brick to No. 311.

This structure makes a positive contribution to the setting of the Grade II Listed 'Fish House', Whapload Road.



The 'Fish House', a warehouse to rear of No.312-14, Whapload Road

The Fish House and surface setts in the yard, to the rear of 312-14 Whapload Road, Lowestoft, Suffolk (Grade II). Former workshop and store, possibly associated with the repair and storage of fishing nets, rebuilt in 1676 with probable sixteenth century origins. The Fish House, a former workshop and store rebuilt in 1676 with probable C16 origins, is Listed at Grade II for the following principal reasons: it is an early surviving and rare example of this type of fishing industry-related building; it retains a significant proportion of original fabric, including the timber mullioned windows, as well as later features such as the internal wall divisions which demonstrate a high level of craftsmanship in their neatly ordered construction; it retains a late-nineteenth century setted surface to the adjacent yard formerly used for workshop processes; it has an interesting architectural distinction between the working and polite elevations indicating the building's position in between the merchant's houses along the High Street and the fishing activity along the shore; despite the unfortunate loss of the roof and south gable end due to bomb damage, it remains legible as a former workshop and store with rooms similar in size to the pens used to store fishing nets. *Historic interest:* it is an important element in the Whapload Road area in which numerous (unlisted) historic buildings related to the fishing industry retain their characteristic form; it forms part of the area significant for its retention of historic industrial buildings and its preservation of the historic urban morphology of the beach area.

The Fish House is a multi-phased structure which was rebuilt or re-fronted around 1676 as a workshop and store, possibly associated with the repair and storage of fishing nets. Its original, pre-1676 purpose is unknown. It formed the eastern part of a burgage plot, at the western end of which was a substantial house which fronted onto the High Street. The house was destroyed in the Second World War and subsequent landscaping work to the rear obscured the outline of the burgage plot. To the east of the burgage plots between the town and the sea was an area of frequently flooded ground which was common land or manorial waste, called The Denes. This land was used from the late medieval period for fairs and a market. Curing sheds for the herring industry, sail making sheds, coopers' workshops, and warehouses were developed along the eastern edges of the burgage plots where they met the waste by the C16. The urbanisation and industrialisation of the manorial waste ground led to a gradual exodus of wealthy families who lived on the High Street, domestic use being replaced by shipping offices, banks and other commercial uses.



The seventeenth century Fish House on Whapload Road with houses on High Street beyond

The west elevation of the Fish House (now partly hidden by industrial units) was probably designed as a display façade as it terminated the gardens of the house to which it belonged, and was also highly visible from St Margaret's Vicarage and its gardens to the immediate south. A plaque on the west elevation dated 1676 and inscribed with the initials WIM possibly refers to a member of the Munds family, wealthy merchants, brewers, and fishing boat owners, who are recorded as

having a house at the northern end of the High Street in the later seventeenth century. It is possible that the date plaque commemorates the rebuilding of the structure rather than the date of its initial construction which may have been in the C16. The presence of dressed ashlar blocks in the lower courses of the building's east elevation supports the theory that the 1676 date refers to a rebuilding, as does the fact that the upper section of the structure and internal walls are constructed in a style different to the lower external walls. Documentary evidence suggests that by the mid-C19 the building formed part of a rope works owned by the Francis family. A significant number of Lowestoft rope makers made fishing nets as well as ropes for rigging and mooring. The building continued to be owned by rope manufacturers until the 1960s.

As a working building, the Fish House has been altered and adapted over the years. The first-floor windows on the east elevation appear to date to the C19 and are of a type common to workshops and warehouses of the period. The openings were enlarged to cater for the new casements and originally had a line of security bars on their inner face. In the mid-C20 the south gable was rebuilt, and the roof structure replaced, possibly because of blast damage during the Second World War. The ceiling height on the ground floor was raised in the mid- to late C20, and an additional floor inserted to create an attic. Openings have been created in the ground-floor dividing walls. The Fish House is currently (2018) being converted into residential use.

MATERIALS: washed cobbles, knapped flint, red clay bricks and some reused dressed ashlar stone with a roof covering of reused pantiles unlikely to pre-date the C19.

PLAN: The Fish House stands to the rear (west) of Whapload Road and forms the western side of a small enclosed yard with a setted surface. The northern elevation adjoins a long building orientated east-west that dates to the C20.

EXTERIOR: The Fish House is a two-storey, three-bay building with a pitched roof and

parapets at the gables. The east elevation, which faces into the yard, is constructed of washed cobbles and brick and some irregularly sized stones which are likely to have been reused from another building. The eaves course is a mix of soft red clay brick interspersed with mid-C20 Fletton bricks. The upper two to three courses have been rebuilt, probably because of the roof being replaced. The three C17 ground-floor timber mullioned windows, which were originally unglazed, are placed on edge outwards in a diamond pattern, set beneath timber lintels. Two door openings between the first and second windows, and another between the second and third windows, have plank and batten doors. The surrounds to the window and door openings are mostly of soft red clay brick, with the heads having a shallow rise to the centre. At first-floor level, in the first bay the external taking-in door is of probable C19 date but was modified when the floor level was raised. This is reached by a timber platform. Two early to mid-C19 timber casement windows light the following two bays. The west elevation (which is largely obscured from view by late-C20 industrial units) demonstrates a high quality of construction. It has an ordered appearance with the cobbles being tightly set and a high number of brick headers being visible. A date stone, set within a well-constructed brick surround, records the date of 1676 and the initials WIM. The three first-floor windows have similar timber mullions to the east elevation but are set further back in the wall. Much of the south elevation has been rebuilt with Fletton bricks in the second half of the C20 although the lower section retains the original masonry construction. The north gable end adjoins the adjacent building.

INTERIOR: none of the internal historic fixtures and fittings survives. The roof structure is of C20 date, as are the floor structures apart from the north room on the ground floor which retains part of a brick floor surface. There are three ground-floor rooms separated by walls which post-date the exterior walls. They are constructed to a high standard of flint pebbles and brick in a decorative style. The rooms are similar in size to the pens used to store fishing

nets, and the large first-floor chamber may have been a net repair workshop. This may originally have been open to the roof. SUBSIDIARY FEATURES: the approach to the courtyard from Whapload Road and the southern half of the courtyard are paved with late-C19 setts. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Dr Paul Bradley and James Darwin, *The Fish House: Historical Appraisal* (April 2015)



No. 315 'Car Fit', Whapload Road (excluding the attached recessed three bay wide section to the south)

No.315 Whapload Road (Positive Unlisted Building). Two parallel warehouses, each with a prominent gable end abutting the pavement and facing east. Shown on the 1884 Ordnance Survey map. The southernmost gable has an irregular outline, suggestive of a mansard profile, but not symmetrical and appearing less contrived. Slate covered roof. The first floor and attic window openings to the eastern gable end are mid twentieth century insertions. The northernmost gable has a steep pitch to the roof, but again the two sides of the roof are irregular pitches. Two window openings currently partly blocked by boarding. The southern facing return elevation appears to be constructed primarily of painted blockwork.

This site requires further research and inspection. Site investigations from the public realm reveal that the northernmost wall is of Fletton brick and forms part of a mid-twentieth century garage structure, which is of no interest. The structures attached to the south do not form part of this description.



No. 325 Whapload Road

No. 325 Whapload Road (Positive Unlisted Building). A former warehouse located with its gable end facing Whapload Road. A late nineteenth century structure, and originally part of a much longer range of buildings which spread to the west and appears to have survived until the third quarter of the twentieth century. Three storeys, with a pitched red clay pan tile covered roof running front to back. To the south is a gault brick stack. The eastern gable end is rendered and has a door to the centre, with the scarring of now blocked former taking-in doors to the first and second floors. To the south of the first-floor window is a nine-pane casement. The south elevation is painted brick, with four first floor window openings, all set below arched brick heads. To the west is a lower section, likely dating from the mid to late C20, and of no interest. The north elevation, in common with many former warehouses in Whapload Road, has a featureless elevation, and has a red brick lower section and a white brick upper, indicating that a single storey structure has been removed leaving the cheaper red brick exposed.



Eastern and northern elevations of No.325



No.329 Whapload Road



Detached store range to the south of No.329, Whapload Road

No. 329 Whapload Road and detached store to south. (Positive Unlisted Building). A tar painted former warehouse or smokehouse of at least two construction phases. The rear section to the western end of the site dates from the mid to late nineteenth century, and is shown, with other structures attached to the west and south, on the 1884 Ordnance Survey map. The date of the section fronting Whapload Road is not known, however it shares some detailing characteristics with that of the Grade II Listed Fish House (to the north of No.311 Whapload Road – see above) including cobbled elevations (tar painted to No.329) and mullioned windows. It is possible, though not yet substantiated, that this structure could be contemporary to The Fish House, and that it could therefore date from the late seventeenth century. Steeply pitched roof covered with pan tiles. The eastern gable end is three storeys, with a blocked opening to the ground floor, three windows to the first floor and a taking in door to the second floor. To the south-eastern corner of the gable is a gault brick stack, which is likely to have been added during the mid to late nineteenth century. The northern and southern elevations

are of the most interest and retain several mullioned windows (no site access was possible at the time of survey). Internally, within the nineteenth century section, fish smoking racks and hooks are preserved.

The detached range of outbuildings to the south are heavily altered although retain areas of cobble elevations, red clay pan tile roof covering, and a tar painted brick gable facing the road and contribute positively to the setting of the main warehouse.

The main structure would benefit from further research to accurately establish its date and former use. The building should also be considered as a candidate for spot listing.



Wall to the south side of Lighthouse Score, Whapload Road

Wall to the south side of Lighthouse Score, Whapload Road The remains of a substantial warehouse which was largely demolished sometime during the early to mid-1970s. The lower sections of the elevations to the north west of the site have been retained and now form a boundary wall. Largely of cobble construction and tar painted, with areas of red brick (largely late twentieth century) with a late twentieth century concrete capping. Broad openings (now blocked) within the wall denote the position of former window openings. The iron face plates of former tie rods are also evident.



No. 14 to No. 24 (inc) 'The Anchorage', Whapload Road (No's 14 to 17 shown above)

No.14 to No.24 (cons) 'The Anchorage', Whapload Road (Positive Unlisted Building). An L-plan range of former warehouses, which is now converted to residential units. Of uncertain date, but possibly late seventeenth century or early eighteenth century (c.f. The Fish House and No.329 Whapload Road for similar elevational form and detailing). Two storey with a steeply pitched red clay pan tile roof covering. The elevations are constructed from cobble, which is tar painted to ground floor height, with red brick margins to door and window openings. To the western end of the range the building cranks to the north-west before returning south. The southern and eastern elevations are rendered. The doors and windows are replacement units.

9.1 Character Map





North Parade, houses of the 1890s overlooking Bellevue Park, note the elaborate gothic boundary wall.

9.2 The Bellevue Character Summary

The Bellevue Character Area occupies the northern most section of the Conservation Area. At its southern end is Sparrows Nest Park. It is characterised by its leafy public parks, wide sea views, and its broad streetscapes lined by villas and houses set within mature leafy gardens. This part of the Conservation Area was and remains a primarily residential one, but also provided recreational facilities for visitors to rival those in the southern suburbs. The bulk of the surviving buildings were constructed between 1870 and 1920.

The public parks of Bellevue and Sparrow's Nest located on the cliffside to the east of Yarmouth Road provide significant open, green spaces within the heart of the town. Each has a distinct character: Bellevue Park retains its Victorian meandering paths and excellent views to the sea from the War Memorial, whilst the development of Sparrow's Nest as the gardens from an early nineteenth century villa is evident in its enclosure and inward-looking nature. To the east is the 'The Denes Oval' a purpose-built recreation ground with cricket and tennis facilities dating from the mid-1920s which is surrounded by a remarkable art deco screen wall.

High traffic levels use Yarmouth Road; however, the broad streetscape, coupled with its green setting decrease its impact upon the Conservation Area. To the north and west of the parks are substantial villas dating from the mid to late nineteenth, and early twentieth centuries, these often stand in large gardens with mature specimen trees and hedges.

Prior to 1870 there were very few buildings in the area other than the High Light. There were two dwellings of considerable architectural interest however, Sparrow's Nest and Warren House which both survived until after World War Two. Sparrow's Nest an eighteenth-century marine villa which was Gothicised before 1821 now only survives in a fragmentary state, having been largely demolished in the 1960s. It was formerly the summer residence of the Sparrow family of Worlingham Hall and

until the mid-nineteenth century stood in open countryside at the foot of the cliff with fine views out to sea. This large cottage orné style villa with its thatched roof and gothic leaded windows was once one of the town's most remarkable buildings. Its grounds and estate were purchased by the town in 1897 and partially survive as a public park.

To the west between Lighthouse Score and The Ravine lay the High Lighthouse and the drying ground which was later to become Bellevue Park. This latter land was part of a large area belonging to the town which was enclosed in 1814 and was described at a meeting of the Improvement Commissioners in 1872 as 'the resort of rough and disreputable characters.' Cart Score (formerly Gallows Score) separates Sparrow's Nest from what is now Bellevue Park.



Edwardian terraces on the north side of Lyndhurst Road from a c1914 postcard.

To the north lay the grazing land and scrub occupied by Hall Farm and Park Farm which formed the outlying portions of the estate of the Fowler family of Gunton Hall. This land was slowly sold for development during the latter nineteenth century but in the 1880s was still part of the separate parish of Gunton the municipal boundary lying roughly where Lyndhurst Road is now sited. Warren House a possibly seventeenth century structure stood on The Denes near Links Road and had at its rear a large water wheel used in the washing of clay for china (site cleared mid twentieth century). Remains of an eighteenth-century china kiln were found at No.122 Yarmouth Road in the 1950s.

Two very large pairs of Italianate semi-detached villas, Wedgewood Court and Nos.3-4 North Parade (Grade II) were built c1864 as part of an early speculative development planned by William Oldham Chambers. This ambitiously planned development failed to prosper. In 1867 an attempt was made to market land known as The North Grove Estate which lay to the west of Yarmouth Road and south of Royal Avenue for development. This also appears to have failed. After the opening of Bellevue Park in 1874 a further attempt was made to develop the area into a middle-class suburb. The Lowestoft architect John Louth Clemence (1822-1911) laid out the streets immediately to the west of Yarmouth Road to encourage the building of large villas. Only a small number of villas were ever completed



Houses of c1864 on North Parade from an engraving of 1871.

however, and at least one planned street 'The Crescent' had been abandoned and absorbed into the private gardens of neighbouring villas by 1905.

The surviving villas from this development are faced in gault brick with stone dressings and were largely constructed in the later 1870s and early 1880s on land which belonged to the town. Some of the earliest in Park Road and Yarmouth Road were designed by Clemence himself, and others by the Wisbech architect and surveyor James Kerridge (c1829-1911).

One of the largest villas, 'North End' on Yarmouth Road (probably designed by Kerridge), was severely damaged during a First World War Bombardment and now only survives in a fragmentary state. Other neighbouring properties were also badly damaged in the 1916 raid. Many of the largest villas are now offices or apartments.

During the late nineteenth century, the northern part of Lowestoft began to compete

with the southern suburbs as a resort. A nine-hole golf course was laid out on The Denes shortly after the formation of The Lowestoft Golf Club in 1887. Golf had been played on the Denes before but was interrupted at certain times of the year as the town's fisherman had the traditional right to dry and mend their nets on the land. The golf club later moved to Pakefield. A large pool for model boats was also dug on The Denes towards the end of the nineteenth century.



North Light and Cliff Cottage (Sparrow's Nest) 1871

Some of the larger villas became bed and breakfast establishments, those on the south side of Lyndhurst Road having tennis courts to their rear. They were followed around 1900 by the first purpose-built hotel. During the mid-1920s the Denes Recreation Ground and tennis courts was laid out on land which had been allotment gardens, and its distinctive art deco walls and lodges constructed. An open-air swimming pool built to its east. A concert pavilion was also constructed within the grounds of Sparrow's Nest in 1913 and a bowling green laid out.

The Fowler family of Gunton Hall sold further parcels of land for development towards the end of the nineteenth century. The Streets to the north of Belle Vue Park including Lyndhurst Road, Corton Road and Gunton Cliff were largely laid out in the 1890s by the surveyor and architect William James Roberts, the former business partner of William Oldham Chambers of Lowestoft.



A c1910 postcard view of the entrance to Bellevue Park from Yarmouth Road

The houses here are constructed from a differing pallet of materials from those to the west of the park on the former town lands. These late nineteenth century villas are largely faced in red brick, with Welsh slate roofs and stand in plots surrounded by red brick walls embellished with gothic blind tracery. The large semi-detached and terraced houses at Nos.5-20 (cons) North Parade date from the 1890s and were constructed to a similar design they have fine views over Bellevue Park and out to the sea. The largest of the villas was 'Briar Clyffe', which stood on Gunton Cliff, the former home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. Designed by William Roberts 'Briar Clyffe' was sadly demolished in 2014, but many of its subsidiary structures and garden walls still survive.

The building of the Lowestoft North Railway Station in Yarmouth Road in 1902 gave a considerable boost to development in the area. Further plans for suburban expansion were drawn up in 1902 and land bounded by Corton Road, Yarmouth Road and Station Road, and around Heather and Dene Roads was sold for development in 1904. Building beginning soon after William Roberts being amongst the



North Parade from Bellevue Park c1910

most prolific architects from this period. Shortly before the First World War villas in an arts and crafts vernacular style began to be constructed on freshly released land, including a number to the design of the talented Ralph Scott Cockrill (1879-1956) of Great Yarmouth, many of whose surviving buildings are now listed. Villas by Cockrill survive on Corton Road, Yarmouth Road, and Gunton Cliff. Cockrill himself is recorded as living on Gunton Cliff in the 1911 census. Many of Cockrill's villas have sadly suffered from the loss of their original windows.

One of the largest buildings constructed in the Edwardian period was the former Belle Vue Hotel which had a fine façade designed to terminate views along 'The Ravine.' With its high mansard roof, Dutch gables and massive two storey semi-circular porch it formed a memorable focal point on Yarmouth Road when originally constructed. It was probably designed by the talented John Owen Bond (1877-1948) of Norwich, who was a pupil of George Skipper. Like many of the area's buildings it was reputedly damaged during the World War One bombardment and not rebuilt

to its original design. It remains however, an attractive local landmark.



The Sparrow's Nest Theatre of 1913 from an old postcard. Now demolished

During the Second World War a line of pillboxes were built as part of the coastal defences along Gunton Cliff. Sparrow's Nest was occupied by the Royal Naval Patrol Service. Several the large Edwardian houses on Gunton Cliff were requisitioned and became billets, the offers mess, and a NAFFI for a gun battery within the grounds to the north of Briar Clyffe. The battery observation post stood on the cliff top opposite Briar Cylffe itself and one of the gun emplacements stood at the corner of Heather Road. Corton Road and Park Road



C2015 development at the corner of Lyndhurst Road and Corton Road, on the site of the fire damaged former Sunrise Inn.

Were bombed in 1941 as was Royal Avenue. Yarmouth Road was bombed in 1943.

Later infill housing is generally not of a high quality, although a recent block on the corner of Lyndhurst Road and Corton Road is sympathetic in its design and scale to neighbouring Edwardian structures and largely replicates the now lost Edwardian structure on its site. The finest post war building in the locality is undoubtedly the Methodist Chapel on Yarmouth Road.

Lowestoft North Railway Station closed c1970, it has been demolished and its site developed for housing. Its station master's house still however survives on the corner of Station Road and Yarmouth Road. There have been relatively few other significant demolitions in recent years. The sadist being the total demolition of the then locally listed Briar Clyffe, between Gunton Cliff and Corton Road.

The greatest threat to the character area remains the gradual replacement of the original doors and windows to the late nineteenth and early twentieth century houses. Some of the area's arts and crafts houses have suffered particularly badly from the introduction of unsympathetic replacement windows with large areas of glazing.



Early twenty first century housing on Gunton Cliff



Finely Detailed Stone Door Surround with Dentilled Curved Pediment, North Parade

9.3 Details within the Character Area

The Denes has a largely domestic character, with mid to late nineteenth century housing to the west and later nineteenth and early twentieth century villas to the north. The structures within this area are largely of high-quality design and often contain inventive and stylish architectural details.

Large villas, dating from the mid nineteenth century and with a pronounced Italianate styling are found to the corner or North Parade and Corton Road, and their finely executed detailing, which extend to their boundary treatment and gate piers, expresses very clearly the importance of the buildings.



Finely Detailed Italianate Villas to North Parade



Lyndhurst Road

The appearance of many red brick late nineteenth century villas are enhanced through the careful use of ornate timber detailing, particularly for finely detailed porches and first floor balconies. Others have interesting features such as castellated parapets to bay windows or unusual grouping of elements, which elevates the design of the dwellings above what is commonly found.



Unusual Detailing to early twentieth century pair of villas, Corton Road



The work of the talented architect R.S. Cockrill

Occasionally dwellings of great originality are found, and this area is enhanced by having several houses designed by the inventive arts and crafts architect Ralph Scott Cockrill, and there is a unity about the detailing of each of his houses that establishes a clear and welcome aesthetic, with prominent entry points, finely proportioned windows, deep overhanging eaves and tile hanging.



Yarmouth Road

Other dwellings to the west of the area exhibit considerable eclecticism, particularly The Old Vicarage and Saint Martins on Station Road, where arts and crafts detailing is fused with gothic and exciting compositional forms.



The Old Vicarage and Saint Martins, Station Road

Throughout the character area high quality ironwork is found, including to the foot bridge over The Ravine. Domestic examples of finely detailed railings are seen to the boundary wall to the former gardens of Briar Clyffe, Corton Road.



Railings to former gardens of Briar Clyffe, Corton Road



View from the corner of North Parade looking south east

9.4 Key Views Within and into the Bellevue Character Area

The views over The Denes and out to sea from the high ground on North Parade and Gunton Cliff are amongst the most memorable in the Conservation Area and are the reason for the construction of the large villas erected here around 1900. From within Bellevue Park there are also memorable glimpses of the sea, whilst the winding steps down the steep bank close to 'The Ravine' provide dramatic vistas through the wooded landscape.



Art Deco Lodges to The Tennis Courts on The Denes from North Parade



Steps down the steep bank close to The Ravine



Looking West along North Parade towards the former Bellevue Hotel

The areas wide leafy avenues are largely laid out on a grid iron pattern and there are therefore relatively few intimate views in the streets north of Bellevue Park. Within Bellevue Park, Sparrows Nest Gardens, and along The Ravine and Yarmouth Road there are however a series of intimate views between the mature trees. Those of the lighthouse being amongst the most memorable.

The large semi-detached arts and crafts houses designed by Ralph Scott Cockrill which stand between Corton and Yarmouth Roads (No.1 Corton Rd and 4 Yarmouth Rd) are equally prominent in views looking North along Yarmouth Road.



The High Light from Lighthouse Score

The Edwardian former Bellevue Hotel terminates long views looking west along The Ravine and North Parade and looking south along Corton Road. It is also a memorable presence in views along Yarmouth Road.



Lowestoft High Light from Yarmouth Road



The entrance to Bellevue Park from Yarmouth Road

9.5 Green Spaces and Trees Within the Bellevue Character Area

The character area is defined by its designed landscapes, which include public parks, large private gardens and playing fields. These play important part in the life of the town.

Bellevue Park, the largest, is a designated heritage asset being a Grade II registered landscape. It was the first free public park in Lowestoft and opened in 1874. A popular place to relax it is the home of fine specimen trees. The park also surrounds several Listed structures including the town's war memorial and provides an important contribution to the late nineteenth century villas on Yarmouth Road and North Parade. The park is framed by mature trees within the grounds of houses on Yarmouth Road, and by those on the banks of The Ravine.

Sparrow's Nest is a designed landscape of much earlier origins having been laid out for a



Bellevue Park

large eighteenth century marine villa. It is still surrounded by early nineteenth century cobble walls although the villa itself, and its stables and outbuildings were demolished in the later twentieth century. Although retaining several mature trees and some of its original structure these picturesque gardens have lost some of their original character.



Tree lined Lighthouse Score

Between Lyndhurst Road and North Parade is an enclosed green space which was used as tennis courts in the Edwardian period. This contributes significantly to the setting and amenity of the large villas which surround it.

Other green spaces at the northern edge of the Conservation Area contribute significantly to its setting including the steep bank below Gunton Cliff and The Denes itself. The Denes historically has played a considerable role in the economic and social life of the town and in the later nineteenth century also acted as a firing range for the local artillery regiment. Today it is a good place for spotting migrant birds.

On the western side of the Bellevue Character Area are the allotments on Yarmouth Road, which are both a valuable resource to the local community and a significant open space.

The most significant and largest private garden, that to Briar Clyffe between Gunton Cliff and Corton Road has now largely disappeared. Laid out for the London department store owner Howard Hollingsworth, it was laid out in the years before World War One and was noted for its glasshouses and formal walks.



A corner of Sparrow's Nest with surviving early nineteenth century walls

Other large private gardens do however survive, particularly to the houses on the western side of Yarmouth Road. Their mature trees contribute significantly to the character of the Conservation Area and to the setting of the fine late nineteenth century villas which they surround. Abigail Court (formerly Fairfield House) which stands opposite the High Light on Yarmouth Road retains particularly extensive wooded grounds.



Former tennis courts between Lyndhurst Road and North Parade looking west.



Former Bellevue Hotel now Avenue Mansions, corner of Yarmouth Road and Royal Avenue c1910

9.6 Significant Structures Within the Bellevue Character Area

Cart Score

Dwarf Wall to Bellevue Park see Yarmouth Road



Sparrow's Nest Park Wall, Cart Score

Sparrow's Nest Park Wall, Cart Score (Positive Unlisted Building). A tall cobble faced wall probably of early nineteenth century date on the southern side of Cart Score at its western end. Red brick cap. Evidence from missing sections of cobble, suggests that the inner face of the wall is lined with red brick. The wall once

marked part of the northern boundary of the gardens of Cliff Cottage a now largely demolished eighteenth and early nineteenth century cottage orné style villa.



Bellevue Park Wall, Cart Score from Sparrow's Nest Park

Bellevue Park Wall, Cart Score (Positive Unlisted Building). Early to mid-twentieth century wall of concrete with pierced, latticed cap. Red tile and brick capping. Occupies the north side of Cart Score and forms an impressive and near-continuous boundary to the west side and the northern end of the east side of Cart Score and continues to the south side of The Ravine.

Clyffe Rise

See No.8 Gunton Cliff.

Corton Road (East Side)

Nos. 1-4 (cons) Park Mansions – See North Parade



Nos.8 & 10 Corton Road

Nos.8 & 10 (even) Corton Road (Positive Unlisted Building). A well-preserved semi-detached pair of houses dating from c1900 (shown on the 1905 1:2,500 Ordnance Survey map). Faced in red brick, with applied decorative timber framing, and bargeboards to the gables. Each house is of two bays, the outer bay projecting slightly and having a jettied gable supported on brackets. Wooden pillared porches beneath a continuous plain tile roof to the inner bays, with small pane casement windows within the porch. Red pan tile roof. Small pane casement windows to the first floor, wooden canted bay windows with small pane upper lights to the ground floor outer bays. Partially glazed front doors.

Northern and southern return elevations largely blind. Substantial lower rear range of red brick. Nos.8-10 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road



No.12 Corton Road

No.12 Corton Road (Positive Unlisted Building). A substantial Edwardian detached villa faced in red brick with stone dressings which was probably designed by William Roberts. It has applied decorative half-timbering to its gable, and decorative wooden bargeboards. Principal façade of three bays with full height canted bay to left and gabled bay with mullions to right. Horned plate-glass sashes. Central recessed porch with arched opening containing original partially glazed front door with leaded stained-glass lights. Further stained and leaded glass to a stylized floral design in stair window in northern return elevation. Boundary wall to street rebuilt in the late twentieth century and other boundaries marked with wooden fences. Sympathetically designed early twenty first century single storey conservatory to rear, and undistinguished later twentieth century garage. No.12 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road



No.14 Corton Road

No.14 Corton Road (Positive Unlisted Building). A detached villa of c1908 which terminates

views looking east along Dene Road. Red brick with painted stone dressings. Welsh slate roof with red tile ridge pieces and overhanging eaves. Horned plate-glass sash windows. Its principal entrance is in the southern return elevation within a two storey, centrally placed porch with a pilastered door surround. The upper part of the porch forms a bay window. Four panelled front door. To the west of the door is a large projecting stack and to the east a further plate-glass sash on each floor. No.14 forms part of a good group of large early twentieth century villas on the eastern side of Corton Road.



No.16 Corton Road

No.16 Corton Road (Positive Unlisted Building). A detached villa of c1908. Faced in red brick, with a symmetrical principal façade of three bays. Hipped Welsh slate roof with decorative tile ridge pieces. Its original horned plate-glass sash window frames survive. The outer bays are gabled with full height bay windows and decorative bargeboards. Central arched door opening flanked by brick pilasters. Decorative brick panels beneath first floor windows and sill band. Chimney stacks in centre of return elevations. The twentieth century flat roofed garage block to the north and the boarded boundary fences with concrete posts are not of architectural interest. No.16 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road. It is marked on the 1966 Ordnance Survey map as a rectory.



No.18 Corton Road

No.18 Corton Road (Positive Unlisted Building). A substantial detached house designed by Ralph Scott Cockrill c1908 probably for the confectioner Caleb Pegram; the builder was AG Beckett. Free arts and crafts vernacular style with roughcast rendered walls, decorative applied timber framing to the central porch and red plain tile hung canted bay windows. Red plain tile roof. Small pane leaded casement windows with mullions and transoms. The entrance façade faces west onto Corton Road and is symmetrical, with a central two storey porch flanked by gabled bays containing two storey canted bay windows. Substantial chimney stacks rising from return elevations. The rear elevation has two gables, that to the south extending down to form a catslide roof above the rear door. Casement windows with leaded lights. Late twentieth century conservatory addition. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



No.20 Corton Road

No.20 Corton Road and boundary wall (Positive Unlisted Building). A substantial detached house of c1909 altered c2002, and currently

used as a respite care facility. Possibly designed by Ralph Scott Cockrill. In a free Tudor vernacular style. Stone rubble cladding with brick quoins and applied decorative timber framing. Steeply pitched plain tile roof and tall rendered stacks. The southern bay is jettied and is now rendered. External joinery largely replaced but in a sympathetic style. Decorative brick Entrance in centre of northern return elevation. boundary wall of c1910 a continuation of that in front of Nos 22-28 even.



Boundary Wall and railings Nos.22-28 (even) Corton Road

Boundary wall fronting Nos. 22-28 (even) Corton Road (Positive Unlisted Building). Low brick wall of c1910 probably designed by William Roberts, with decorative panels, stone cap, and elaborate contemporary cast iron railings to stylized floral design. Originally forming the garden wall to 'Briar Clyffe' a large villa on Gunton Cliffe which was demolished in 2014. Now fronting a series of later twentieth century houses which are not included as Positive Unlisted Buildings. The gate piers within this section of wall are not original.



No.30 Corton Road

No.30 Corton Road, boundary wall and gate piers (Positive Unlisted Building). A compact

detached red brick villa of c1910 with late twentieth century casements replacing horned plate-glass sashes; probably designed by William Roberts. The house originally stood within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff and may have been designed to house staff. 'Briar Clyffe' (demolished 2014) was the home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth; it was designed by William Roberts. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show them forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Gate piers to south of No.30 Corton Road



No.32 Corton Road

No.32 Corton Road, boundary wall and gate piers (Positive Unlisted Building). A compact detached red brick villa of c1910 with horned plate-glass sashes; probably designed by William Roberts. The house originally stood

within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff and may have been designed to house domestic or garden staff. 'Briar Clyffe' (demolished 2014) was the home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. William Roberts designed it. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show these forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings.

Boundary wall fronting Nos. 34-44 (even) Corton Road Low brick wall of c1910 with decorative panels, stone cap, and elaborate contemporary cast iron railings. Probably designed by William Roberts. Originally forming the garden wall to 'Briar Clyffe' a large villa on Gunton Cliffe which was demolished in 2014. Now fronting a series of later twentieth century houses. The gate piers within this section of wall are not original.

No.46 Corton Road including boundary wall to Corton Road and Heather Road (Positive Unlisted Building). A detached red brick house of c1910 (not shown on 1906 Ordnance Survey map). One of a group of three similar detached houses fronting onto this section of Corton Road which were probably designed by William Roberts. The house stands at the corner of Heather Road to which it has a substantial return elevation. Its Corton Road elevation is gabled and retains its original plate-glass sash windows complete with small pane upper lights. Rubbed brick wedge shaped lintels with pronounced stone key stones. Plain tile roof with large red brick ridge stack to centre, and a further stack to the eastern gable. The Heather Road elevation has a gable at its eastern end and a dentilled eaves cornice. Single storey projection to the rear. The three houses were built within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff the former home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. Both the wall and the houses may have been

functionally linked to that mansion. Briar Clyffe was demolished in 2014. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show these forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings.

Corton Road (West Side)



No.1 Corton Road and No.4 Yarmouth Road

No.1 Corton Road and No.4 Yarmouth Road (Positive Unlisted Building). A semi-detached pair of houses which are prominently located at the junction of Corton and Yarmouth Roads. No.1 Corton Road is now a dental surgery and has been extended to the rear. They were probably designed by Ralph Scott Cockrill (Pevsner), and are in a free arts and crafts style. The signature on the original plans which are dated 26th March 1912 is however extremely difficult to read. Of two storeys with attics above a central projecting range. Red brick with render to first floor and red plan tile roof. Red brick ridge stack to central gable. South facing principal façade with projecting gabled central section with canted bay windows. This range was designed to contain the dining room of each house and has a large bedroom above. Original small pane leaded glazing to No.4 Yarmouth Road now removed, much to the building's detriment. Further single bay canted projecting ranges to east and west originally containing the drawing rooms of each house, with a further bedroom above. In the angle between each of these ranges is a two storey with a covered balcony at first floor level. Later garage to No.4 Yarmouth Road is not of interest. Flat roofed later twentieth century extension to No.1 Corton Road. (Plans

preserved in Suffolk Archives 98/3700). Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.



Nos.7 & 9 Corton Road

Nos.3-9 (odd) Corton Road (Positive Unlisted Building). Two mirrored pairs of large semi-detached houses, of identical design. Probably dating from c1910 (the houses are not shown on the 1906 Ordnance Survey map however the building plots were included in a 1904 auction). Two storeys and attics, and of red brick with stone dressings, and terracotta tiled decoration. Each house is of three bays with a gabled inner bay containing a two-storey canted bay window, and a crenelated parapet to the outer bay. Between these two bays is a recessed porch beneath a brick arch, which rests on decorative corbels. The first floor above is rendered with decorative timber framing. Original plate-glass sashes with small pane coloured upper lights. Projecting Welsh slate roof with dentilled eaves cornice. Boundary walls to Corton Road not included.

Nos.11-13 (odd) Corton Road (Positive Unlisted Building). A semi-detached pair of houses built c1900. Red brick with stone dressings. No.11 now painted. Welsh slate roof. Two storeys with attics lit by paired horned sashes with gables. Two bays. Two storey bay windows to outer bays. Recessed porches now with glazed outer doors above which are horned sashes with narrow margin lights. Late twentieth century red brick boundary walls. No.13 with substantial return elevation to Station Road,

gable to main block and substantial rear outshot of red brick with horned sashes.



Nos.15-21 Corton Road

Nos.15-25 (odd) Corton Road (Positive Unlisted Building). Three identical pairs of semi-detached dwellings. Two storeys with attics and substantial rear outshots. Built c1900 (shown on the 1905 Ordnance Survey map). Amongst the earliest dwellings constructed on Corton Road. Red brick with painted stone dressings and rendered gables. Horned plate-glass sashes survive to several the houses. Arched doorways with pronounced keystones. Gabled dormers with bargeboards to attics. Welsh slate roofs largely replaced with tiles. No.15 with rendered gable to Station Road. Nos.15 & 21-25 retain their original elaborately detailed red brick boundary walls and gate piers. The decorative boundary wall of No.25 also extends along part of Dene Road.



Nos. 27-29 (Odd) Corton Road

Nos. 27-29 (Odd) Corton Road and boundary wall to Corton Road (Positive Unlisted Building). A semi-detached pair of red brick villas with elevations to Corton and Dene Roads. Original horned plate-glass sashes with margin lights to principal elevation. No.27

retains its Welsh slate roof, that to No.29 has been replaced with tiles. Gabled dormers with bargeboards. The gabled Dene Road elevation of the main block is largely blank save for central window at first floor level flanked by projecting stacks. Substantial centrally placed rear range. Good partially c1900 red brick boundary wall to Corton and Dene Roads the section to No.27's Dene and Corton Road frontages rebuilt in a highly sympathetic style to mirror the original design.



No.31 Corton Road

No.31 Corton Road (Positive Unlisted Building). A detached house designed in an inventive free-Tudor vernacular style by CR Cockrill. Probably built for the fishing boat owner Charles Alfred Brittain in 1912. Pebbledashed with applied timber framing to central gable and decorative herringbone brickwork infill. High red brick plinth. Two storey bay windows with mullioned casement windows of painted timber. Substantial rendered stacks projecting from gabled return elevations. Plain tile roof. Rear elevation visible from Warren Road, central outshot with oriel window and massive chimneystack. Shown on an air photograph of 1926 in the Historic England collection (EPW016551). Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991)



No.33 Corton Road

No.33 Corton Road (Positive Unlisted Building). Detached house of c1914, faced in red brick with pebbledash and applied half timbering to central bay at first floor level. Symmetrical three bay façade with two storey canted bays flanking a central recessed porch. Leaded casement windows and boarded front door with central diamond shaped light. Hipped plain tile roof to principal range. Single storey wing to north contains a garage added between the two World Wars. This has a gabled frontage to Warren Road containing a pair of boarded doors. Bargeboards and applied half-timbering. Rear elevation visible from Warren Road. Central single storey outshot with catslide roof. Brick quoins to window openings. Half dormers. Central brick chimneystack. Shown on an air photograph of 1926 in the Historic England collection (EPW016551).

Dawn Poynton Place

See Harleston House, Park Road

Dene Road

See No.25 Corton Road and boundary walls.

Gunton Cliff

See also No.20 Lyndhurst Road



Retaining Wall and steps on the eastern side of Gunton Cliff

Retaining Wall and steps on the eastern side of Gunton Cliff (Positive Unlisted Building). A low c1890 red brick retaining wall with buttresses which is highly visible from the pathways within the park below. Formerly capped with iron railings. Part of the original scheme for laying out the Gunton Cliff estate. Map evidence suggests that Gunton Cliff and North Parade were laid out between 1886 and 1900.



Nos. 1-2 Gunton Cliff

Howard House No.1, and No.2 with boundary wall to front of both properties, Gunton Cliff (Positive Unlisted Building). A pair of large semi-detached houses designed by Ralph Scott Cockrill and probably built as a speculative venture for the retired auctioneer and property speculator Henry Jeffries 1906. The builders were Ellis and Dodman. Two storeys with attics. Inventive Tudor vernacular elevations with full height canted bay windows capped with gables within projecting bays. Mullioned casement windows. Plain tile roofs with dormers and overhanging eaves. Gabled return elevations with plain bargeboards and canted bay windows with leaded lights. The houses are now subdivided, and their rear

elevations have been altered. The rear elevations retain their original tile hanging to the upper floors and window openings. Elements of the original garden layout including brick retaining walls appear to survive. Good red brick wall to front with blind tracery panels. Late twentieth century garages to rear of No.1, small gabled mid twentieth century garage to No.2, and boarded boundary fences to north and south not of specific interest. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Outbuilding to rear of No.1 Gunton Cliff (right)

Outbuilding to rear (west) of No.1 Gunton Cliff (Positive Unlisted Building). The larger of two outbuildings which is shown on the 1905 1:2,500 Ordnance Survey map and therefore pre-dates the Gunton Cliff houses. Its original use is therefore unclear. Built of red brick with boarded doors and plain wooden bargeboards. Boarded taking in door to loft at first floor level. The adjoining smaller double garage is of much later date and therefore of lesser interest.



No.3 Gunton Cliff

No.3 and boundary wall, Gunton Cliff (Positive Unlisted Building). A large detached Neo-Tudor house of c1900, which retains much of its original detailing. Shown on the 1905 1:2,500 Ordnance Survey map. Occupied by the musical instrument manufacturer Herbert Chaplin at the time of the 1911 census. Faced in red brick, with painted stone dressings and a red plain tile roof. Two storeys and attics, with a symmetrical three bay façade to Gunton Cliff. Projecting two storey central porch with arched doorway and window above, flanked by four light mullions to each floor. Three gabled dormer windows within roof and decorative red brick chimneys to end gables. Return elevations largely blind. Requisitioned in World War Two when it was used as the guardroom for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.



Nos. 4-5 Gunton Cliff

Nos. 4-5 Gunton Cliff (Positive Unlisted Building). A well-preserved pair of semi-detached houses designed by Ralph Scott Cockrill for the retired auctioneer Henry Jeffries c1903. The 1911 census suggests that Jeffries was then living at No.4 and the architect Ralph Scott Cockrill himself at No.5. Of two storeys with attics and faced in red brick with a pebbledashed upper floor. Principal façade with projecting gabled and tile hung three storey bay windows which are capped with gables. Small canted oriel windows to outer bays beneath semi-circular lintels at ground floor level. Mullioned and transomed casement windows with leaded lights to ground floor with mullions above. Plain tile roof with projecting eaves. Gabled return elevations each with mullioned and transomed

bay windows, cat slide roof to rear section and canted small oriel windows. Despite the loss of its chimneys, arguably amongst the best preserved of Cockrill's houses in the area. Contemporary red brick steps and dwarf wall within front garden. Dwarf wall to street frontage rebuilt late twentieth century. Requisitioned in World War Two when it was used as a billet for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



No.6 Gunton Cliff

No.6 Gunton Cliff (Positive Unlisted Building). Detached villa of C1908 probably built for Colonel Cubitt (not shown on the 1905 1:2,500 Ordnance Survey map). Two storeys with attics, rendered with red brick plinth. Gabled principal façade with mullioned and leaded casement windows to upper floors. Ground floor with shallow bay windows with mullioned and leaded lights. Full height mullioned and transomed stair window in centre of north elevation. Plain tile roof with decorative bargeboards. Ridge stacks. Old photographs suggest that this dwelling was altered after World War One, probably due to wartime bombardment damage. Requisitioned in World War Two when it was used as a billet for the Gunton Cliff Battery. A bofors gun post like that to the rear of No.29 High Street once stood in front of the house. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.



Nos.3-6 (cons), Gunton Cliff c1912



Hillcote, No.7 Gunton Cliff

Hillcote, No.7 Gunton Cliff, with boundary walls, and gate piers to street (Positive Unlisted Building) A large detached red brick villa with painted stone dressings which is shown on the 1905 Ordnance Survey map. Probably designed by William Roberts for CR Cole 1900. The 1911 census suggests that this property was then a private girl's school with live-in pupils. Of two storeys with attics. The original horned plate-glass sashes survive to the ground and first floors, the attic floor windows have however been replaced with casements. Central arched doorway within porch with decorative cast iron balcony rail above. Roof covering replaced. Bracketed

eaves cornice. Boundary wall with decorative panels and stone cap. Square section gate piers with decorative stone caps. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Railings formerly to No.8 Gunton Cliff

Boundary Walls and gate piers formerly to Briar Clyffe, No.8 Gunton Cliff Now to Nos.1-3 Clyffe Rise. Red brick boundary walls with stone dressings and square section piers. Wall to street capped by decorative cast iron railings. Formerly surrounding Briar Clyffe a large detached villa extended and remodelled for Henry Hollingsworth by William Roberts c1909-10. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Holm Sands, No.9 Gunton Cliff

Holm Sands, No.9 Gunton Cliff and gate piers (Positive Unlisted Building). A large, detached house of c1919 with a late twentieth century rear addition. The house is faced in red brick with pebble dash to its upper floors. Its principal façade is capped by a full width gable and has shallow jetties. Mullioned wooden casement windows with brackets beneath. Plain tile roof, simple bargeboards. Square section red brick gate piers with pyramidal stone cap and dressings including dentilled frieze. Low red brick boundary wall with stone cap. Twentieth century flat roofed garage block. This house is marked on mid twentieth century Ordnance Survey maps as a rectory.



No.10 Gunton Cliff

No.10 Gunton Cliff (Positive Unlisted Building). A large, detached Tudor vernacular style house of c1910. Possibly that designed by CR Cockrill for GJ Wooley. Rendered with a plain tiled roof and mullioned and transomed wooden casement windows. Three storey principal façade with full height bay window to left, and a gable to the right. Stacks projecting from gabled return elevations. Altered early twenty first century. Requisitioned in World War Two when it was used as the NAFFI for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.

The Bleach – see Heather Road

Heather Road

See also No.46 Corton Road



Garden Building at The Bleach, Heather Road

Garden Building and boundary wall at 'The Bleach', Heather Road. A single storey red brick structure with stone dressings and a thatched roof. Probably originally built in the early twentieth century as a garden building associated with the now demolished 'Briar Clyffe' on Gunton Cliffe. The building appears to be one of a pair of structures which are shown on the 1927 Ordnance Survey map, but which are not shown on earlier maps. It was probably therefore constructed as part of the improvements made to Briar Clyffe by the department store owner Harold Hollingsworth shortly before World War One, his architect being William Roberts. In the Second World War it was used as weapon store for the local Emergency Coastal Defence Battery and its internal structure strengthened with concrete. This plot also incorporates the site of No.2 gun of the Gunton Cliff Battery, this stood directly on the corner of Gunton Cliff and Heather Road. Good low red brick panelled boundary wall of c1900 to Heather Road and part of Gunton cliff frontage. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991). Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002)p31-32. Robert Liddiard and David Sims, *A Guide to Second World War Archaeology in Suffolk*, volume 1 *Lowestoft to Southwold* (Aylesham, 2014) p14.

Lighthouse Score

For the High Light and associated structures see Yarmouth Road (east side). For structures at eastern end of The Score see Denes Character Area

Lyndhurst Road

See also No.20 North Parade



Nos. 20-22 Lyndhurst Road

Nos. 20-21 (even), and Denelands No.22 Lyndhurst Road and boundary wall to Lyndhurst Road frontage. (Positive Unlisted Building). A prominently located terrace of three Edwardian houses at the corner of Gunton Cliff which are shown on the 1905 Ordnance Survey map as two semi-detached dwellings. Converted to three houses just before World War Two. They form part of a notable group with the much larger houses on the western side of Gunton Cliff and North Parade. Red brick with rendered first floor and replaced plain tile roof. Canted bay windows to ground floor capped with decorative cast iron balustrade. Horned sash windows with coloured lights to upper sections. Attic floor windows replaced with casements. The rear elevations of these houses are visible from Gunton Cliff when looking south and have projecting gabled bays. Boundary wall to front gardens on Lyndhurst Road of red brick with decorative blind tracery and square-section gate piers, partially rebuilt as an accurate replica. Despite the subdivision of Nos. 20-22 one of the most well-preserved of the Lyndhurst Road terraces.



No.27 Lyndhurst Road

Sunrise, No.27 Lyndhurst Road and boundary wall (Positive Unlisted Building). A substantial detached villa of c1902 which is shown on the 1905 1:2,500 Ordnance Survey map. Possibly built as a small private hotel and now (2018) flats. Red brick with painted stone dressings and a hipped plain tile roof. Central gabled dormer with plain bargeboards. Elaborate enclosed wooden balcony to first floor centre with beneath a decorative, integral, partially glazed wooden porch with panelled lower section. Chimney stacks lowered in height. Original plate- glass sash windows preserved. Now flats. Contemporary red brick garden wall to Lyndhurst Road.

North Parade



Nos. 1-8 Wedgewood Court, North Parade

Nos 1-8 Wedgewood Court, North Parade and boundary walls (Grade II). A pair of villas. c1860, converted to 20 flats 1982. Possibly built as part of a failed development of large villas planned by William Oldham Chambers

c1864. Gault brick with rendered and whitewashed dressings and artificial stone. Slate roof. Four storeys and basement in four bays. Painted rusticated quoins. Two central canted bays rise to first floor, fitted with horned sashes with glazing bars. Over the ground-floor sashes are segmental pediments with dentil decoration and scrolled consoles. Similar pediments over the first-floor windows are missing except for those to the side bays. Segmental pediments repeated right and left over the doorways in the end bays: two-panelled doors under three-paned fanlights. Basement is rusticated. Sashes above the canted bays are tripartite and have plaster architraves and glazing bars. Twelve light sashes to upper side bays. Double modillion eaves cornice below hipped roof. Central ridge stack and side stacks on east and west roof slopes. Interior. Both doorways lead to compact staircase halls. Staircase in west side (No.1) survives intact: open well, with two turned balusters per tread and a straight handrail; open string. The staircase hall has a plaster cornice comprising a palmette and rosette frieze below modillion consoles.



Gate pier, Wedgewood Court, North Parade

Good original boundary walls to east and west (fronting Corton Road) largely of cobble with fine square section piers of brick with stone dressings capped by urns. Low wall to street frontage of cobble with brick dressings partially retaining stone cap. Railings removed.



Nos. 1-2, North Parade

'St Bridgets' No. 1 & No.2 North Parade (Positive Unlisted Building). A semi-detached pair of large houses dating from c1902 (shown on the 1905 1:2,500 Ordnance Survey map). Red brick with rubbed brick and stone dressings, late twentieth century tile roof. Red brick ridge stacks. Built to an inventive asymmetrical free Tudor-vernacular design, their appearance has however suffered significantly from the unsympathetic replacement of window and other external joinery. Two storeys with large gabled dormers to attics. Semi-circular corner turret to western corner. Two storey bay window to east. Central shared porch with pilasters supporting shallow arch within which are paired arched openings supported on a polished granite column. Blind gabled return elevations. Included here primarily for its important role within the setting of the Grade II Listed buildings located immediately to its east and west.



Park Villas, Nos.3&4 North Parade

Park Villas, Nos.3&4 North Parade and boundary walls (Grade II). A semi-detached pair of villas of c1864. Possibly built as part of a failed development of large villas planned by William Oldham Chambers, converted to flats 1982. Gault brick with rendered and whitewashed details and artificial stone dressings. Slate roof. four storeys and basement in four bays. Rusticated quoins. Elevation decreases in richness as height is gained. Rusticated basement. Pair of central canted bays rise to first floor fitted with 2/2 and 6/6 sashes. Ground and first floor windows have segmental pediments on scrolled consoles, a feature repeated to the first-floor side sashes and to the doors at either end of the ground floor. The doors are two-panelled under three-paned fanlights. The centre two bays of the upper two floors have tripartite sashes with glazing bars within plaster architraves, the remainder of the fenestration is of 6/6 sashes. Double modillion eaves cornice below a hipped roof. Central ridge stack and side stacks on east and west roof slopes. Gault brick boundary wall with urn capped piers to North Parade and red brick walls to eastern and western boundaries.



Nos.5-12 (Cons), North Parade

Nos.5-12 (cons) North Parade and boundary wall to North Parade (Positive Unlisted Building). Terrace designed to appear as four pairs of large red brick semi-detached houses. Built as part of the same development as Nos.13-20. They are not shown on the 1886 1:2,500 Ordnance Survey map but were in existence by the time of the compilation of its 1905 counterpart. Each house has a three storey two bay façade to North Parade and a further recessed bay forming a link to its neighbour. Dentilled brick eaves cornice. Welsh slate roofs. The houses originally had horned plate-glass sashes with small pane upper lights, but many of these have been replaced. Canted bay windows of both two and three storeys. Good doorcases with pilasters and heavy entablatures which contain arched doorways with glazed fanlights. No.12 with conical roof to eastern canted corner. Rear elevations visible from foot path. Each house a two storey canted bay windows beneath a shallow single bay pediment.



Nos.13-20 (Cons) North Parade

Nos.13-20 (Cons) North Parade and boundary walls to front and rear (Positive Unlisted Building). A large terrace of eight, three storey houses. Prominently located on an exposed cliff top site, and visible from the park to the south and from The Denes below. Now largely

converted into flats. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Red brick with painted stone dressings. Concrete pan tile roof. Each house is of two bays, the central part of the terrace consisting of mirrored pairs of two bay houses. Each house of these central houses has a two-storey canted bay containing four light plate-glass sashes. Elsewhere many of the original plate glass sashes have been replaced with casements, much to the terrace's detriment. Shallow gables with plain wooden bargeboards resting on decorative brackets linked by dentilled brick cornice. Gothic doorways. Square four storey turret at each end of terrace. North and south return elevations of two bays with paired gables and two storey canted bay windows. Rear elevation visible from footpath. Paired gables with two storey canted bay windows.



Entrance façade of 'Arlington', North Parade

Arlington, North Parade and boundary walls to east and west (Positive Unlisted Building). A detached two storey villa with hipped Welsh slate roof and rendered red brick walls. The house occupies a narrow strip of land on the southern side of North Parade and is double fronted, with the north or entrance façade facing North Parade, and a southern or garden façade overlooking The Ravine. The house was reputedly built for Ernest William Estcourt c1894, and is first shown on the 1905 1:2,500 Ordnance Survey map. It was originally called 'Ravina'. Built of red brick (now painted) with an asymmetrical entrance façade with an off-centre door. The ground floor window and door openings have hood moulds and raised brick surrounds. Sill band below the first-floor

windows. All window openings retain their original horned sashes which have an upper section divided into small panes, and a single plate glass panel below. Good original stained-glass panels particularly to entrance façade windows. Brick quoins to corners. The garden façade has a two-storey canted bay with a pediment and a further canted oriel supported on brackets at the western end.



Garden façade of 'Arlington', North Parade from Bellevue Park

Attached to the east and west ends of the North Parade elevation are elaborately embellished brick garden walls with moulded stone caps. The western wall ends in square section red brick piers. The eastern wall also has a short contemporary but plainer return section which faces east. The southern boundary wall to The Ravine is not included.



Section of garden wall to the immediate west of 'Arlington', North Parade.



Jubilee Bridge, The Ravine

Jubilee Bridge, over The Ravine (Grade II) Footbridge between North Parade and Bellevue Park. 1887 by the engineer Richard Parkinson and architect WO Chambers. Steel. Single-span flat-deck footbridge supported on two elliptical arches with tracery spandrels and lattice bolted balustrade. Twentieth century replacement timber handrail. The span springs from brick revetments. Decorative cast iron lamp standards by DW Windsor of Ware, Hertfordshire. The south side bears inscriptions referring to Queen Victoria's Jubilee. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.

Park Road – North Side



No.101 Park Road

Hollywood, No.101 Park Road (Positive Unlisted Building). A substantial gault brick villa with elevations to Saint Margaret's Road and Park Road. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905

counterpart. Two storey and three bay principal façade with central arched entrance flanked by single storey canted bays capped with decorative parapets. Twentieth century glazed door set back significantly. Central canted oriel at first floor level. Original horned plate glass sashes largely retained. Twentieth century concrete pan tile roof with a single pedimented dormer. Good gault brick boundary wall of late nineteenth century date to Saint Margaret's Road.



High Dene, No.105 Park Road

High Dene, No.105 Park Road (Positive Unlisted Building). A substantial detached gault brick villa with painted stone dressings and a Welsh slate roof. Largely symmetrical three bay façade; the outer bays with broken pediments. Italianate detailing. Good decorative ironwork crowning bay window and porch. Stained and leaded nineteenth century glass to entrance. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Latterly a care home and with a ramp to the main entrance door. Rear elevation painted with full height canted bay window. Small single storey late twentieth century addition to rear. Reputed to retain a fine staircase with elaborate cast iron balustrade.



Nos.107 & 109 Park Road

Woodside, No.107 Park Road (Positive Unlisted Building). A gault brick villa attached to the western gable of Providence House, but probably built at a slightly later date. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Most of the original external joinery has been replaced. Arched entrance to eastern bay within painted stone surround. Panelled front door with margin lights. Replaced bay window above. Single storey canted bay window to western bay. Boundary wall to Park Road of late twentieth century date and not of interest.

Providence House, No.109 Park Road (Positive Unlisted Building). A gault brick semi-detached villa which is not shown on the 1886 1:2,500 Ordnance Survey map but which was in existence by the time of the compilation of its 1905 counterpart. Three bay, two storey façade, with full height broken-pedimented canted bays, Central arched entrance door with pronounced key stone, set within a shallow breakfront. Good five panelled door which is probably of late nineteenth century date flanked by brick pilasters. Arched window above. Original horned plate glass sashes preserved. Twentieth century pan tile roof covering and dormer window. Gault brick stacks to east and west gables. Boundary wall to Park Road of late twentieth century date and not of interest.



Harleston House, Park Road

Central block of Harleston House, No.115 Park Road (Positive Unlisted Building). a substantial late nineteenth century villa, which is now (2017) a care home. Originally called Grove House, the central part of the structure appears on the 1884 1:500 Ordnance Survey map. It was designed to be double fronted, its original eastern elevation originally faced onto The Crescent a thoroughfare running parallel to Yarmouth Road which was abandoned before 1905. The two storey east and west wings of gault brick are surprisingly not shown on the 1927 or 1954 1:2,500 Ordnance Survey maps but are shown on that of 1958. Very large late twentieth century rear addition.

Park Road (South Side)



Nos.104-106 (even) Park Road

Nos.104-106 (even) Park Road, (Positive Unlisted Building). Pair of substantial semi-detached house faced in gault brick with a replaced late twentieth century pan tiled roof. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Two storeys with attics. Each house is of two bays

with a two-storey canted bay window to the outer bay. Horned sash windows with margin lights. Doorcase with pilasters to inner bay. Decorative tile panels above ground floor windows. No. 104 boundary walls to Park Road and St Margaret's Road are of late twentieth century date. No.106 has original gault brick piers and side walls and lowered original wall to Park Road.



Abigail Court, Yarmouth Road façade

Abigail Court, wall and gate piers to Yarmouth Road and wall to Park Road (Positive Unlisted Building). A large gault brick structure which is shown on the 1884 1:500 Ordnance Survey map as a convalescent home, and possibly built for that purpose c1879. It was enlarged c1882 to the designs of John Louth Clemence at a cost of £2000. It is of three storeys and stands at a right angle to the road, with an asymmetrical seven bay principal façade which faces south.



Abigail Court, southern elevation

The southern façade was once embellished with elaborate two storey cast iron verandas, which have now sadly been removed. It is designed in a restrained Italianate style with moulded brick frames around the windows. The elevation to Yarmouth Road has a shallow projecting gabled section with a canted bay

window at ground floor level, which is capped by an ornate cast iron balcony. Badly damaged in the bombardment of April 25th, 1916. At the rear (west) of the building is an altered gault brick Edwardian private chapel wing of a single storey with a Welsh slate roof and horned tripartite sash windows. The late twentieth century additions detract from the character and significance of the building. Pier and panel gault brick boundary wall with a decorative blue brick band beneath the cap. Brown, Hayward, and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p75. White, Malcolm, *Greetings from Lowestoft, a Picture Book of Old Postcards and Photographs* (Lowestoft, 2001).



Abigail Court, southern façade with chapel c1910

Northern Boundary Wall to No.3 Yarmouth Road- See Yarmouth Road.

Parkholme Terrace



Nos.1-5 (cons) Parkholme Terrace, High Street

Nos.1-5 (cons) Parkholme Terrace, High Street (Positive Unlisted Building). A terrace of rendered red brick early nineteenth century cottages. Corbelled eaves cornice and simple pilastered door surrounds with corbelled

hoods. Red brick ridge stacks with decorative bands. Window joinery largely replaced. Except to No.3 They face north onto the gardens of Abigail Court Park Road and have their rear elevations to Park Road. Low contemporary brick boundary wall with a stone cap in front. Boundary walls to St Margaret's Road are later twentieth century and of poor quality.

Royal Avenue

For flats 1 & 2 No.60 Royal Avenue see No.27 Yarmouth Road and boundary walls to Yarmouth Road and Royal Avenue.



Avenue Mansions, Yarmouth Road and Royal Avenue

Nos. 10-25 (cons) Avenue Mansions, Royal Avenue and Yarmouth Road (Positive Unlisted Building). Former Bellevue Hotel now supported apartments. A substantial purpose-built hotel of c1900 which is shown on the 1905 1:2,500 Ordnance Survey map. Adverts for the former hotel state that the business was founded in 1892 but it is not clear if it was founded in this building. The hotel was extended c1907 to the design of John Owen Bond of Norwich (drawings Suffolk Archives) who may also have been responsible for the original design. It occupies a prominent site overlooking the park at the corner of Royal Avenue. The hotel was reputedly damaged during a World War One bombardment and subsequently partially rebuilt. Clad in red brick with painted stone dressings and a steeply pitched Welsh slate roof. Painted wooden casement windows with small pane upper lights. Two storeys with attics. The central

three bays project and contain the arched principal entrance, this was originally set within a two-storey semi-circular entrance porch which has since been removed, the original Dutch gable above has also been rebuilt in a simpler form as have those to the flanking wings fronting Royal Avenue and Yarmouth Road. Central single storey canted bays to side ranges and full width cast iron balconies at first floor level. Low red brick front boundary wall rebuilt, and original gate piers removed. The large later twentieth century wing to the west is not of architectural interest.



Nos.85 & 87 Royal Avenue

Nos.85 & 87 Royal Avenue, boundary wall and railings (Positive Unlisted Building). A substantial semi-detached pair of dwellings built c1900. Royal Avenue itself was not created until after the publication of the 1886 1:2,500 Ordnance Survey map. This pair of houses are however shown on its 1905 counterpart. Rendered brick with tile hung second floor and applied timber framing to gables. Decorative, pierced, bargeboards, rubbed brick and painted stone dressings. The bulk of the pair's original horned sash windows survive. Three storeys with gables and shallow oriel windows to second floor. No.85 is entered via an arched doorway in with original partially glazed door and plain fanlight. Royal Avenue, No.87 from its eastern return elevation. Flat

roofed veranda supported by thin circular iron columns. No.87 has a three-storey crenelated bay window on its entrance façade, which is prominent in views from Yarmouth Road, a further two storey crenelated bay window stands to its east. Later twentieth century concrete tile roof retaining original decorative tile ridge pieces. Two storey painted brick rear range. Tall brick ridge stacks. Rear elevation visible from Sussex Road. Contemporary red brick boundary wall to Royal Avenue, that to No.85 with fine decorative c1900 iron railings. Square section stone capped piers.

Saint Margaret's Road



Nos.10-20 (even) St Margaret's Road

Nos.10-20 (even) St Margaret's Road and outbuildings to rear (Grade II). Terrace of six houses. Early eighteenth century greatly altered in the twentieth century. Rendered and colour washed brick. Concrete tile and pantile roofs. Two storeys. Each house has a door and a window to the ground floor and a single window to the upper floor. No.20 has a nineteenth century four-panelled door, the rest late twentieth century doors. No.20 has a four light nineteenth century horned sash to each floor and No.10 a similar sash to the ground floor. All other windows are late twentieth century casements. Gabled roof, No.18 with pantiles, otherwise concrete tiles throughout. No.20 has a flat-topped dormer. Three nineteenth century gault-brick stacks and a red-brick stack to the west gable internal to the rendered shaped gable. The rear elevation is broadly similar. No.20 is fitted with a late eighteenth century twelve light sash to the ground floor with exposed boxes under a segmental head. Nineteenth century plank

door. All other details of the remainder of the range twentieth century. Good range of single storey painted brick outbuildings with red pan tile roofs to rear (north) the rear elevation of which have a uniform blind façade to the gardens of Abigail Court. Labelled as 'Ancient Place' on the 1884 1:500 Ordnance Survey map.

See also No.104 Park Road (Bellevue Character area).

Station Road (South Side)



The Old Vicarage and Saint Martins, Station Road

The Old Vicarage and Saint Martins, Station Road (Positive Unlisted Building). A substantial semi-detached pair of houses occupying the centre of the southern side of Station Road built c1907. The building plot was one sold by auction in 1904, but the houses are not shown on the 1906 Ordnance Survey map. The freehold of the completed and already tenanted houses was however sold in 1908. Entrance façade of red brick, partially rendered with a steeply pitched, hipped, red plain tile roof. Casement windows with small pane upper lights. The central section is rendered and of two storeys. It is flanked by red brick bays of three storeys with a fine gothic window with a dressed stone surround to the ground floor. Good quality c1907 stained and leaded glass windows within. Attic floor rendered with a pyramidal plain tile roof. The outer bays are of one and a half storeys and contain the porch to each house. Above the porch is a large flat roofed dormer. Oval window within porch to each house. Original front doors preserved.

Return elevations of red brick and of one and a half storeys. Garden façade rendered with lean to projection to ground floor beneath a red plain tile roof. The first-floor windows are casements with small pane upper lights, the frames project slightly in the manner of oriel windows as in the central section of the entrance façade. A well-preserved pair of Edwardian houses built to a bold and highly inventive free arts and crafts design.



Rozel, Station Road

Rozel, and boundary wall, Station Road (Positive Unlisted Building). A detached villa of c1910. Red brick with gault brick dressings. Concrete tile roof retaining original decorative tile ridge pieces. Symmetrical façade with central entrance flanked by two storey canted bay windows. Prominent hood mould to doorway. Later twentieth century casement windows in original openings. Mid twentieth century attached garage to west. Contemporary red brick boundary wall and decorative tile pathway to front door.



Park House and Park Side, Station Road

Park House and Park Side, Station Road (Positive Unlisted Building) A semi-detached pair of house of red brick with a rendered first floor. Built c1910. Overhanging eaves to a pyramidal plain tile roof. Elongated red brick stacks survive to Park Side. Two storey canted bay windows. Central wooden balcony with decorative painted wooden balustrade. Recessed doors with later glazed infill to porches. Mullioned and transomed casements to eastern and western return elevations. Boundary walls to street rebuilt in the late twentieth century. These houses terminate views looking south along Saturn Close.

The Ravine

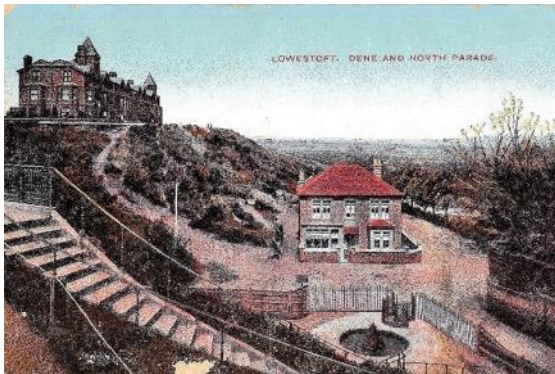
Jubilee Bridge see North Parade. For the Bellevue Park entrance pavilion see Yarmouth Road



Cliff House and Undercliff House, The Ravine

Cliff House (lhs), Undercliff House (rhs) and Undercliff Cottage (rear) but excluding the detached range to the north of Undercliff Cottage, The Ravine (Positive Unlisted Building). A substantial semi-detached pair of villas of the 1890s.

Undercliff House is shown as a detached villa and shop on a Francis Frith photograph reputedly of 1893, and both houses are shown on a further Francis Frith photograph of c1896. Red brick with painted stone dressing and a hipped tile roof. Extended to the north, and further subdivided in the early twenty first century. Cliff House and Undercliff House form the original building and had a detached outbuilding at their rear. Undercliff House is the larger of the two original houses and has a bay window to the eastern side of the ground floor and what appears to be an early former shop front to the west (This feature is shown on a photo reputedly of 1893).



Undercliffe House before the building of Cliff House c1895

Central doorway now without its original hooded porch. Its eastern return elevation is of two wide bays. Undercliff Cottage appears to have originally been the red brick rear outshot of Undercliff House. Dormer windows inserted into Undercliff House and chimneystack removed in 2010 when much of the external joinery was also replaced. Cliff House has a substantial two storey bay window, and a hipped tile roof. Brick boundary wall to The Ravine of early twenty first century date replacing one of an elaborate design similar to those on North Parade.



Retaining wall to The Ravine

Gate, Park Walls, and Retaining Wall to raised pavement, on the South Side of The Ravine. (Positive Unlisted Building). Raised walkway and retaining wall running the full length of the south side of The Ravine between Yarmouth Road and Cart Score also incorporating a balustrade. Part of an early twentieth century improvement scheme. The walling is of roughcast faced red brick, with decorative pierced upper section and moulded red brick cap. Attached to the eastern end of the wall is a tall square section pier and elaborate contemporary iron gate.



Gate at eastern end of wall to The Ravine - now removed.



Wall to Sparrow's Nest Park, The Ravine

Boundary Wall to Sparrow's Nest Park, The Ravine (Positive Unlisted Building). Substantial boundary wall of probably early nineteenth century date, once marking the northern termination of the gardens of Cliff Cottage; a now largely demolished cottage orné style villa. Shallow brick buttresses to southern face. At the western end close to the junction of Cart Score is a cobble section of walling with red brick dressings and a mid-twentieth century red brick cap. Similar section to eastern end. Central section of red brick. Until the 1960s the western section of the wall formed the rear of a group of large nineteenth century greenhouses. Towards the east the wall screened a now demolished stable block. (See also Whapload Road)



Railings, wall and gate piers, to Bellevue Park, The Ravine

Railings, wall and gate piers, to Bellevue Park, The Ravine (Positive Unlisted Building). Low curved gault brick boundary wall with spear headed railings, located at the corner of Cart Score and The Ravine. Terminates in tall square-section piers. Probably a 1920s reconstruction of the c1874 originals which had a gateway directly on the corner. A large circular pond with a central fountain was constructed just behind the railings in the later nineteenth century, see 1884 1:500 Ordnance Survey map. This has long been removed.



Railings to Bellevue Park, The Ravine c1910



Stair from The Ravine to Bellevue Park

Stair from The Ravine to Bellevue Park (Positive Unlisted Building). Imperial staircase forming

an oval in plan, probably constructed c1874 and shown on the 1884 1:500 Ordnance Survey map. Later nineteenth century stone rubble niche formerly incorporating drinking fountain placed centrally at the stairs foot. At the head of the stair was formerly a band stand but this was removed in the 1950s to allow for the construction of the War Memorial. Twentieth century railings replacing those shown in 1890s photographs.



Tennis Court Lodges on The Ravine

The Ravine - The Denes Recreation Ground or 'Oval' including the curtain wall, lodges, and pavilions

(Positive Unlisted Buildings). Laid out in the early to mid-1920s this was the last and most ambitious of a number of recreational projects designed to boost the number of visitors to the northern part of the town in the early twentieth century. These new facilities also helped the town keep pace with rival east coast resorts like Great Yarmouth and Felixstowe. The opening of Lowestoft North Railway Station in 1902 led to the development of hotels and boarding houses in the area, and to attract visitors, new facilities had to be provided by the town's authorities. Other structures from this period, including the stylish Concert Pavilion of 1913 at Sparrows Nest, sadly no longer survive. The Recreation Ground's screen wall with its inventive Art Deco lodges are a memorable feature at the junction of The Ravine, Cart Score and Whapload Road and form a significant element within key views from other parts of the Conservation Area including North Parade and Gunton Cliff, and from within the Grade II registered Bellevue Park. This structure is a relatively rare survival of Art Deco architecture

on the East Anglian Coast, others such as The Smiths Crisp building and Struan House at Great Yarmouth and The Cavendish Hotel Felixstowe having been demolished. The Grade II Listed Broomhill Lido at Ipswich is probably the only other significant survival in this style.

The Walls and lodges to Denes Recreation Ground, north side of The Ravine (Positive Unlisted Buildings). Probably dating from c1924 when allotment gardens on the site were developed as tennis courts and a recreation ground. The wall is shown on aerial photographs of 1928. The wall fronting onto The Ravine is part of a much larger rectangular enclosure located to the north, which surrounds tennis courts a putting green, and a recreation ground. Wall of reinforced concrete panels on a concrete plinth and capped by pierced latticed panels of a geometric design and a layer of blue bricks. Square section concrete piers capped by blue engineering bricks. Tennis Court lodges in free Neo-Tudor style, constructed of reinforced concrete with pilasters and gables. Geometric design of interspersed blue tiles and concrete to gables. Window openings now blocked. Pan tile roofs. The wall and lodges described above form part of the larger site, with a further main entrance lodge located to the north east and walls encircling the site.



Wall to tennis courts to the Deans Recreation Ground, on north side of The Ravine

Whapload Road (North end)



Maritime Museum, Whapload Road

Maritime Museum, Whapload Road (Grade II) House, now museum. Dated 1828, extended 1978 and 1980. Faced in whole pebbles with brick quoins and dressings. Red pan tiled roof covering of later twentieth century date. Of two storeys with a three-bay principal façade. Central late twentieth century door in late twentieth century brick surround. One window right and left in re-built surrounds but under nineteenth century segmental brick arches: left window late C20, right window a late nineteenth century fixed type. Two late twentieth century casements above separated by a stone plaque bearing inscription: Rebuilt 1828/ Huh Lockwood/ Vicar/ John Elph Church/ W Cleveland Warden. Saw-toothed eaves cornice. Gabled roof with re-built twentieth century internal gable-end stacks. Twentieth century single storey outshot to west gable. The rear has a C20 extension abutting the ground floor, above which shows two C20 single-light twentieth century metal casements. Saw-tooth cornice continues. *Interior.* The staircase rises straight from the entrance in an enclosed flight. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.



Cliff Cottage, latterly known as Sparrow's Nest, Whapload Road c1910

Remains of Cliff Cottage, Whapload Road (Positive Unlisted Building). Fragmentary remains of an architecturally important cottage orné style villa of early nineteenth century and earlier date. Originally a restrained classical eighteenth-century structure; it was remodelled in stages during the early nineteenth century, the garden façade having been Gothicised before 1821 (see sketch in Suffolk Archives Lowestoft). Further alterations and additions were undertaken before 1842. It was purchased the town council in the late nineteenth century. The house was occupied by the Navy in World War Two when it was altered and extended. Much of the house was demolished by the council in 1963. Part of the garden façade of the principal range survives, and it is possible (although perhaps unlikely) that the entrance façade survives as the rear wall of the present flat roofed structure. Attached mid and later twentieth century flat roofed structures not included.



Garden façade of Cliff Cottage with attached later twentieth century structures.



Gate Piers and Walls to Sparrow's Nest Park, Whapload Road

Gate Piers and Walls to Sparrow's Nest Park, Whapload Road. (Positive Unlisted Building). Two curved sections of wall with attached piers which flank the main entrance to Sparrow's Nest Park from Whapload Road. Gault brick and probably of later nineteenth century date, walls and gates of this design are shown on the 1886, 1:2,500 Ordnance Survey map. The southern section of wall appears to have been reconstructed. Stone dressings. (For its northern return section see The Ravine).

Yarmouth Road (East Side)



Entrance Pavilion, Sparrow's Nest Park, Yarmouth Road

Pavilion and boundary walls, Sparrow's Nest Park, Yarmouth Road (Positive Unlisted Building). Early twentieth century entrance lodge and shelter in Tudor vernacular style. The structure appears to be shown on the 1927 1:2,500 Ordnance Survey map. Constructed of red brick with applied timber framing and a hipped red plain tile roof. Single storey with symmetrical facades to Yarmouth Road and the park. The Yarmouth Road façade has gabled end bays with elaborate bargeboards flanking an open loggia. Square-section timber piers with curved braces. Rear elevation stands on a raised platform which is approached by steps and has a floor of multicoloured flags in a geometric design. Open loggia with decorative pillars of alternating courses of red brick and tile; weatherboarded upper section. The low decorative wooden balustrade between the pillars is now partially missing. Tall flanking red brick walls of pier and panel construction with stone dressings and an elaborate tile hung cap. Beyond to north and south are lower red brick walls with a blue engineering brick cap.



Entrance Pavilion, Sparrow's Nest Park, Yarmouth Road

No.4 Yarmouth Road – See No.1 Corton Road (West Side)



High Light, Yarmouth Road

High Light, Yarmouth Road (Grade II). Light house and keepers' house, now an automatic lighthouse and two houses: North Cottage and South Cottage of 1841. The first light on the site was built in 1676, re-built 1853, with keepers' house to the west essentially a single-storey version of the present keepers' house. The whole re-built 1873-74 Stuccoed brick. Slate roofs. Two storeys. A central three-bay hipped block is flanked by gabled ranges right and left receding east to enclose the circular lighthouse tower itself. The main block and the side wings are separated by thin recessed bays on the facade. The central block has a small central pediment above a blind ground-floor window and the coat-of-arms of Trinity House to the first floor. Either side are one 8/8 sash to each floor in recessed segmental panels. Modillion eaves cornice below hipped roof. The narrow bays right and left have C20 doors below 4/4 sashes. The gable ends of the flanking wings are pierced by one 6/6 sash

each floor, set in recessed segmental panels. Gabled roofs with modillion cornices. The central block has two tarred stacks on the rear roof slope and the side wings also have two tarred side stacks above the return walls. These returns are lit through one central 4/4 sash each floor. The east gables of the side wings also have one 6/6 sash each floor in recessed segmental panels. The lighthouse tower is of 3 storeys: circular, with a gallery at the lantern stage; glazed lantern surmounted by a weathervane. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.



Storage building at High Lighthouse, Yarmouth Road

Storage Building at High Lighthouse, Yarmouth Road (Grade II) Gault brick single storey outbuilding to the High lighthouse, shown on the 1884 1:500 Ordnance Survey map and possibly dating from large scale rebuilding works to the lighthouse of 1873. Flat arched lintels to openings, corbelled parapet to north and south return elevations. Nb. This building is a curtilage structure to the Grade II Listed lighthouse. Prominent in views looking west on Lighthouse Score.

Belle Vue Park, Yarmouth Road (Grade II). The first free public park in Lowestoft, laid out in the style of a formal pleasure ground and opened in 1874. Up until the 1870s, Lowestoft had no free public park but in this decade the Lowestoft Improvement Committee chose a piece of open common land on which to create what they described as a symbol of Lowestoft's growing civic pride (SRO Notes). The proposal for a park on this land came in 1872 from the chairman of the Committee, James Peto, and two of its members, William Youngman and

William Rix Seago, were responsible for turning the idea into a reality. In August 1873 a tender of £256 from G Simpson was accepted for erecting a thatched keeper's lodge. Simpson, a landscape gardener from Clapham (Committee Minutes 1873), erected the lodge while the grounds were being laid out. The design of the park followed the character of contemporary pleasure grounds, with winding paths and crosswalks through areas of lawn densely planted with a wide variety of specimen trees and shrubs. A pagoda-style bandstand was erected on the eastern boundary to take advantage of the sea views. Originally called Arboretum Hill, but quickly changed to Belle Vue, the park was opened to the public in 1874 and a park keeper was installed in the lodge to oversee the behaviour of its users. In 1887 a member of the town council, Mr Arthur Stebbing proposed that a bridge be erected across the ravine on the northern boundary of the park, to mark the Queen's Golden Jubilee. The architect William Chambers was commissioned to design the fine iron bridge, which was funded by William Youngman, the first elected mayor of the borough (Brown et al 1991). Richard Parkinson, chief engineer to the Eastern and Midlands Railway was also involved in this project, possibly in relation to its construction. In 1952 the bandstand was demolished, and a naval memorial erected on the site, while in 1972 three restored cannons were added beside it. Early in 1980 a row of five substantial gate piers at the entrance to the park were removed and in 1990 a fire destroyed the thatched lodge, although this was rebuilt to the original design in 1991. The site remains (2002) in public ownership.

Description-Location, boundaries, landform and setting Belle Vue Park lies on the north side of Lowestoft town, at the top of the cliff which leads down to the Denes and the beach. The c 3ha triangular site is bounded to the north by a deep natural ravine called Gallow's Score which now carries a public road (The Ravine), to the east by Cart Score, and to the south-west by the main A12, Yarmouth Road. The park has a central level area, the ground falling away steeply on the east side towards the sea, and on the north side to The Ravine,

beyond which lie the elegant C19 houses of North Parade. There are fine views along the coast and out to sea from a viewing platform in the north-east corner of the park.

Entrance and Approaches. The main pedestrian entrance into Belle Vue Park is located at the southern tip of the park, on the junction of Yarmouth Road and Cart Score. Beside this entrance stands the thatched lodge, erected in 1873 in the cottage orné style, with elaborate chimneys, decorated bargeboards, and rustic woodwork. Although the original building was destroyed by fire in 1990, the lodge was re-erected by the Borough Council in the original style in 1991 (Lowestoft Journal). A second entrance is located on the western tip of the park, on the junction between Yarmouth Road and The Ravine.

Park Belle Vue Park is surrounded by a low brick wall and its interior remains largely unaltered since it was laid out in 1873⁴. From the main entrance the path divides immediately on either side of golden Irish yews to enclose a small sunken garden laid out with box edging. The tarmac paths, edged with artificial rustic stones, then follow their original 1870s serpentine routes through lawns planted with mature specimen trees, their variety diminished since the park was laid out to leave only those capable of surviving the harsh conditions. Amongst the trees are dense under-plantings of mixed mature evergreens, including holly, yew, rhododendron, and laurel. In the middle of the northern boundary a fine brick and steel bridge (Listed Grade II) spans The Ravine to link the park with the large houses of North Parade. Kelly's Directory of 1892 attributes the design to Richard Parkinson although the Suffolk Archives holds plans by the architect William Chambers for the bridge, and since Chambers was the architect for much of the housing on what became known as the Belle Vue Estate, it is perhaps more likely to be Chambers' work. On the eastern boundary stands the naval war memorial, erected in 1953 to replace the bandstand which had been demolished the previous year (SRO Notes).

In the north-east corner of the park, the serpentine perimeter paths lead to a set of steps running down to a lower path on the slopes of the site, where a viewing platform is located to take advantage of the sea and coastal views. Two paths cross the centre of the park: one connecting the lodge cottage to the bridge over the ravine, and the other connecting the naval war memorial to the south-west boundary path.

References White, Suffolk Directory (1891/2), p 527 Kelly's Directory for Suffolk (1892), p 1150 Eastern Evening News, 25 October 1950 Lowestoft Journal, August 1980 ? July 1991 [various articles] Brown et al, Dictionary of Architects of Suffolk Buildings 1800-1914 (1991), pp 66-70, 226, 234/5 T Williamson, Suffolk Gardens and Parks (2000), pp 169-72. Maps OS 6" to 1 mile: 1928 edition OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1904 3rd edition published 1927. Archival items Minutes of the Lowestoft Improvement Committee (1864-73), (Suffolk Archives) Notes on Belle Vue Park (Suffolk Archives 1973)



Keeper's Lodge, Bellevue Park, Yarmouth Road

Bellevue Park Lodge and outbuilding to rear (east) (Positive Unlisted Building). Park Keeper's Lodge to Bellevue Park constructed in 1874 were restored and re-roofed in the 1990s following a severe roof fire. A single-storey cottage orné style structure with attics contained within the elaborate overhanging thatched roof. Constructed in red Flemish bond brick with a large central chimney stack with a dentilled cornice and grouped octagonal flues. Decorative bargeboards and rustic woodwork. Windows retain quarrel glazing.

The principle elevation faces north and contains a central door, flanked to the east by a four-pane casement window, with subtle raised brick surround. The west elevation is curved and contains three casement windows with a single mullion and transom. Three round-headed dormer windows are located at attic level above, within the thatch. Tall central ridge stack with three pots. Flat-roofed 20th century extension to the rear. In August 1873, a tender of £256 from G Simpson was accepted for erecting a thatched keeper's lodge. Simpson, a landscape gardener from Clapham (Committee Minutes 1873), erected the lodge while the grounds were being laid out during the following year. Contemporary red brick outbuilding to east. The Lodge is a key structure within the GII registered Bellevue Park.



Beacon, Bellevue Park, Yarmouth Road

Plinth to Beacon, close to Keeper's Lodge, Bellevue Park, Yarmouth Road ((Positive Unlisted Building). Stone rubble plinth, reputedly the base of a warning beacon erected by the order of the Marquis of Northampton in 1550 to warn against possible coastal attacks. Intriguingly on early large-scale Ordnance Survey maps this structure is marked as the remains of a cross.



Elephant Sculpture, Bellevue Park

Sunken flower beds and Elephant Sculpture, Bellevue Park, Yarmouth Road Formal sunken flower bed with central elephant statue to northern side of the keeper's lodge at the main entrance from Yarmouth road to Bellevue Park. Rectangular with semi-circular projections to east and west of mid twentieth century date (not shown on a photograph of 1921 but shown on a Francis Frith view dated c1955). Constructed of stone rubble, with a central pathway marked by stone square section piers and with mid-twentieth century elephant sculpture at its centre. Stone flags. An important feature within the Grade II registered public park. The late twentieth century elephant sculpture is a replacement for an earlier statue of a young girl which is now lost.

Boundary Wall to Bellevue Park, Yarmouth Road (Positive Unlisted Building). Remains of gault brick entrance wall and gate piers of c1874. The gate piers have unfortunately been lowered in height and the wall has lost its railings. The wall still contributes however, to the setting of the GII registered Bellevue Park and to the setting of the large (positive unlisted buildings) late nineteenth century villas on Yarmouth Road. The wall continues on the northern side of Cart Score at its western end.



Pavilion Bellevue Park, Yarmouth Road

Pavilion Bellevue Park, Yarmouth Road (Positive Unlisted Building). A single storey classical pavilion of early twentieth century date standing at The Ravine entrance to Bellevue Park, formerly incorporating male and female lavatories and a shelter. Shown on the 1927 1:2,500 Ordnance Survey map. Red brick with stone dressings and partially rendered elevations. Overhanging hipped plain tile roof. The Yarmouth Road elevation is a symmetrical composition with a central brick arched entrance flanked by a single blind panel with a decorative red brick surround to either side. Red brick corner pilasters. The southern return elevation incorporates a shelter with a flat arched lintel supported on a single column. The pavilion is a key structure within the Grade II registered Bellevue Park.

Jubilee Bridge, over The Ravine – see North Parade



Naval War Memorial, Bellevue Park

Naval War Memorial, Bellevue Park (Grade II). War memorial commemorating the Naval Patrol Service in the Second World War. Constructed 1952-3, and designed by F H Crossley, with sculpture by H Tyson-Smith. Stone facings. Low circular drum forty feet in diameter set with concave bronze inscription panels listing the dead by rank. Concentric plinth supports fluted entactic column rising to stepped pinnacle and ball finial. On the finial is a model galleon (Lymphad) under sail.

The memorial to the Naval Patrol Service was unveiled on 7th October 1953 by the First Sea Lord, Admiral of the Fleet, Sir Roderick McGrigor. The memorial commemorates 2,385 names from the patrol depot "Europa", including 49 from Newfoundland, who never returned to their base at Sparrow's Nest, an adjacent site in Lowestoft. Sparrow's Nest was the central depot of the Naval Patrol Service in the Second World War. The service itself was developed from the trawler section of the Royal Naval Reserve and many Lowestoft skippers and fishermen served in it. It manned the minesweepers, corvettes, fuel carriers and

other small craft in the Second World War. Some 57,000 men served in the Naval Patrol Service at its height in 1944. *Lowestoft Journal*, 28 November 1952 *Eastern Evening News*, 8 October 1953 *Lowestoft Journal*, 9 October 1953 Gooday, C, *HMS Europa*, 1977, pp.24-5. Late C20. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.



Naval War Memorial, Bellevue Park



Canons surrounding Naval War Memorial, Bellevue Park

No.4 Yarmouth Road – See No.1 Corton Road (with which it forms a semi-detached pair).



No.14 Yarmouth Road

No.14 Yarmouth Road (Positive Unlisted Building). Former station master's house built c1902 for the Norfolk and Suffolk Joint Railway to serve the now demolished Lowestoft North Railway Station. A similar building was constructed for the line at Corton. Facades to Yarmouth Road and Station Road. Constructed of pebbledashed red brick and with a red plain tile roof. Applied half timbering to gables and simple wooden bargeboards. Original doors and casement windows largely survive. Twentieth century boarded boundary fence to Station and Yarmouth Roads.

Yarmouth Road (West Side)

See also Abigail Court, Park Road (South Side).



Nos.3-5 (Odd) Yarmouth Road

Nos.3-5 (Odd), and gate piers, Yarmouth Road (Positive Unlisted Building). A substantial semi-detached pair of gault brick houses which are shown on the 1884 1:500 Ordnance Survey map. Each house has a gabled outer bay and is of three storeys, with a two-storey canted bay window. Ornate cast iron balconies to first

floor canted bay windows. Horned plate glass sashes. Inner bays recessed with arched doorways and partially glazed nineteenth century four panelled doors. Arched, plate glass sashes at first floor level with cast iron balconies. The rear and north elevations of this pair are prominent in views looking east along Park Road. The rear (western) elevation has a pair of shallow barge boarded gables and a central two storey outshot. The window frames have been replaced but the openings remain unaltered. The north elevation of the main block has a series of decorative blind openings. There is a tall gault brick late nineteenth century boundary wall on the Park Road elevation.



No.11 Yarmouth Road

North End, No.11 Yarmouth Road (Positive Unlisted Building). A substantial detached house of c1878-80, shown on the 1884 1:500 Ordnance Survey map. Possibly designed by James Kerridge of Wisbech who produced similar designs for villas on Yarmouth Road c1880 (Suffolk Archives collections). Originally of two storeys, faced in gault brick, and with a Welsh slate roof. A symmetrical composition with an ornate central gault brick porch flanked by canted bays with plate glass sashes. Red brick rear section. North End was severely damaged during the German bombardment of April 26th, 1916, and later partially demolished. Despite later alterations No.11 plays an important role in the setting of the registered landscape opposite and is a survivor of the first phase of a planned suburban development laid out in the mid-1870s. It is also a tangible reminder of one of the most violent events in the town's twentieth century history.



No.11 Yarmouth Road after bombardment in 1916

Gate Piers and Boundary Walls, Nos.13-17 (Odd) Yarmouth Road. (Positive Unlisted Building). Probably dating from c1880 and originally associated with No.11 Yarmouth Road but now serving houses built within its once extensive gardens.



No.13 Yarmouth Road

No.13 Yarmouth Road (Positive Unlisted Building). A vernacular revival style detached house of c1929 built within the former gardens to No.11, of two storeys; pebbledashed over high red brick plinth. Steeply pitched plain tile roof and red brick stacks, over hanging eaves. Applied timber framing to gable and simple wooden bargeboards, casement windows. Not shown on the 1927 1:2,500 Ordnance Survey map.



Nos.17-23 (Odd) Yarmouth Road

Nos.17-23 (Odd) Yarmouth Road (Positive Unlisted Building). A terrace of four substantial houses of c1900 (shown on the 1905 1:2,500 Ordnance Survey map). Its façade to Yarmouth Road is a symmetrical, three storey composition, with stylised seventeenth century detailing. The terrace is faced in red brick with pebble-dashed upper floors and decorative applied timber framing to the three gables. Original horned plate-glass sashes survive to the ground floors of the outer two houses, elsewhere largely casements, some replaced to a sympathetic design. Steeply pitched Welsh slate roof with flat roofed dormers and truncated brick chimney stacks. The principal façade has a two-storey canted bay window to each of the end houses, with a slightly projecting attic gable above. The front doors to the central houses are recessed behind arched openings which spring from the canted single bay windows to either side. The southern end house has an original lean-to timber framed porch attached to its southern façade. The garden elevation of the terrace is faced in red brick with substantial projecting outshots.



No.27 Yarmouth Road

No.27, Yarmouth Road (incorporating flats 1 & 2 No.60 Royal Avenue), boundary wall and gate piers to Yarmouth Road and boundary wall to Royal Avenue (Positive Unlisted Building). A substantial gault brick detached house which is shown on the 1884 1:500 Ordnance Survey map (where it is named Bryn-y-mor). Now flats. Probably designed by the Wisbech architect and surveyor James Kerridge; a drawing for a very similar but slightly more elaborately detailed villa signed by Kerridge and dated 1880 survives in the Suffolk Archives

(540/3/3/38). The house stands on the corner of Yarmouth Road and Royal Avenue and all its four elevations are visible from public thoroughfares. Three bay two storey principal elevation with projecting gault brick corner pilasters and a corbelled eaves cornice. Stone sills and lintels, and single storey stone canted bay windows to the outer bays. Original plate-glass sashes. Decorative iron balustraded balcony to central first floor window now removed. Hipped Welsh slate roof with central gabled dormer. Formerly with decorative iron balustrade to ridge. Southern elevation of three bays to garden with stone dressings and plate-glass sashes. Northern elevation with projecting service range. Rear elevation visible from Royal Avenue. Contemporary gault brick boundary wall and gate piers to Yarmouth Road and Royal Avenue. Jack Rose Jack Rose's Lowestoft (Lowestoft 1981)p43.

For Nos. 1-25 (cons) Avenue Mansions, See Royal Avenue

10.0 Conservation Area Management Plan

10.1 Conservation Area at Risk

The Lowestoft North Conservation Area has been placed on the 'at risk' register compiled by Historic England of 2020.

Despite an Article 4(1) Direction being applied to the North Lowestoft Conservation Area prior to the last assessment and boundary review (completed 2007) the area has suffered from a definable negative change. This has taken the form of inappropriate modern housing development, a decline in the overall condition of residential and commercial units, a number of premises remaining empty and a lack of investment and improvement within its public areas. Areas, including a section of Crown Score, have been damaged and await repair. Public areas suffer from a lack of maintenance and street furniture and surfaces lack cohesion.

Key Listed buildings including the former Town Hall and former Crown Hotel complex on the High Street which currently remain largely empty and in need of maintenance, and a significant number of positive unlisted building structures are also in a state of disrepair.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to poorly designed modern replacement windows and doors in older buildings. The Conservation Area continues to be damaged through poorly designed incremental changes. Items such as uPVC doors and windows, satellite dishes, illuminated signage, industrial extract ventilation systems, and poor boundary treatments / surfaces have all contributed to the denigration of the area.

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 work and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garage, 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 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.

Traffic congestion is also considered to be an issue which both holds back economic growth and prevents efforts to stitch the disparate parts of Lowestoft centre back together. Particularly, there are issues at the two crossings of Lake Lothing. A third crossing over Lake Lothing is planned to be in place by 2023 to help alleviate traffic congestion, and this should have a positive impact on both the town centre and the Conservation Area, where there will be opportunities to improve connectivity between the Conservation Area and the wider town centre.

Large parts of central Lowestoft are at risk from flooding. The Council is working with partners to ensure the delivery of strategic flood protection measures to mitigate these risks. It is anticipated these measures will be complete in 2021.



Poor quality conversion work to properties on the eastern side of High Street visible from Rants Score.

10.2 Alterations to Existing Buildings

The individual character areas within the North Lowestoft Conservation Area each have a highly distinct character, however they are all sensitive to the cumulative loss or alteration of architectural features. Such features include windows, doors, front boundaries, chimneys, and roof coverings.



An arts and crafts villa on Corton Road designed by RS Cockrill now with unsympathetic replacement windows.

Historic England's 'Traditional Windows Their Care, Repair and Upgrading' (2017) advises that 'the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today. The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.' The loss of historic joinery such as sash and casement

windows and panelled doors will inevitably result in a degree of harm to the significance of an historic building, the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that 'Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

The North Lowestoft Conservation Area also contains a significant number of notable nineteenth and early twentieth century shop fronts and public house facias which the local authority will seek to preserve where possible. Historic England have recently produced a thorough and objective survey of historic shop fronts on the High Street (Carmichael, Katie *The Shopfronts of Lowestoft High Street, Suffolk Historic England, Research and Investigation* (Cambridge, 2019)). This survey should provide the basis for deliberations as to whether an individual shop front should be preserved.

Standard conservation area controls have been found to give insufficient protection to certain significant elements of buildings in Conservation Areas, and this has led to the application of further controls in conservation areas within the former Waveney District.



Lyndhurst Road has suffered particularly from poor quality incremental alterations to its Edwardian Houses.

Local authorities can increase controls within conservation areas through the application of Article 4(1) directions. These were formerly called article 4(2) directions but were identical in all but name. These make further

restrictions on permitted development rights to residential properties. An article 4(1) direction is presently imposed on the North Lowestoft Conservation Area. The Article 4(1) Direction on the conservation area should continue to be actively enforced to prevent incremental change and the degradation of the special interest of the area as a whole. Article 4 (1) Directions should also be implemented in any future extensions to the conservation area.

Once imposed on an area, planning permission is required to make any change of design or material to any part of the property facing a public thoroughfare (defined as a highway, waterway, or open space). This includes replacing windows; painting previously unpainted buildings or stripping paint from them; erection, alteration, or demolition of part or all of a wall, fence, gate or other enclosure or the construction of a porch. Also covered is the enlargement, improvement, or other alteration of a dwelling; any alteration to its roof; the provision of a building, enclosure, swimming pool, hard surface, etc., within the grounds, or 'curtilage', of the building.

The requirements for making applications still apply, for example providing plans and supporting information as outlined on the appropriate forms. Remember, elevations of your property not visible from a public place (other than roof or chimneys) are not affected and these will enjoy the normal 'permitted development' rights for a conservation area.



Listed eighteenth century cottages on St Margaret's Road the character of which has been harmed by poor quality replacement windows and doors.

10.3 The Design and Location of New Development

In a conservation area such as North Lowestoft 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.



Grade II Listed houses on the High Street with poor quality recent development below

The number and quality of the large gardens within the Bellevue and High Street Character Areas of the Conservation Area is one of its most important features. These gardens and their walls and bothies are often of considerable significance.

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 its 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. The Conservation Area boundary is drawn tightly to the immediate rear of properties located to the west side of the High Street meaning that areas further west are presently being redeveloped to the detriment of the setting of Listed and positive unlisted building assets within the Conservation Area's boundary. A series of recent developments on Whapload Road has also had a detrimental impact on the Conservation area's setting.

The North Lowestoft Heritage Action Zone Design Guide (July 2020), tailored to the Heritage Action Zone area, has been produced by East Suffolk Council.



Briar Clyffe, Gunton Cliff demolished 2014

10.4 Demolition

The North Lowestoft Conservation Area 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 the town 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. The future of such non-designated heritage assets also merit detailed consideration under criteria set out within the NPPF.

Since the last review in 2007 the Conservation Area has lost sadly one of its largest nineteenth century villas, 'Briar Clyffe', which stood on Gunton Cliff. The former home of the Oxford Street department store owner Howard Hollingsworth. It was designed by William Roberts, and sadly demolished in 2014. Other structures have also been demolished including the outbuildings to the former Globe Inn on High Street.

The demolition of non-designated heritage assets which are located beyond the Conservation Area's boundary, but which form part of its setting can also cause harm to a conservation area's significance. The impact of their demolition on the Conservation Area's special interest is a matter warranting serious consideration as set out within the NPPF.



Poor quality replacement joinery, Herring Fishery Score

10.5 Enhancement Opportunities

Opportunities to enhance the Conservation Area have been identified by the appraisal including future mitigation of the impact of Artillery Way. 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.

10.6 North Lowestoft Heritage Action Zone

Regeneration within the Conservation Area and outside has recently been given a boost by the creation of a Heritage Action Zone or (HAZ). The Heritage Action Zone focuses on the North Lowestoft Conservation Area and also includes areas closely bordering the Conservation Area; including those earmarked for new residential development to the west, and the industrial setting of the Power Park and the open space of the East of England Park on the lower levels to the east, which once accommodated Britain's most easterly community in the area known as the Beach Village.



Poor quality shop fronts detract from the character of some High Street buildings, whilst the cladding added to No.100 (right) has badly disfigured its c1800 façade.

In more recent years the decline has been exacerbated by the economic downturn and national changes in retail, which have had a negative impact on the whole town centre. In particular they have left the historic High Street with significantly reduced footfall and a lack of purpose. This coupled with high

numbers of vacant premises and heritage assets at risk, poor quality alterations to buildings, inappropriate modern development, and lack of investment in public areas, has led to the North Lowestoft Conservation Area being included on Historic England's *Heritage at Risk Register* (2017).

The creation of the Heritage Action Zone is therefore timely, and the scheme will help revive the town's historic heart by maximising the potential of historic assets and kick start regeneration. It will bring buildings back into use as housing or retail space and enhance the quality and connections of the historic streets and public spaces. It will improve the overall natural, historic, and built environmental quality, making the area more attractive to residents, businesses, tourists, and investors.



c1900 shop on the corner of Milton Rd has a shop fascia which could be improved this building forms part of the setting of the Listed United Reformed Church opposite.

The HAZ scheme is running with involvement of the local community, using a programme of activities to engender pride in place through the engagement in the heritage of the area. The HAZ is being delivered by a partnership including East Suffolk Council, Historic England, Lowestoft Town Council, Lowestoft Vision (Business Improvement District and part of the Suffolk Chamber of Commerce) and the East Suffolk Building Preservation Trust. In order to achieve the aims of the HAZ the Partnership have been overseeing the following interventions:

- research and better communication of the historic significance of the area and assets
- bringing vacant and 'at risk' historic buildings back into use
- identify and delivering new open market housing in the area
- working with private sector landlords to jointly fund the repair and reintroduction of historic features in buildings in the historic High Street
- encouraging footfall by implementing improvements to pedestrian access, including restoration works to the historic Scores
- delivering quality open spaces and cultural events for both the local community and visitors to enjoy
- Supporting retail and leisure businesses within the town centre boundary, including the reintroduction of a regular market.

East Suffolk Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of North Lowestoft is maintained and protected. Alterations or repairs to road surfaces and paving within the conservation area should ensure that these areas are reinstated to match existing surfaces.

Opportunities for the integration of the historic High Street more fully with the features of interest in the surrounding townscape should be rigorously explored. Visitors should be encouraged to move beyond the retail frontages of High Street to explore other features of interest, particularly Ness Point, the sea wall, and the net drying racks. These features form a rich and unique resource for residents and visitors and would be enhanced by better awareness and use. Improved signage, further public art, and the revitalisation of heritage trails may aid in this process.



Derelict shops on the eastern side of High Street



Land on Old Nelson Street used for carparking. These poorly maintained carparking areas detract from the setting of the adjacent Grade II Listed former school.



Empty GII Listed former Town Hall, High Street

10.7 Buildings at Risk

The Conservation Area contains a significant number of buildings at risk the majority of which are either Listed or identified as being positive unlisted buildings.

The bulk of these structures fall within the boundary of the Heritage Action Zone created in 2018 which incorporates much of the High Street and Denes Character Areas. The Heritage Action Zone aims not just to restore and brings neglected buildings back into use but to revitalize the economic life of the Conservation Area itself.

Listed structures at risk include the now empty Grade II Listed Town Hall and former Crown Hotel complex on the High Street. The Grade II Listed boundary wall on the northern side of Crown Score is also now (2019) in poor repair.

Amongst the most memorable positive unlisted buildings at risk are Nos. 73, 88, 159 &

179 High Street and 12 Crown Score. The most memorable group of buildings at risk are however on Whapload Road where a cluster of historic former smoke houses and other fishing related buildings stand. Nos. 315, 325, & 329 Whapload Road.

There are fewer buildings at risk outside the Heritage Action Zone. Those that do exist are however important buildings to the Conservation Area. Some of the large Victorian villas on Yarmouth Road which are in multiple occupancy are for example, in need of extensive repairs.



The garden of Crown House from Crown Score

10.8 Landscape and Trees

The Conservation Area contains a large number of designed landscapes ranging from nineteenth century public parks and villa gardens to the former drying grounds for fishing nets on The Denes and two former yards associated with nonconformist chapels. One of these open spaces, Bellevue Park on Yarmouth Road, is a designated heritage asset being on the list of registered parks and gardens

The positive management and design of the landscape of the Conservation Area is a key consideration in planning related work. This is particularly important within the Bellevue Character Area where there is a concentration of historically significant designed landscapes many of which date from the nineteenth century.

The North Denes, The Denes Recreation Ground or 'Oval' and other green spaces which border the Conservation Area are of considerable historic and aesthetic significance and form a key part of the Conservation Area's setting. East Suffolk Council has specific planning policies designed to safeguard these designed landscapes.

The long linear terraced gardens on the eastern side of the High Street are of considerable historic significance and form the setting of many Listed buildings. They are also prominent in views from The Denes.

Bellevue and Sparrow's Nest Parks and several the larger private gardens also contain fine examples of specimen trees which were planted in the nineteenth century. Many of the trees within, and 94 immediately surrounding the Conservation Area, are now over 100 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 Bellevue Character Area 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 landscape's historic development, and of any designed views within it. Inappropriate planting (design and species) can detract both from the character of the settlement and from the designs of the garden or parks original designer.

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.



The Ravine, Belle Vue Character Area

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.

10.9 Shoreline Management

The Suffolk coast has always been dynamic. The Shoreline Management Plan 7 (Lowestoft Ness to Felixstowe Landguard Point) identifies the best ways to manage coastal flood and erosion risk, both to people and the developed, historic, and natural environment to 2025, 2055 and 2105. The Plan aims to reduce the threat of flooding and coastal erosion to people and their property and also aims to deliver environmental, social and economic

benefits. East Suffolk Council is the lead authority for this Plan:

<https://www.eastsuffolk.gov.uk/environment/coastal-management/shoreline-management-plans>

10.10 Positive Unlisted Buildings in the Conservation Area – (Previously referred to as Locally Listed buildings)

This appraisal identifies buildings that although unlisted contribute positively to the character of the Conservation Area. These encompass most of the buildings previously identified as Locally Listed and adds additional buildings which are deemed to fulfil these criteria. These buildings are all within the present conservation area boundary and the within extended areas.

Some buildings previously identified as Locally Listed are now not identified as positive building and should have their previous locally Listed designation removed. These are;

Briar Clyffe, Gunton Cliff was demolished in 2014 and only its boundary walls and railings now remain, which are deemed as positive unlisted buildings.

Nos.59 & 59A, 151 & 152 High Street are now Grade II Listed structures.

The last appraisal (2007) made reference to a number of locally Listed buildings bordering the Conservation Area, but which are not located within its boundary. References to these structures have therefore been deleted from the text of this document.

10.11 Boundary Review

A review of the Conservation Area's boundaries was undertaken as part of the reappraisal process prior to adoption of this document. A number of areas were identified to be added and one section removed.

Areas Added 2021

The Ravine: The Denes Recreation Ground or 'Oval' .

Corton Road; Short length on the west side of the road, of adjacent to the existing boundary, to include two Arts & Crafts houses.

Royal Avenue: Short length adjacent to the existing boundary to include two dwellings.

Arnold Street: Short length of street adjacent the existing boundary to include a nineteenth century Drill Hall and one dwelling.

High Street/Artillery Way: A short section of road at the intersection of Artillery Way with the High Street is added to connect the otherwise separated sections of the Conservation Area. This area forms the historic line of the High Street where the two roads cross, no additional structures proposed

London Road: No 170 (The Volunteer) which plays a key part in the setting of the adjoining Grade II Listed chapel and schools complex.

Area Removed 2021

A small area was identified to be removed from the Conservation Area. This is an area to the south side of the net drying area on Whapload Road. It does not follow any existing historic boundary and appears may be a mapping error.

The following buildings are now included within the extended to the Conservation Area and are identified as Positive Unlisted Buildings;

Bellevue Character Area

- Nos.31-33 Corton Road
- Nos. 85-87 (odd) Royal Avenue
- Denes Recreation Ground or 'Oval' The curtain wall, lodges, and pavilions of the Denes Recreation Ground or 'Oval'.

High Street Character Area

- Former Drill Hall Arnold Street
- No.38 Arnold Street
- The Volunteer Public House, No. 170 London Road

Structures in the extensions

The boundary changes made to the Bellevue Character area were primarily designed to give protection to a series of buildings of architectural interest located on or close to its major thoroughfares. These include a two villas designed by the arts and crafts architect Ralph Scott Cockrill located on Corton Road. These structures are now brought into the Conservation Area and make a positive contribution to its character and significance. Some of these properties such as Nos.85 & 87 Royal Avenue also play an important role within key views.

11 Council Contacts and Further Information

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

Officers of East Suffolk Council Design & Conservation Service can provide advice, information, and support. Tel: 01394 444610 or email: conservation@eastsuffolk.gov.uk or by post to The Design & Conservation Team, Planning and Coastal Services, East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ.

Arboricultural & Landscape Tel. 01394444241 <https://www.eastsuffolk.gov.uk/planning/trees-and-landscape/trees-in-conservation-areas/treesandlandscape@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 741237 or emailing archaeology.her@suffolk.gov.uk

Local Generic Guidance is contained in 'A guide for owners and occupiers of properties in conservation areas', East Suffolk Council and 'A guide for owners and occupiers of Listed buildings', East Suffolk Council. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/listed-buildings/>

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Legend:

- Important Views
- Important Wall
- Positive Unlisted Building
- Listed Building
- Conservation Area Extension
- Conservation Area Removal
- Crown Street West Character Area
- Belle Vue Character Area
- Denes Character Area
- High Street Character Area
- Important Open / Green Space

Appendix 1: Useful information

Useful Web addresses

The Department for Digital, Culture, Media & Sport (DCMS)

www.gov.uk/government/organisations/department-for-digital-culture-media-sport

Broads Authority www.broads-authority.gov.uk

Historic England: <https://historicengland.org.uk/>

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

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

Ancient Monuments Society
www.ancientmonumentsociety.org.uk

Council for British Archaeology www.britarch.ac.uk

The Twentieth Century Society:
www.c20society.org.uk

The Victorian Society: www.victoriansociety.org.uk

The Georgian Group: www.georgiangroup.org.uk

The Gardens Trust: <http://thegardenstrust.org/>

Appendix 2: Glossary of Architectural Terms

bargeboards: Wooden attachments to the verges of a roof.

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

console: A small upright bracket usually carved as a scroll and appearing to support a lintel or cornice.

coping: A course of flat or weathered stone or brick laid on top of a wall.

corbel courses (corbel table): A course of masonry supported by corbels. Corbels are projections from a wall designed to support a weight.

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

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

fanlight: The light immediately over a door when round-headed or semi-elliptical.

finial: A terminal feature treated differently from the pier which it surmounts. Described by its form (ball finial, spike finial etc).

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

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

gambrel roof: A usually symmetrical two-sided roof with two slopes on each side. (The usual architectural term in the eighteenth-century was "Dutch roof.") The upper slope is positioned at a shallow angle, while the lower slope is steep.

gauged brick arch: An arch made of bricks which radiate from a common centre point. Commonly used above doors and windows.

gault brick: Bricks made of gault clay which produces a smooth heavy yellow brick popular in the mid and later Victorian period.

glazed header: The narrow end of brick, which has been given an, often colourful glazed coating, and which acts as a decorative feature when used with others within a wall.

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

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

key block (key stone): The central element of a masonry arch or its decorative imitation.

kneeler: The base stone of a gable supporting the parapet.

lancet window: A single light with pointed arched head.

moulded brick: Brick work made from bricks, fired normally, and formed by moulding to shape by

hand or in a mould to make an architectural feature such as a mullion or a decorated chimney.

mullion: The upright dividing the lights of a window.

mutule: a stone block projecting under a cornice in the Doric order.

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

pargeting: External ornamental plasterwork of a vernacular kind.

pediment: The Classical equivalent of a gable, often used without any relationship to the roof, over an opening. Distinguished from a gable by the bottom cornice.

pilasters: The flat version of a column built into a wall and having a slim rectangular plan.

plat band: Flat horizontal moulding between storeys.

quoins: Stones either larger than those which compose a wall, or better shaped, and forming the corners between walls. Also, the decorative imitation of these stones, e.g. in plaster or material differing from the walls.

reveal: The part of a window or door jamb which lies beyond the glazing, nearest to the outer face of the wall.

segmental arches/heads: Usually shallow brick arches with a bottom curve formed from a segment of a circle.

spandrels: The area between the curve of the arch and the rectangle within which it has been formed.

stair turret: A protrusion containing stairs.

Stop Line: A defensive line of pillboxes, barbed wire, and concrete anti-tank cubes manned largely by the Home Guard in WWII to slow down the movement of an invading enemy.

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

vermiculated: A form of treatment of the surface of masonry in which each block has been partly excavated to form a pattern resembling worm casts.

Appendix 3 – Details of selected architects who worked within the North Lowestoft Conservation Area

Boardman, Edward FRIBA (1833-1910) A Norwich born architect who trained under John Louth Clemence of Lowestoft before setting up his own practice in 1860. Amongst his numerous nationally designated works are the remodelling of the eighteenth-century Grade I Peckover House in Wisbech, The conversion of Norwich Castle into a museum, Nos.1-7 Chester Place Norwich, and the former Methodist Chapel Queens Road, Norwich.

Bond, John Owen (1878-1948) Chelmsford born son of a Norwich department store owner, Bond was a pupil of the talented George Skipper and himself a talented arts and crafts architect. Bond is known to have designed buildings on London Road, and Surrey Road in Lowestoft as well as working on the former Bellevue Hotel. His nationally designated buildings (Listed) include 7-13 Orford Place, Norwich.

Chambers, William Oldham FRIBA (1838-1909), Sometime on partnership with the Norwich architect Edward Preston Willins (dissolved 1884) and later with his pupil William James Roberts (dissolved 1890). Chambers had an extensive practice in Lowestoft being responsible for numerous villas and commercial buildings. He is also known to have produced designs for buildings in Sussex and Stockton on Tees. Chambers had an office in Cannon Street London and later moved to Kensington. In 1893 he went bankrupt. His nationally designated buildings include parts of London Road United Reformed Church, Lowestoft, and parts of Lowestoft Town Hall.

Clemence, John Louth (1822-1911) Clemence trained in the office of CR Cockerell in London before returning to his native Suffolk. He worked extensively for Sir Moreton Peto and Harold Peto later the architect partner of Sir Ernest George trained in Clemence's office. Clemence played an active role in the town's affairs being its second Major, an

Improvement Commissioner and a Captain in the 17th Suffolk Rifles. His nationally designated buildings include Wellington Esplanade Lowestoft, and parts of Lowestoft Town Hall.

Cockrill, Ralph Scott ARIBA (1879-1956) Son of the Great Yarmouth Borough Surveyor JW Cockrill under whom he trained. Cockrill had offices in Lowestoft and Kings Lynn. In his domestic work an accomplished and highly inventive arts and crafts architect with a meticulous eye for detail. In his commercial work a bold user of faience and other modern materials and an exponent of art nouveau in his detailing. By the 1930s he was living in London and exhibited a perspective drawing at the Royal Academy in 1937. His nationally designated buildings include the Grade II* Hippodrome at Great Yarmouth, Fastolff Hall, Regent Road, Great Yarmouth, and houses on Gunton Cliff and Kirkley Park Road in Lowestoft. He designed his own house on Gunton Cliff which still survives.

George Glover (c1812-1890) York born architect and Surveyor of Marine Parade Lowestoft and Victoria Street Norwich, active in the mid nineteenth century in both the Italianate and gothic styles. He is recorded in Lowestoft census returns between 1851 & 1881. Glover appears to have been employed by the Adair (Flixton Hall) estate in the 1870s where he improved a large number of farm complexes. His nationally designated buildings include the gothic former Wrentham Town Hall.

Hamby, George Henry (1849-1935) Borough Engineer responsible for the widening of parts of Lowestoft High Street and other civic improvement schemes. His nationally designated buildings include parts of the former Lowestoft Town Hall.

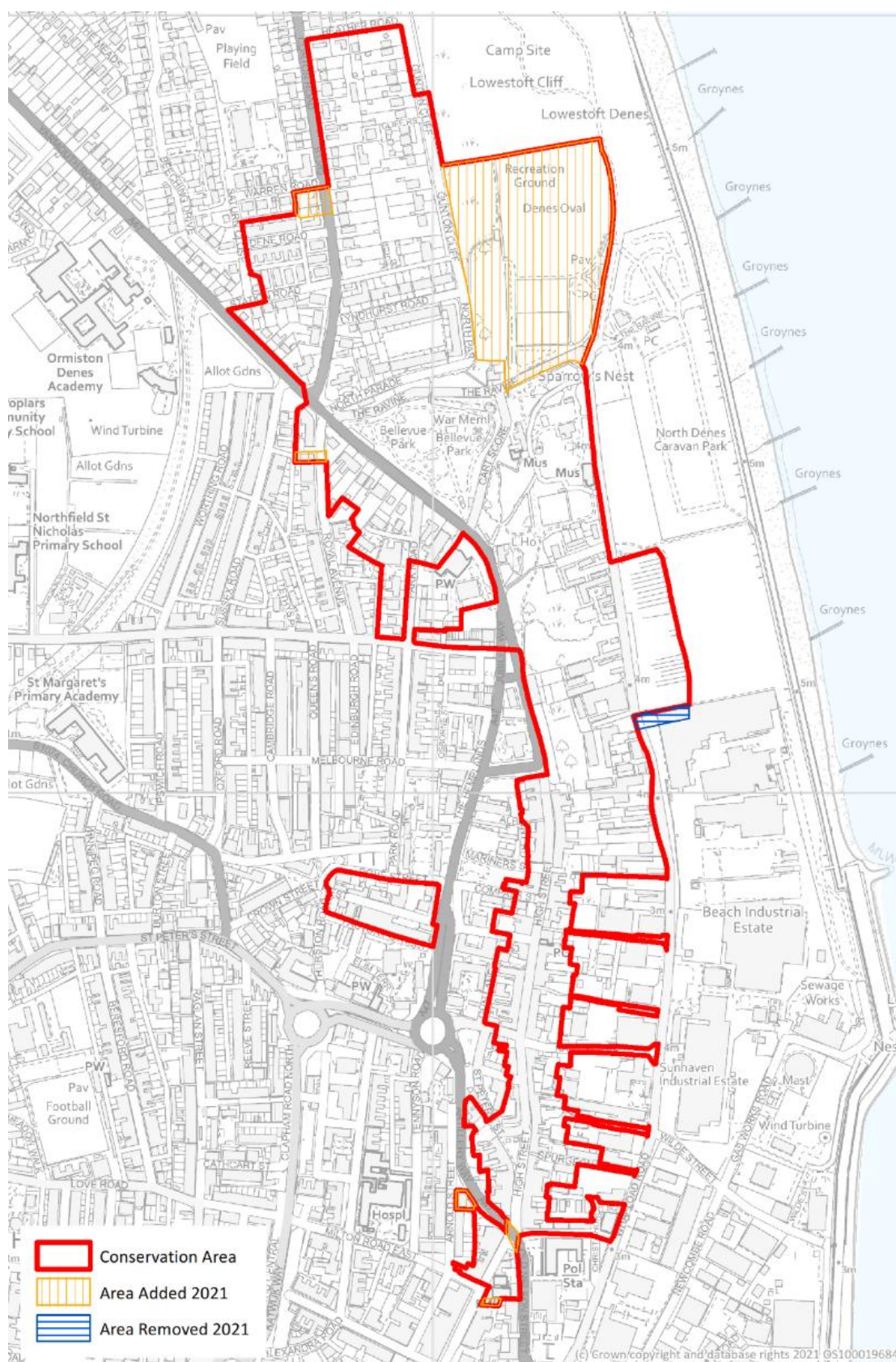
Kerr, Robert (1823-1904) was one of the founders of the Architectural Association and its first president in 1847-1848. In 1861 he was appointed Professor of the Arts of Construction at King's College. These offices, together with his numerous publications,

notably *The Gentleman's House* (1864), brought him several important country house commissions. His practice did not prosper in later years however because of his notorious lack of respect for clients and his quarrels with other architects. His nationally designated buildings include the Grade II* Bearwood House, Berkshire and London Road North United Reformed Church in Lowestoft.

Kerridge, James (1830-1911) Nonconformist architect with a practice in Wisbech. Kerridge designed Primitive Methodist Chapels throughout southern and central England as well as schools and private houses in East Anglia.

Roberts, William James (1852-1918) Born in Hopton he trained in the office of William Oldham Chambers and later became a partner in the firm. The partnership was dissolved c1890. In 1901 he was described as having designed many houses and shops in Lowestoft, Cromer and Overstrand. He designed his own house in Regent Road Lowestoft which still survives.

Map of the Proposed North Lowestoft Conservation Area Boundary



Appendix C	North Lowestoft Conservation Area Appraisal Draft document. (Public Consultation Document).
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Please use this web-link to access The North Lowestoft Conservation Area Appraisal Draft document, which went out on Public Consultation.

[Public Consultation - North Lowestoft Conservation Area Appraisal » East Suffolk Council](#)

Summary of Responses to the Public Consultation/Council response/Action
North Lowestoft Conservation Area Appraisal

Name/ Organisation	Comment ID/ Ref	Type of response	Comment Summary	Council Response	Action
Angela Risebro	1	Support/ Observation	Supports the document. The architect Edward Boardman also built the Methodist Church at Corton connected to the Colman Family.	Noted. Text of document not altered as not directly relevant to this document.	None.
A&M Zipfel	2	N/A	Request for printed copy of the document.	Printed copy sent.	None.
Mrs Gunton	3	Support/ Observation	General supported the document but wished for any photos of 46 Corton Road be removed should they exist.	Agreed. Removal of photos was offered in the consultation letter. Photo of No 46 Corton Road removed from page 169.	Text amended.
Carol Willis	4	N/A	Requested large copy of map as printed copy too small to be seen. Corrected her postal address for correspondence.	Links sent via email and printed large map sent.	None.
Mrs Woodgate	5	Observation	Wonderful idea to conserve things in Lowestoft but money should not be wasted. Consultations are an absolute waste of money. Ask the local people in Lowestoft what they want from Lowestoft!	Noted. Efforts to contact back in response to answer phone message received unsuccessful. Message left.	None.
Mr P Kelly	6	N/A	Request for printed copy of the document.	Printed copy sent.	None.
David Butcher	7	Support/ Observation	Wholly approve of the proposed boundary adjustments - particularly the major inclusion of the Denes Oval sports ground. Description of a number of the High Street shops, concentrate on external features but fail to mention some unseen (but historically important)	Noted. (Particular support noted for inclusion of the Oval in the CA) Agreed. Minor alterations to text to include extra historical detail for the three	None. Text amended.

			<p>details. Further historical details given for;</p> <ol style="list-style-type: none"> 1. 43-44 High Street 2. 81-83 High Street 3. Nos. 148-149 High Street 	properties mentioned.	
Norman Castleton	8	Support/ Observation	<p>Interesting presentation - Suggests following amendments: Firstly, the position regarding the governance of the Conservation areas come heritage development zones (HAZ) should be made clear.</p> <p>A requirement to ensure that all the conservation area heritage structures are treated properly and not just hacked down or left redundant as they have been in the past e.g. the Coopers building & the Town Hall.</p> <p>Agree that the Oval cricket ground should be included.</p> <p>Extend the northern perimeter of the conservation area to the whole of the North Denes up to and including Gunton Cliffs & the Warren.</p>	<p>Noted. Conservation area designation is independent of regeneration schemes.</p> <p>Noted. Policies in the National Planning Policy Framework Local plan and the Planning (Listed buildings and Conservation Areas) Act 1990 are the instruments for the management of development affecting heritage assets etc.</p> <p>Noted. Particular support for inclusion of the Oval in the CA</p> <p>Noted. This is primarily a natural environment and not a built environment, so not proposed to be included.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

			<p>Extend the eastern perimeter to include the Caravan Site with the aim of eventually removing it and creating a green corridor from the Ness Point Park to the north beach below Gunton Cliffs.</p> <p>Extend the conservation perimeter to include the corner site area bounded by Melbourne Road & Park Road and which includes the former Prince Albert public house. The Prince Albert pub (now called the Edge of Town) should in my opinion be upgraded to listed status. It is one of the few remaining examples of work in the town of the former Lowestoft Architects, Tayler & Green.</p> <p>Their work seems to be revered in other places and often mentioned in Pevsner but not in the town where they had their office. The present occupier has degraded the design with unsympathetic additions & modifications which are not consistent with the architects' original concept.</p> <p>Upgrade all the Scores & especially the Crown and Mariner's Scores which are included in the plan.</p>	<p>Noted. This area fails to meet the criteria of quality of built environment to be included in the CA.</p> <p>Noted. The areas adjacent to the existing CA boundary were assessed to see if they warranted inclusion as part of the reappraisal process. This area was not identified to be of the required standard for inclusion. However, they do benefit from some protection by forming the setting of the Conservation Area (a designated heritage asset) in this part of it.</p>	<p>None.</p> <p>None.</p>
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			<p>The HAZ & the former Post Office as administered by ESC is an example of poor development management and of ignoring the requirements of a heritage asset zone. Removal of part of a listed building and replaced by a 'rabbit hutch' development.</p> <p>The illustration for Whapload Road Nos 312 to 314 is out of date. There have been extensive alterations including a wooden penthouse on top of 314. The modifications have been left unfinished.</p>	<p>Noted. Aim to implement improvements to pedestrian access, including restoration works to the historic Scores is highlighted in the Management Plan.</p> <p>Noted. Comments not related to the content of the Conservation Area Appraisal.</p> <p>Noted. Replacement photo sourced.</p>	<p>None.</p> <p>Text amended.</p>
Sarah Foote Town Clerk9	9	N/A Request for further information	Is there any justification in the document to why the whole of the Denes Oval area is being added to the conservation area? If it is in the document, can you please point me to the correct reference (noting that 10.11 simply states it is to be included) and if not could you please provide a summary of your reasoning for the Town Council to enable proper consideration at our next Planning and Environment Committee Meeting.	<p>Response sent to TC setting out the reasons for including the Denes Oval was sent by email on 26.02.21</p> <p>This response is detailed in Appendix E as referred to in the Cabinet report.</p>	None.
Richard Moule	10	Support/ Observation	General support for the document. Development of Ness Point is of concern. I am especially concerned about all the green area of North Deans going north from the Birds Eye Factory site and its should be kept away from further development. The area is becoming a tourist attraction itself with people coming to enjoy the	The area around Ness Point is allocated for commercial use. East of this it is primarily a natural environment and not a built environment. Thus these areas have not been	None.

			coastal countryside. I would like this whole area to be in the Conservation Area.	proposed to be included in the CA	
Colin Butler	11	Objection	I oppose the inclusion of the Denes Oval into the Conservation Area because a) the recreation ground will be addressed within the Lowestoft Town Council's Neighbourhood Development Plan, b) the land is owned by LTC and therefore doesn't need an extra layer of bureaucratic oversight by East Suffolk Council, and c) it could restrict any future development that LTC might desire, e.g the pavilion, or alterations, such as demolition of the concrete perimeter wall and the gatehouses, which are derelict eyesores.	<p>Noted. Particular objection for inclusion of the Oval in the CA.</p> <p>The conservation area designation is not to restrict development to achieve appropriate development. The entrance gates and fence have already been identified as "locally Listed" in the current Conservation Area Appraisal, so their positive visual contribution and significance to the area has already been recognised.</p>	None.
Fiona Cairns, Suffolk Preservation Society	12	Support / Observation	Many congratulations on an excellent appraisal. It is a comprehensive document, well researched and the substantial increase in the number of designated Positive Unlisted Buildings (PUBs) is very welcome. Similarly, the stronger message within the management plan to limit the loss of buildings and architectural details is very necessary in a conservation area where its true worth has not been valued highly enough by	Noted	None.

			<p>those responsible for decision making.</p> <p>The following are minor edits which I came across. They are not exhaustive, but I thought it worth drawing them to your attention:</p> <p>Page 48 – The Crown Street Character Area map shows some buildings marked up as orange. As there is no corresponding notation for orange buildings in the key, I presume they should be red. Might be worth double checking the colours have been marked up correctly by the graphic designer.</p> <p>Page 132 – para. 3, line 5 has a rogue sentence “Listed Structures” which needs removing</p> <p>Page 137 – second column, para. 2, line 1 last word “to” is in the wrong typeface and in blue</p> <p>Page 142 – second column, para. 2, line 2 “helping to retaining” should read “helping to retain”</p> <p>Page 191 – para.3, line 4 “and” should be “are” to make the sentence make sense</p> <p>Page 205 – column 2, section titled Area for Removal, line 4 “existing of historic...” need to remove the “of”</p>	<p>Agreed. Map colours corrected</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>	<p>Text amended.</p> <p>Text amended.</p> <p>Text amended.</p> <p>Text amended.</p> <p>Text amended.</p> <p>Text amended.</p>
Sarah Foote, Deputy Town Clerk	13	Objection/ Observation	The Town Council wishes to submit the following comments:		

			<p>1. It has been agreed that the Town Council is opposed to adding the whole of the Denes Oval (a Lowestoft Town Council owned asset) to the Conservation Area as the Town Council is already respecting the history of the site.</p> <p>2. The appraisal document mentions a gate at Belle Vue Park. You are aware that this has now been removed and you may wish to amend the document to reflect this.</p> <p>3. The Town Council supports the remainder of the recommendations in the appraisal.</p>	<p>Noted. Particular objection for inclusion of the Oval in the CA</p> <p>Noted</p> <p>Noted</p>	<p>None.</p> <p>Text amended.</p> <p>None.</p>
Edwards James Historic England	14	Support/ Observation	<p>The production of an appraisal for the North Lowestoft Conservation Area is welcomed.</p> <p>We would like to make the following comments,; A broad comment we would make is that the draft contains considerable detail which is of great interest but which is sometimes duplicated in content or intent between different sections. suggest the appraisal could be consolidated to create a shorter and more concise document that may be more quickly and easily referred to and used as a planning tool by members of the public and other users. For example,</p> <p>Sections 4.1 and 4.2 contain a lot of interesting information to a high level of detail, but that the length and density of textual description may make the document difficult to use as a planning tool to quickly establish the historic interest of the area and its morphological development.</p>	<p>Noted</p> <p>Noted. However, this document follows the standard format adopted by the council for updated conservation area appraisals. This to be considered for production of future documents.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

			<p>Could the text in this section be consolidated and additional historic maps from later periods such as the Ordnance Survey's County Series and early National Grid editions be used to illustrate the town's historical and morphological development instead for example?</p>	Noted.	None.
			<p>We have spotted a number of inconsistencies in section and paragraph numbering. For example, Section 4: Assessing Special Interest is followed by Section 4: Character Areas. We would also normally recommend that all paragraphs and sections in appraisals and other types of SPD are clearly numbered to aid referencing by users of the document, and the titles of sections and sub-sections identified using obvious headings and sub-headings.</p>	Agreed. Numbering of the Section on Character Areas adjusted to 5.	Text amended.
			<p>We noticed that formatting also varies between two columns and a single paragraph across the document. This appears to be so that lots of photographs can be incorporated, which is welcome, but does make the document slightly difficult to follow.</p>	Noted	None.
			<p>We would suggest could be simplified to following a single convention. We welcome the inclusion of detailed and annotated maps that identify key positive and negative features and</p>	Noted	None.

			<p>elements such as important walls and positive buildings. Including these at the beginning of each character area section is helpful but we suggest reviewing these to ensure they are consistent with the aspects identified in the text, particularly in relation to key views, where there might be inconsistencies.</p> <p>We would also suggest that important walls are identified in a different contrasting colour, because using blue makes the walls on the scores difficult to pick out next to the blue used to show the boundary of the High Street Character Area. To reduce the length of the main document, we would suggest that the “key buildings” section in each character area is incorporated into a gazetteer that forms part of an Appendix, which can then be referred to in search of specific information if required.</p> <p>A final general comment is that there are a few examples where some of the language used is perhaps slightly negative in tone, and where we would suggest more neutral but still descriptive could be used: e.g. ‘disrupt’ or ‘obscure’ instead of ‘destroy’, and ‘non-descript’ instead of ‘bleak’ for instance?</p> <p>Page 1 We are pleased to see an extensive Bibliography supporting the information in the</p>	<p>Noted</p> <p>Noted</p> <p>Agreed. Text altered on pages 49, 52, 55 & 147</p> <p>Noted. This reflects the format of other East Suffolk</p>	<p>Text amended.</p> <p>None.</p> <p>Text amended.</p> <p>None.</p>
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			<p>appraisal, but suggest that this would be better placed at the end of the document.</p> <p>Page 6 We welcome the commitment by East Suffolk Council to continue to formulate and publish proposals for the enhancement of the conservation, the requirement for which is set out in legislation and the National Planning Policy Framework.</p> <p>We suggest the Planning Policy Context section could be simplified slightly, with each relevant piece of planning policy clearly identified and relevant policies and paragraphs referenced.</p> <p>We would suggest also clarifying the information regarding Article 4 Directions so that it refers only to the current terminology and regulatory provisions, rather than now superseded forms.</p> <p>We also suggest that Article 4 Directions and their implications could be set out in their own section and highlighted appropriately with a sub-heading, and dealt with in detail in the management plan.</p> <p>Section 4 (Special Interest) We would suggest that the 'Location and Setting' section is focused on the area's geographical and topographical characteristics and situation, and that</p>	<p>Appraisals</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>
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			<p>information such as the creation of the Heritage Action Zone, other regeneration initiatives and the area's status as Heritage at Risk, whilst important, could be incorporated into the introduction or another section or even just the management plan. Up to date statistics on Heritage at Risk (for 2020) can be found here: https://historicengland.org.uk/advice/heritage-at-risk/findings/official-statistic/ .</p> <p>We welcome section that highlights Lowestoft's traditional building materials. This is useful but could benefit from being in a distinct sub-section apart from the historical and topographical development. We would suggest each category of material is identified using a sub-heading, and photos identifying key features in each associated with the sub-section in question. This information could be incorporated into a separate 'Section 5' which deals with the general characterisation of the area in terms of built form, materials, etc, as opposed to being included in the previous sections dealing with historical development and archaeological potential. This would make it easier for the reader to find and use to inform decision taking or design development.</p> <p>Section 4.3 "Scheduled Ancient Monuments" should be "Scheduled Monuments", to reflect current planning policy terminology.</p>	<p>Noted.</p> <p>Noted. Word omitted page 25</p> <p>Noted</p>	<p>None.</p> <p>Text amended.</p>
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			<p>Section 4.4 Likewise, we welcome the inclusion of specific information regarding historic shopfronts and the reference to the Research Report prepared by Historic England. We think this section might potentially be broken up into chronological period, allowing the reader to identify the oldest and potentially most significant frontages more easily.</p> <p>Street Furniture – we welcome this section and agree with the general emphasis on de-cluttering and unifying the furniture and materials used in the public realm. Reference could be made here to the adopted HAZ Design Guide, which contained some proposals to take this forward.</p> <p>We would suggest removing the reference to guardrailing being ‘necessary’ on page 44. This is not the case as Manual for Streets sets out, and the need for guardrailing is often as a result of design failures elsewhere. Alternative more attractive solutions that nonetheless delineate the area could be sought as part of the Management Plan’s recommendations. This could include undertaking a street-furniture and guardrailing audit (see Manual for Streets 2 for details), to specifically identify the elements that detract, and formulate specific proposals for enhancement that can be pursued when</p>	<p>Agreed. Weblink to document added to Bibliography, page 1.</p> <p>Agreed. The word necessary to be removed.</p>	<p>None.</p> <p>Text amended.</p> <p>Text amended.</p>
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			<p>resources are available.</p> <p>We would suggest that the faded ‘ghost signs’ and clock to No.138 belong more appropriately in the shop frontage section above, as neither are technically furniture but are more related to the architectural and aesthetic embellishment of the private commercial buildings to which they are attached.</p> <p>Section 4: Character Areas – this section is mis-numbered.</p> <p>We predominantly agree with the identification of the Character Areas as proposed on the map, except that we would suggest the boundary for the Denes and the High Street areas running through the centre of Arnolds Bequest might be modified to follow either the line of the High Street or the line of property boundaries along Whapload Road, so that it is wholly within one or the other, and question whether the Denes Oval should also be incorporated in The Denes Character Area?</p> <p>Section 6 – High Street 6.2 – use of phrases such as ‘scars taking decades to heal’, whilst very evocative, could be rephrased more neutrally?</p>	<p>Noted</p> <p>Agreed. Mis-numbering already altered as part of earlier comment.</p> <p>Noted. The boundary follows the historic development line.</p> <p>The Oval is a recreational space which links with the parks and closely relates to the development above on the cliff.</p> <p>Agreed. Text altered on Page 49.</p>	<p>None.</p> <p>None.</p> <p>None</p> <p>None</p> <p>Text amended</p>
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			<p>Similarly, while we agree wholeheartedly that car parks are often depressing (page 51), and that the industrial units do nothing for the character of the conservation area east of the Scores, their appearance and impact could be described using different terminology.</p>	Agreed. Text altered on page 51.	Text amended
			<p>Section 6.6 We welcome the identification of key views in the character area, but we note that there are no key views of the High Street included in the High Street Character Area on the map. Is this correct? There are a number of photographs within the section that show what could be considered important views up and down the High Street that aren't identified on the map, and while the point regarding the curved nature of the street is recognised, we would suggest this in some respects enhances the quality of the view, as it creates a sense of suspense and intrigue, encouraging the viewer to walk and discover what's 'round the bend'.</p>	Noted. Arrows added	Text Amended .
			<p>p.57 Minor typo: "Wilde's Score bears" as opposed to bares.</p>	Agreed. Typo corrected.	Text amended
			<p>Could the individual sections describing the Scores be identified using sub-headings?</p>	Noted	None
			<p>Crown Street Character Area We agree that this area is worthy of designation but consider that it</p>	Noted	

			<p>may benefit from being identified as its own designation with a specific and targeted appraisal and management plan, rather than being subsumed within the larger area to the east.</p> <p>The Denes Character Area. We welcome the reference to the Historic England report on 333 Whapload Road, and suggest that a link to the free PDF download should be included either here, or in the bibliography. The report can be found on the Historic England website. https://research.historicengland.org.uk/Report.aspx?i=16387&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26ry%3d2019%26a%3d4809%26ns%3d1 .</p> <p>This character area should be updated to incorporate the changes that have taken place with the development of the Ness Park.</p> <p>Boundary alterations We have reviewed the boundary alterations and, having regard to paragraph 186 of the NPPF and also our suggestion regarding the Crown Street character area above, do not object to any of the proposed alterations suggested, and welcome the detailed justification given.</p> <p>However, we note the inclusion of a small section of Arnold Street, incorporating the AP Motors</p>	<p>Agreed. Link added to bibliography.</p> <p>Noted</p> <p>Noted.</p> <p>Noted.</p>	<p>None</p> <p>Text amended</p> <p>None.</p> <p>None.</p>
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			<p>building. A desk-top survey suggests this building is in poor condition, and given its express inclusion in the conservation area we would recommend that the management plan should therefore include a strategy for its enhancement.</p> <p>The same applies to the inclusion of the Dene Oval, the entrance to which is certainly of interest and worthy of inclusion, but also neglected and in poor physical condition.</p> <p>Management Plan In general, a management plan should contain clear, detailed, specific and achievable aims and objectives, setting out priority actions and long term goals for management, including for any heritage at risk or areas that detract from the character and appearance of the area. It can also set out where the community feel there is scope for sensitive change within the areas, and provide guidance as to how that development can be achieved in terms of form, style, materials etc., in order to ensure that any developments conserve what is special about the area.</p> <p>We are pleased to note that this advice is contained in the management plan, but suggest it is separated into its own discrete section to highlight it.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>
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			<p>We note that the management plan identifies that, despite the existence of an Article 4 Direction across much of the area, negative changes have occurred. This has partially contributed to the area's At Risk status, and we would encourage the management plan to commit to a targeted and proactive campaign of enforcement against any eligible properties that have carried out work in contravention of the Article 4's restrictions, especially where this detracts from the character and appearance of the area. The goal of such activity should be, in concert with more positive action such as the grant programme, the removal of the area from the At Risk Register. Our guidance on enforcement can be found in Stopping the Rot – A guide to enforcement action to save historic buildings: https://www.historicengland.org.uk/images-looks/publications/stoppingtherot/ (15 April 2016). To support future action, an audit of existing features, with a corresponding photographic record, is recommended as a useful way to monitor and manage inappropriate alterations that would contravene any Article 4 Direction imposed. This may already exist, a similar record having been undertaken in support of HAZ activities.</p>	Noted.	None.
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			<p>The Management Plan could also consider how CIL or Section 106 monies from development could be targeted for enhancements within the conservation area, particularly in areas that do not currently benefit from any of either HAZ or Town Investment Plan funding.</p>	Noted.	None.
			<p>We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p>	Noted.	None.

Elizabeth MartinES/0771

From: Elizabeth Martin
Sent: 26 February 2021 10:45
To: Sarah Foote
Subject: North Lowestoft Conservation Area Appraisal Draft Document Public Consultation - Proposed boundary changes

Dear Sarah

North Lowestoft Conservation Area Appraisal Draft Document Public Consultation - Proposed boundary changes

Thank you for your enquiry.

The consultant engaged to re- appraise the Conservation Area was requested to look at the boundary, and propose boundary changes as considered desirable, as is the normal practice in such exercises.

This produced a number of proposed alterations including the Denes Oval. which is felt to meet the requirements to be included, these are outlined below;

The Denes Oval area is considered to be of sufficient architectural or historic interest for it be thought 'special' due to it being an integral element to the development of the area and its positive visual architectural contribution to its character, the reasons are outlined below;

The opening of Lowestoft North Railway Station in 1902 led to the development of hotels and boarding houses in the area.

To attract visitors, new facilities were provided by the town's authorities. The last of a number of recreational projects designed to boost the number of visitors to the northern part of the town in the early twentieth century was The Denes Oval.

This provided leisure facilities on the Denes, below Gunton Cliff and North Parade, including tennis courts, cricket facilities and a paddling pool.

These new facilities helped keep pace with the offer from rival east coast resorts like Great Yarmouth and Felixstowe.

Although out of the existing Conservation Area's boundary, the distinctive character of structures of the entrance gates and fence have already been identified as "locally Listed" in the current Conservation Area Appraisal, so their significance to the area has already been recognised.

However, these elements cannot really be divorced from the space they enclose. A space which forms part of the overall character of the area, with views down onto the Oval being gained from the cliffs above reinforcing the areas resort based history.

The value and significance of the structures and the ground is described in the draft Conservation Area document thus;

"The Recreation Ground's screen wall with its inventive Art Deco lodges are a memorable feature at the junction of The Ravine, Cart Score and Whapload Road and form a significant element within key views from other parts of the Conservation Area including North Parade and Gunton Cliff, and from within the Grade II registered Bellevue Park. This structure is a relatively rare survival of Art Deco architecture on the East Anglian Coast, others such as The Smiths Crisp building and Struan House at Great Yarmouth and The Cavendish Hotel Felixstowe having been demolished. The Grade II Listed Broomhill Lido at Ipswich is probably the only other significant survival in this style."

"The Walls and lodges to Denes Recreation Ground, north side of The Ravine (Positive Unlisted Buildings). Probably dating from c1924 when allotment gardens on the site were developed as tennis courts and a recreation ground. The wall is shown on ariel photographs of 1928. The wall fronting onto The Ravine is part of a much larger rectangular enclosure located to the north, which surrounds tennis courts a putting green, and a recreation ground. Wall of reinforced concrete panels on a concrete plinth and capped by pierced latticed panels of a geometric design and a layer of blue bricks. Square section concrete piers capped by blue engineering bricks. Tennis Court lodges in free Neo-Tudor style, constructed of reinforced concrete with pilasters and gables. Geometric design of interspersed blue tiles and concrete to gables. Window openings now blocked. Pan tile roofs. The wall and lodges described above form part of the larger site, with a further main entrance lodge located to the north east and walls encircling the site."

Due to the contribution the Denes Oval makes visually, with its unusual art deco structures, its significance in the development of the area and the green space it provides, it was decided that the area should be put forward to form part of the North Lowestoft conservation area, it being of viewed as of considerable historic and aesthetic significance to the Conservation Area.

Regards
Liz



Elizabeth Martin | Senior Design & Conservation Officer

East Suffolk Council

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East Suffolk Council will continue to review and prioritise the delivery of its services during this unprecedented time.

The COVID-19 outbreak will severely impact what we are able to do, however we will continue to support and protect our communities, delivering the critical services you need.

From: Sarah Foote <Sarah.Foote@lowestofttowncouncil.gov.uk>

Sent: 25 February 2021 13:54

To: Elizabeth Martin <Elizabeth.Martin@eastsuffolk.gov.uk>

Subject: North Lowestoft Conservation Area proposed changes

Dear Liz

Thank you for the consultation which the Town Council has started to read and consider. Unless I am mistaken and I will confess to not yet have read every word, is there any justification in the document to why the whole of the Denes Oval area is being added to the conservation area? If it is in the document, can you please point me to the correct reference (noting that 10.11 simply states it is to be included) and if not could you please provide a summary of your reasoning for the Town Council to consider. I know responses from you have been delayed recently and I am sure it is down to getting this document out but I would really very much appreciate a response by the middle of next week to enable proper consideration at our next Planning and Environment Committee Meeting. Thank you very much.

Proposed Conservation Area boundary alterations

An extension to include the Denes Recreation Ground or “Oval” together with a number of small extensions adjacent to the existing Conservation Area boundary are proposed and one small area on the east boundary, is proposed to be removed.

Sarah Foote PSLCC
Deputy Town Clerk
Lowestoft Town Council, Hamilton House
Battery Green Road, Lowestoft NR32 1DE
Tel: 0330 053 6019.



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North Lowestoft Conservation Area Appraisal

Summary of permitted development rights in a Conservation Area

<i>Type of Work</i>	<i>Planning application?</i>
1 Demolition of building whose total volume is less than 115 cubic metres as ascertained by external measurement)	Not needed
2 Demolition of any gate, fence, wall or other means of enclosure less than 1 metre high where fronting a highway (including a public footpath or bridleway), waterway or open space; or less than 2 metres high in any other case.	Not needed
3 Demolition of any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry	Not needed
4 Demolition works required or permitted under certain legislation	Not needed
5 Demolition of entire building of more than 115 cubic metres in volume	Always needed
6 Demolition of entire building except façade prior to redevelopment	Probably needed
7 Other partial demolition	Needed if the works amount to a building operation
8 External alteration or extension of building (not “permitted development”)	Always needed
9 External alteration or extension building (permitted development)	Not needed except where required by an Article 4 direction or a condition on a previous permission
10 Non-material minor external alteration to building (not “development”)	Not needed
11 Alteration to interior of building	Not needed
12 Erection of new building	Almost always needed

Appendix G	Schedule of Properties and Land proposed for inclusion in the extended North Lowestoft Conservation Area and Land proposed to be removed from the Conservation Area
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Properties proposed for inclusion				
Property name	Number	Address	Town	Postcode
	38	Arnold Street	Lowestoft	NR32 1PU
A P Motors		Arnold Street	Lowestoft	NR32 1PU
	Unit 3	Arnold Street	Lowestoft	NR32 1PU
	Unit 4	Arnold Street	Lowestoft	NR32 1PU
Otterburn	31	Corton Road	Lowestoft	NR32 4PJ
	33	Corton Road	Lowestoft	NR32 4PJ
The Volunteer		London Road North	Lowestoft	NR32 1ET
	170	London Road North	Lowestoft	NR32 1ET
	85	Royal Avenue	Lowestoft	NR32 4HJ
	87	Royal Avenue	Lowestoft	NR32 4HJ
Areas of Land proposed for inclusion				
<p>The Denes Recreation Ground or 'Oval', Boarded by The Ravine to the south and in part by Tingdene North Denes Park to the east. Cliff to the west and the Denes to the north. 3.4 hectares (approx.). Including the structures of curtain wall, lodges, and pavilions).</p> <p>Cliff: Land between The Denes Oval to the east and North Parade/Gunton, Cliff continues to the west, Rear gardens to Undercliff Cottage and Cliff House, The Ravine, to the south. No additional structures are located in this area 1.4 hectares (approx.).</p> <p>High Street/Artillery Way: A short section of road at the intersection of Artillery Way with the High Street and London Road North to connect the otherwise separated sections of the Conservation Area. This area forms the historic line of the High Street where the two roads cross; no additional structures are located in this area. 355m²</p>				
Area of Land for exclusion				
<p>Whapload Road: A small area of road and land to the south side of the net drying area. North of Beach Industrial Estate. 1050m² (approx.) This does not follow any existing historic boundary and appears to be a mapping error.</p>				

**CABINET**

Tuesday, 01 June 2021

Subject	Air Quality Strategy
Report by	Cllr James Mallinder Cabinet Member with responsibility for the Environment
Supporting Officer	Andrew Reynolds Environment Protection Manager Andrew.reynolds@eastsuffolk.gov.uk

Is the report Open or Exempt?	OPEN
-------------------------------	------

Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

To seek approval for adoption of an Air Quality Strategy.

Options:

Approve for adoption or reject.

Recommendation/s:

That the draft Air Quality Strategy set out at Appendix A be approved.

Corporate Impact Assessment

Governance:

No impacts.

ESC policies and strategies that directly apply to the proposal:

No impacts.

Environmental:

The Strategy references policies and initiatives which have the potential to have a significant positive impact on the Council's own Environmental credentials and well as positively influencing external parties.

Equalities and Diversity:

No impacts

Financial:

There are no additional direct financial implications in relation to the Air Quality Strategy.

Human Resources:

There are no Human Resources implications in relation to the strategy. The resources required to implement the projects required come from within the various teams responsible for their implementation. The resources required to review and update the strategy already exist within the Environmental Protection Team.

ICT:

No impacts.

Legal:

Adoption of an Air Quality Strategy supports fulfilment of our legal obligations relating to Local Air Quality Management

Risk:

No impact.

External Consultees:	None
-----------------------------	------

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected? The strategy sets out in one document the numerous steps being taken by the Council across a wide range of its activities which contribute to improvements in air quality. This demonstrates the Council's commitment to improving the environment and with it, the health of residents and visitors, helping to make East Suffolk a more attractive and healthier place to live and work.			

Background and Justification for Recommendation

1 Background facts	
1.1	The responsibilities of a Local Authority with regard to Air Quality have evolved over many years from the industrial revolution to the present, taking in the responsibility for controlling emissions from filthy industrial processes in the 19 th century, through to dealing with the causes of smog in the middle part of the 20 th Century and, since the passing of the 1995 Environment Act, responsibility for proactively monitoring and managing local air quality to standards promoted by the relevant European Directives and the Air Quality Standards Regulations.
1.2	In particular, Part IV of the Environment Act 1995 requires local authorities in the UK to review air quality in their area and designate Air Quality Management Areas (AQMAs) if improvements are necessary to achieve the ‘national objective levels’ for certain pollutants. This is a key part of a local authority’s Air Quality Strategy.
1.3	Where an AQMA is designated, local authorities are also required to work towards objectives prescribed in regulations for that purpose. An Air Quality Action Plan describing the pollution reduction measures must then be put in place. This is another key part of the Air Quality Strategy. The Action Plan contributes to the achievement of air quality limit values at local level.
1.4	The Department of the Environment Food and Rural Affairs (DEFRA) publishes Technical Guidance on exactly how we should fulfil our legal responsibilities at local level and how we should report on this, annually.
1.6	The pace of change in global and national Environmental Policy is increasing. The UK Government is steering the Environment Bill through Parliament at present and this is set to make further changes and improvements to UK Air Quality legislation and guidance.

2 Current position	
2.1	We currently have 2 AQMAs but both are due to be revoked in the foreseeable future: <ul style="list-style-type: none"> • Woodbridge – this year • Stratford – showing reductions to sub-threshold levels of NO_x (oxides of nitrogen), we think, over and above the simple effect of COVID lockdowns. Revocation is a positive step because it means that
2.2	Given these impending revocations, there is no specific requirement to report separately in the specific format of an Air Quality Strategy at present; however, having regard to the: <ul style="list-style-type: none"> • probable revocation of the existing AQMAs • strong Environment Theme in the corporate strategy

	<ul style="list-style-type: none"> • East Suffolk Council's declaration of a climate emergency in 2020 • growing evidence of harms caused by poor air quality • growing public awareness about air quality matters, and • the likelihood of revisions to air quality targets in the future <p>...it is appropriate to bring this requirement forward and draw-up an Air Quality Strategy at this point.</p>
--	---

3 How to address current situation

3.1	<p>An Air Quality Strategy serves as a means of drawing together in one document the council's initiatives which have an impact on air quality.</p> <p>It also provides an opportunity to communicate some of the technical aspects of air quality in accessible language, relating them to real-world examples, helping to promote a wider understanding of the role everybody can play in achieving better quality air.</p>
-----	---

4 Reason/s for recommendation

4.1	<p>This Air Quality Strategy brings together the initiatives being pursued across the organisation which contribute to better air quality in a format which meets the requirements of the technical guidance for preparing our statutory Annual Status report.</p> <p>It is an appropriate means of documenting progress towards achieving some of the council's environmental aspirations and at the same time, contributes to the fulfilment of a legal responsibility.</p> <p>It is intended to be the first version of a dynamic document which will be updated as projects develop and it will be reviewed and reported each year via the statutory Annual Status Report to DEFRA.</p>
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Appendices

Appendices:

Appendix A	Draft Air Quality Strategy
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Background reference papers:

Date	Type	Available From
2016	DEFRA Air Quality Technical Guidance	Technical Guidance LAQM.TG(16) Online Viewer - Defra, UK



Air Quality Strategy

Our vision to improve our air quality 2021

Introduction by the Cabinet Member for the Environment James Mallinder

Difficult to see, but ultimately fundamental to good health, the quality of air around should not be taken for granted and councils need to monitor and make sure minimum statutory standards are achieved and maintained. Councils also play an important role to make sure the burden of any polluting activities remains with the cause and protecting the environment lays a crucial role in holding individuals and institutions to account.

East Suffolk is a mainly rural district with pockets of concentrated urban centres. Both urban and rural provide different challenges. Weaknesses in planning and highway considerations can fail to predict road pollution, causing a detrimental effect to our residents. Landowners can allow fires and spraying of chemicals all which have negative impacts to human and wildlife, on the air we breathe.

The environment is one of the core principles of East Suffolk's strategic business plan. This focus has also been reinforced with the Council declaring a Climate Emergency in 2019.

Thus, a clear clean air strategy becomes an important instrument for the Council to encourage better behaviour through education and campaigns along with communicating statutory requirements.

East Suffolk believes clean air should be a fundamental right to all residents and through threading air quality considerations through policy implementation and development we believe we can maintain the quality of air and make improvements where necessary.

Secondary impacts of policy can improve the air quality and under this document we are able to bring all primary and secondary policies together. Individually policies can be weak but collectively as this Air Quality Strategy clearly illustrates, we have a robust and complete strategy to focus stakeholders.



Councillor James Mallinder

Cabinet Member with
responsibility for The Environment

Foreword

It is important to reduce, where possible, public exposure to certain pollutants, even where levels are below the air quality objectives. This is especially important for fine particulate matter (PM_{2.5}), where there are currently no known safe levels for exposure. By establishing a strategic framework which drives air quality considerations to the heart of Council policies, procedures, and decisions, this will ensure that East Suffolk is well placed to maintain good air quality and secure future improvements across the district.

East Suffolk Council takes air quality seriously. We are fortunate in that the air quality in our district generally exceeds the expectations set out by the Government. We continue to monitor the quality of the air and always work to make further improvements wherever possible.

This Improvement plan will look at bringing all the different pieces of the puzzle together, by looking at the actions and interventions East Suffolk Council currently makes. It aims to celebrate our successes and find new areas which can be explored to make further improvements. It also contributes to our commitment to play a key role as a member of the Suffolk Climate Change Partnership, and other stakeholders, to make Suffolk as a whole carbon-neutral by 2030, following this Council's recognition of the existence of the climate emergency declared on 24 July 2019, and reflects our commitment to make the Council's estates and operations carbon neutral by 2030. Furthermore, our air quality strategy contributes to the Council's new business plan which places the Environment as one of its five key themes.

To achieve this, we will work alongside our partner organisations, businesses, education establishments, voluntary sectors, and the public.

The Environmental Protection team of East Suffolk Council are responsible for monitoring air quality, promoting air quality matters, helping to maintain the good air quality in the district by commenting on planning applications and other consultations, and producing reports for DEFRA to fulfil our statutory obligations under the Environment Act 1995.

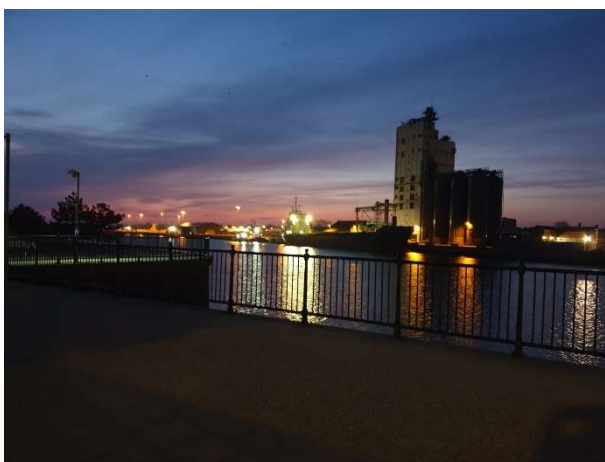


Photo 1: Lowestoft

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List of abbreviations

AQAP	Air Quality Action Plan
AQMA	Air Quality Management Area
ASR	Annual Status Report
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
ESC	East Suffolk Council
LEP	Local Enterprise Partnership
LTP	Local Transport Plan
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
OLEV	(Department for Transport) Office for Low Emission Vehicles
PM ₁₀	Coarse particulate matter of diameter 2.5-10µm
PM _{2.5}	Fine particulate matter of diameter<2.5µm
PPC	Pollution, Prevention Control
SCC	Suffolk County Council
SCCP	Suffolk Climate Change Partnership
SPR	Scottish Power and Renewables
SZC	Sizewell C
ULEV	Ultra-Low Emission Vehicles



Photo 2: Melton Church

Aims of the Air Quality Strategy

The Air Quality strategy aims to do the following:

- Raise public awareness of the importance of air quality
- Reduce emissions of PM_{2.5} within the district
- Encourage and enable active travel to benefit air quality and improve public health
- Document the efforts made to improve air quality across the different areas of the council

What does Air Quality mean?

NO_x

Together, NO and NO₂ are known as NO_x. NO_x is released into the atmosphere when fuels are burned (for example, petrol or diesel in a car engine, or natural gas in a domestic central heating boiler or power station). NO₂ can affect our health. There is evidence that high levels of it can inflame the airways in our lungs, and over a long period of time, affect how well our lungs work. People with asthma are particularly affected. NO₂ can also affect vegetation (*Nitrogen Dioxide in the United Kingdom, 2004*). In the United Kingdom, the national annual objective for NO₂ is 40µg/m³. The hourly objective is 200µg/m³ with no more than 18 exceedances in a year.

Particulate Matter

Particulate matter is a term used to describe the mixture of solid particles and liquid droplets in the air. It can be either human-made or naturally occurring. Some examples include dust, ash and sea-spray. Particulate matter (including soot) is emitted during the combustion of solid and liquid fuels, such as for power generation, domestic heating and in vehicle engines. As such, levels of particulate matter levels are often higher at sources close to roads, compared to background locations.

Particulate matter varies in size (i.e., the diameter or width of the particle). PM_{2.5} means the mass per cubic metre of air of particles with a size generally less than 2.5 micrometres (µm) and is also known as fine particulate matter. PM₁₀ means the mass per cubic metre of air of particles with a diameter generally less than 10 micrometres (µm). (*Sources and Effects of PM_{2.5}, 2020*).

PM_{2.5}

PM_{2.5} penetrates deeply into the human respiratory system. The acute effects of particle exposure include increases in hospital admissions and premature death of the old and sick due to diseases of the respiratory and cardiovascular systems. The evidence is that both PM_{2.5} and PM₁₀ cause additional hospital admissions and deaths on high pollution days. Less severe effects of short-term particle exposure also occur during pollution episodes, including worsening of asthma symptoms and even a general feeling of being unwell leading to a lower level of activity (*Fine Particulate Matter (PM_{2.5}) in the United Kingdom, 2012*). In the United Kingdom, the national objective for PM_{2.5} is an annual mean of 25µg/m³. There is a three-

year running annual mean of 15% reduction in average urban background concentrations against a 2010 baseline. Both standards are to be achieved by 2020.

PM₁₀

There is less evidence to connect secondary inorganic particulate matter (such as sulphates and nitrates) or larger particles with adverse health effects, although they cannot be ruled out. (*Particulate Matter in the United Kingdom, 2005*). In the United Kingdom, the National Objective for PM₁₀ is 24-hour mean of 50µg/m⁻³ (not to be exceeded more than 35 times a year). There is also an annual mean of 40µg/m⁻³. Both standards are to be achieved by 2005.

Fundamental Principles

The Department for Environment, Food and Rural Affairs Local Air Quality Management Policy Guidance (16) states:

2.12 It is recommended that all local authorities, particularly those that have not had to designate AQMAs or do not expect to designate an AQMA in the future, but who have areas at risk of exceedance, should consider drawing up an Air Quality Strategy.

2.13 As PM_{2.5} is a pollutant for which there is no recognised safe level and for which there is significant public health concern, it would be appropriate for local authorities to set out how they are addressing this pollutant in any Air Quality Strategy including any links with the Public Health Outcome Framework. The ASR provides the opportunity for the authority to report on the development of its strategy, or where the strategy is in place, to report on its progress.

We recognise that it is not a statutory obligation to produce an Air quality Strategy, however we would like for a document to encompass all the efforts we make to improve air quality in the East Suffolk District, and to outline where improvements can be made.



Photo 3: Trimley

Management Structure

The East Suffolk area is governed by two-tier authorities – a district council (East Suffolk Council), and a County Council (Suffolk County Council).

Suffolk County Council have a duty to proactively engage with the district council as soon as an air quality issue is identified and have the responsibility for changes needed to the highways system including transport planning. They are also a statutory consultee for the air quality Annual Status Reports and Action Plans which are produced by East Suffolk Council.

East Suffolk Council are responsible for the periodic review and assessment of air quality within their area. This includes producing annual reports, monitoring of air quality (by way of diffusion tubes and/ or automatic analysers), for declaring Air Quality Management Areas if it appears that any of the air quality objectives are not being achieved, and for producing Action Plans.

The responsibilities of ESC regarding overall management of air quality in its area is sometimes misunderstood and confused with other agencies having responsibilities for air quality matters – in particular, the Environment Agency, especially where their role overlaps ours in relation to “Permitted Processes” (Pollution Prevention & Control Act & The Environmental Permitting (England and Wales) Regulations).

Consultation Groups

Consultation groups for this strategy include:

- Environmental Task Group
- ESC’s relevant departments- Planning, Licensing
- Greenprint forum
- Portfolio Holder for the Environment
- Head of Environmental Services and Port Health

Statutory Obligations

Local authorities play a central role in achieving improvements in air quality. Our local knowledge and interaction with the communities that we serve mean that we are better able to know the issues on the ground in detail and the solutions that may be necessary or appropriate to the locality.

Through the Local Air Quality Management (LAQM) system we are required to assess air quality in our area and designate Air Quality Management Areas (AQMA) if improvements are necessary. Where an AQMA is designated, we are required to produce an air quality Action Plan describing the pollution reduction measures that will be put in place.

Air Quality Management Areas

Stratford St Andrew

Stratford was declared an Air Quality Management Area (AQMA) in 2014 due to elevated concentrations of nitrogen dioxide. The AQMA covers four residential properties at Long Row, Stratford St Andrew.

We currently monitor this with air quality diffusion tubes which are changed every month and reported in our annual reports.

Woodbridge

Woodbridge was declared an Air Quality Management Area (AQMA) in 2006 due to elevated concentrations of nitrogen dioxide. The AQMA covers six residential properties on the western side of the Thoroughfare/ Melton Hill arm of the Woodbridge junction.

We currently monitor this with air quality diffusion tubes which are changed every month and reported in our annual reports. We also use a continuous NO_x analyser.

Felixstowe – Now revoked

Felixstowe was declared an Air Quality Management Area (AQMA) in 2009 due to elevated concentrations of nitrogen dioxide. The AQMA covered one residential property in Ferry Lane. In 2016 this AQMA was revoked as the concentrations of NO₂ continued to reduce and were below the annual mean objective.

We currently monitor this with air quality diffusion tubes which are changed every month and reported in our annual reports.

Monitoring Air Quality

To enable the annual review of air quality, East Suffolk Council currently deploy ninety-eight “Diffusion tubes” at various sites around the district which monitor for Nitrogen Dioxide. The results are then bias adjusted and included in our Air Quality reports which are available for viewing on our website. We also have one automatic continuous analyser which monitors the Woodbridge junction, in real time for Nitrogen Dioxide.

What this means: Poor air quality can influence our health, particularly our respiratory system.

What we are doing now: We have been monitoring air quality in our district for many years. This is either by way of diffusion tubes, or a continuous automatic analyser. We have been working with others to reduce air pollution. We continue to monitor the district’s air quality and are working on the possibility of revocation of the Woodbridge Air Quality Monitoring area as the current levels of nitrogen dioxide are now below the maximum concentration prescribed by the regulations.

Where we would like to be in the future: To continue to monitor air pollution at low levels, and within the air quality objectives set by the government.



Photo 4: Diffusion tube in metal holder sited on a building’s downpipe.

Provision of Statutory Air Quality Reports

What this means: An Annual Status Report (ASR) is a yearly report submitted to Defra for review. The ASR lists air quality monitoring results and describes the strategies employed by East Suffolk Council to improve air quality along with any progress that has been made.

What we are doing now: We continue to write the reports required by government. The reports can be found on the council website <https://www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/air-quality-reports/>.

Where we would like to be in the future: To continue to fulfil our statutory obligations and submit reports as required by Defra.

Local Plan and Air Quality

What this means: The Local Plans set out how the East Suffolk area should be developed and contain policies which the council will use when making decisions on planning applications.

What we are doing now: The impact on air quality of development has been considered during the production of the Local Plans, through the Sustainability Appraisal.

Where we would like to be in the future: The impact on air quality should continue to be given significant consideration when land is allocated for development, and when policies for decision making are proposed.

Department for Transport Office for Low Emission Vehicles (OLEV) Consultation

What this means: The Office for Low Emission Vehicles (OLEV) is a team working across government to support the early market for ultra-low emission vehicles (ULEV). They are providing over £900 million to position the UK at the global forefront of ULEV development, manufacture and use. This will contribute to economic growth and will help reduce greenhouse gas emissions and air pollution on our roads. (*Office for Low Emission Vehicles, 2020*).

What we are doing now: ESC continues to feed into the Department for Transport's OLEV consultation regarding bringing forward the end to the sale of new petrol, diesel, and hybrid cars from 2040 to 2035.

Where we would like to be in the future: We would like to see an increase in use of sustainable travel options such as walking, cycling, public transport, and electric vehicles. We will continue to work with DfT to secure improvements in this area.

Environmental Permitting (PPC functions)

What this means: Environmental permits are issued as a mechanism to regulate certain functions. This includes:

- Installations or mobile plant which carry out listed activities
- Waste operations
- Mining waste operations
- Radioactive substances activity
- Water discharge activity
- Groundwater activity

There are three sections to the permits, Part A (1), Part A (2) and Part B processes. The category determines whether the permit is issued by the Environment Agency or the Local Authority. Local authorities deal with about eighty different types of installation including glassworks and foundries, rendering plant and maggot breeders, petrol stations and concrete crushers, sawmills, and paint manufacturers.

What we are doing now: As part of our ongoing inspection programme, we provide ongoing supervision of activities which could harm the environment. The aim is to protect the environment so that statutory and government policy environmental targets and outcomes are achieved. East Suffolk Council currently has fifty-nine permitted installations.

Where we would like to be in the future: Most of our installations are classed as 'low' risk and therefore do not pose a significant threat to the environment if effectively managed. We would like this to continue and aim to do this by encouraging businesses to regularly review their processes and employ the best available techniques to so do.

Non- Statutory Obligations

Anti-Idling Campaigns

What this means: Vehicle idling contributes to localised air pollution. Often this occurs outside schools or busy shopping areas. It can be especially problematic for children in pushchairs, as they are at the height of the exhaust and therefore on the receiving end of the emissions from vehicles.

What we are doing now: Visits have taken place at Colneis Junior, Heath Primary, Melton Primary, Pakefield Primary, Roman Hill Primary, Sandlings Primary, Woodbridge Primary, St Mary's Church of England Primary, Red Oak Primary, Kyson Primary, Dell Primary, Reydon Primary, Elm Trey Primary, Blundeston Primary and Woodbridge School. We undertake various anti-idling exercises with private motorists and have taken part in a media campaign to promote anti idling around schools. We have undertaken several visits to schools to actively engage in conversations with, and hand information leaflets to, parents and visitors who may leave their car idling while dropping children off at school.

Where we would like to be in the future: To continue to run appropriate campaigns as we feel necessary and respond to the requirements of the community.

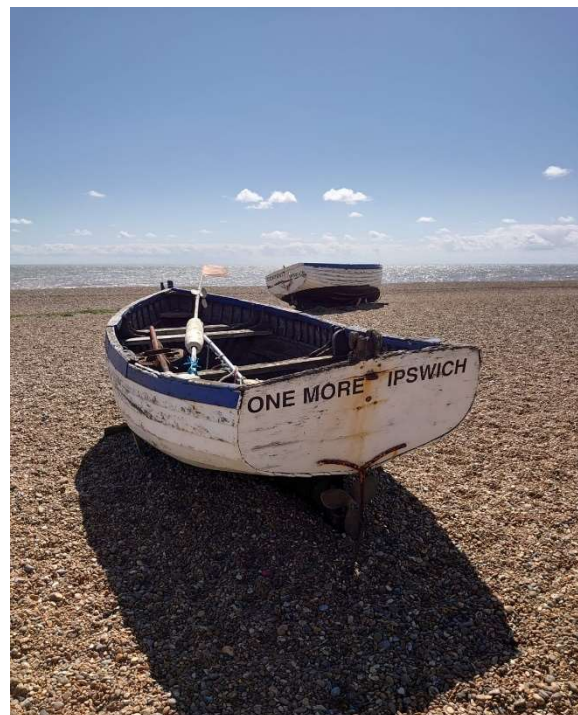


Photo 5: Aldeburgh beach

Biomass burning

What this means: Burning of solid fuels on domestic or industrial open fires, wood burners or biomass burners increases exposure to domestic air pollutants and makes a significant contribution to the national emissions of airborne particulates.

What we are doing now: We have updated the councils air quality pages of the website to include provision of information on biomass burning and effective ways to reduce the creation of pollutants. Information was sent out to all parish councils within the East Suffolk area, for dissemination to the public. An article was also included in the Winter 2018 edition of Coastline

Where we would like to be in the future: We would like to have a better understanding of the numbers and types of Biomass burners in the district, and to ensure that they work within statutory rules. We would like to support the Governments campaign to ensure that suitable, low emission, fuels are burnt across the district, and to discourage burning where alternatives are available.

Ready to burn?

Open fires and wood-burning stoves have risen in popularity in recent years, and as the colder months are now upon us many households will be using theirs for warmth.

Whilst these are both a source of heat and an attractive feature, some people are unaware that using them in the home increases domestic exposure to air pollutants and makes a significant contribution to our national emissions of airborne particulates.

While we will never be able to eliminate all airborne particulates, there are some simple steps that households can

take that will make a big difference to limit emissions both indoor and outdoor.

So what can you do?

- Consider burning less
- Only burn dry (seasoned) wood, including certified 'Ready to Burn' (see www.readytoburn.org for more information)
- Burn seasoned (dry) clean wood rather than treated waste wood (such as old furniture and treated pallets)
- Consider using an approved smokeless fuel
- Operate your appliance efficiently by controlling air supply etc.
- Regularly maintain and service your appliance

- Get your chimney swept regularly
- If you're buying a new appliance, check it is Defra approved and installed by a qualified person (see www.hetas.co.uk)

For more information, go to www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/biomass-and-wood-burning/

If you need financial help making your home cheaper to heat, for example with first time central heating, there are a number of schemes you may be eligible for. For more details, go to www.eastsuffolk.gov.uk/housing/energy-efficiency/ and www.eastsuffolk.gov.uk/housing/grants/renovation-grants/ or contact our Private Sector Housing Team on 01502 523 119 or ps.housing@eastsuffolk.gov



Screenshot 1: Article in Winter 2018 Coastline Magazine.

Climate Emergency

What this means: East Suffolk Council recognised the existence of the Climate Emergency on 24 July 2019. This committed ESC to form a cross-party Environment Task Group to investigate ways to make the council's own operations and estates carbon neutral by 2030, to continue to play a key role as a member of the Suffolk Climate Change Partnership to work with stakeholders across Suffolk to make the county as whole carbon neutral by 2030, and to work with Government to a) deliver its 25 year Environmental Plan and b) increase the powers and resources available to local authorities in order to make the 2030 target easier to achieve.

What we are doing now: We are in the course of collating our climate action plan through engagement with service areas across the council. We are reviewing our operations and estates of the council to identify opportunities to reduce our consumption of energy and fuel and reduce our resultant emissions.

Where we would like to be in the future: East Suffolk Council has an ambition to become a carbon neutral council (including its estates and services) by 2030 and to work with Suffolk County Council and other partners across the county and region including the Local Enterprise Partnership (LEP) and the Public Sector Leaders with an ambition to make the county of Suffolk carbon neutral by 2030.

Climate Change/ Carbon Reduction

What this means: ESC is working closely with the Suffolk Climate Change Partnership (SCCP) in the development of a Climate Emergency Plan to deliver carbon neutrality by 2030. Whilst this is primarily focused on carbon reduction, we recognise there are significant co-benefits and shared objectives with our aspirations regarding Air Quality. Part of this work entails an analysis of policies across a range of stakeholders in Suffolk which have the potential to influence emissions reductions, along with an assessment of ways in which the SCCP can influence those policies and actions more widely.

What we are doing now: Consultants have been engaged to update baseline carbon data with district level analysis to help focus plans for further CO₂ reductions at the district level. This work will analyse emission sources from buildings and transport routes to a level of detail resolvable to 1-kilometre squares.

Where we would like to be in the future: This analysis will provide a good overview of the level and sources of emissions across the County and how these contribute to pollution concentration levels. The results will enable us to collate NO_x and PM levels across the county and further correlate these with the likely impacts of the measures proposed to be implemented by climate emergency/carbon reduction plans and their aspirations for carbon neutrality by 2030.

East Suffolk Greenprint Forum

What this means: The Greenprint Forum is a voluntary network, facilitated by the district council, to help deliver their business plan; specifically enabling community environmental action to improve lives and strengthen our economy.

What we are doing now: Its vision is to enable the people of East Suffolk to work together to improve our quality of life and living standards whilst improving our environment. Its goals include to aim for a Pollution Free Environment where everyone takes responsibility to reduce their impact on the environment, and to promote Active Travel and for low-emission travel to dominate, directly complementing this strategy.

The quarterly newsletter, and the social media channels of the Greenprint Forum, have supported, and will continue to support, the promotion of these ESC's initiatives to improve air quality.

Where we would like to be in the future: By 2030, we would like to see significant progress in East Suffolk: active travel; eco-friendly development; energy generating homes; environmentally beneficial employment; pollution free environment; healthy humanity; quality food; nature first and upcycling culture.

Education in Schools

What this means: Providing resources to schools means that children can be taught about air quality and how to contribute towards improving it, from a young age.

What we are doing now: The Environmental Protection team have been running lessons in local schools regarding air quality, and anti-idling. We have also produced some lesson plans which are available on our website- <https://www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/air-pollution-lesson-resources> which are freely available to download and can be used by teachers independently in the school, or as a home education tool.

This includes improving links to classroom resources.

Where we would like to be in the future: To continue to run appropriate campaigns as we feel necessary and respond to the requirements of the community.

Electric Pool Vehicles

What this means: Traditional petrol/diesel engine vehicle use contributes greatly to the air pollution of the district particularly along busy roads. Plug in vehicles do not have any exhaust emissions therefore greatly reducing the amount of pollution created.

What we are doing: East Suffolk Council currently has one electric pool vehicle and two charging points at East Suffolk House, Melton. There are also several electric charging points at the Riverside office, Lowestoft. These are for staff and visitors to the buildings to charge their vehicles, in addition to charging the electric pool car.

Where we would like to be in the future: We will review this alongside the needs of the Council.

Environment Task Group

What this means: Chaired by Councillor James Mallinder, it is a cross (political) party group and is working towards a Climate Action Plan to deliver on the Council's commitment to make its estates and operations carbon neutral by 2030.

What we are doing now: The Task Group's primary purpose is to reduce the Council's own carbon footprint and will include interventions which the council has direct control over, such as "greening" our refuse collection vehicles through the trialling of biomethane fuels, increased use of electric cars and vans, improving Council owned buildings for energy efficiency, and investigating potential for expanding the use of renewable energy systems such as solar photovoltaics on our estates.

Where we would like to be in the future: East Suffolk Council has an ambition to become a carbon neutral council (including its estates and services) by 2030 and to work with Suffolk County Council and other partners across the county and region including the Local Enterprise Partnership (LEP) and the Public Sector Leaders with an ambition to make the county of Suffolk carbon neutral by 2030.

Development of Eco-Stars Fleet Recognition Scheme

What this means: This project aims to work with local hauliers that transport goods to and from the Port of Felixstowe. East Suffolk Council, in partnership with other Suffolk local authorities, is looking to establish membership of the scheme ECO Stars, to provide these companies with expert advice on reducing emissions. The proposed timescale for delivering this project is two years. The first five companies to join ECO Stars would take place in the first six months and would then be given a further six months in which to implement suggested changes. This would be repeated in the second year for a further five companies recruited to join ECO Stars.

What we are doing now: We undertook a survey of Felixstowe hauliers in February 2020, which received nine responses and a confirmed several companies interested in ECO Stars.

We then applied for Highways England Air Quality fund in conjunction with this scheme to see if we could get help to implement the scheme and any suggested technology for each company involved. The technologies we are looking to fund are physical technologies, such as low rolling-resistance tyres, telematics, or improved aerodynamics.

We are still waiting to hear back from Highways England.

Where we would like to be in the future: We would like to implement this scheme, and encourage further hauliers to join, to celebrate their success in becoming “Eco-Stars” and promote good air quality by using eco-friendly vehicles.

Installation of Photo-Voltaic arrays on East Suffolk Council's Estates

What this means: The provision of Photo-Voltaic arrays on our buildings mean we can work towards our effort to become carbon neutral by 2030. It provides a way of harvesting energy from the sun to provide electric to our buildings.

What we are doing now: We currently have PV arrays on ten sheltered and communal housing schemes, our Riverside office (shared with Suffolk County Council), Ufford Depot, and Deben, Leiston, and Waveney Valley Leisure Centres. The combined generating capacity is 263.92kWp with a total estimated annual output of 138832kWh (capacity and estimated output for Waveney Valley Leisure Centre is unknown at this stage).

Where we would like to be in the future: A review of the Council's estates are underway which will include investigations to identify opportunities to expand existing solar arrays where they already exist and retrofit solar arrays to other buildings where appropriate and feasible. In addition, the integration of solar PV arrays will be examined at the planning stages of future new asset developments, to ensure that our estates are as green as possible.

Reducing ESC fleet emissions

What this means: Traditional petrol/diesel engine vehicle use contributes greatly to the air pollution of the district particularly along busy roads. Plug-in vehicles do not have any exhaust emissions therefore greatly reducing the amount of pollution created.

What we are doing now: In 2020 the Council's operational partner East Suffolk Norse acquired six new electric cars and vans (replacing diesel fuelled vehicles) for use in the course of discharging duties on behalf of the Council, which is in addition to the existing single EV pool car provided for staff business use based at East Suffolk House.

Electric vehicle charging points have recently been installed at the Council's Norse depots at Ufford and Lowestoft and at its Port Health offices in Felixstowe, in addition to the existing charging points at East Suffolk House in Melton.

The council is working with Norse to develop a business case to change our diesel-fuelled fleet of refuse collection vehicles to a fleet of vehicles that will run on of biomethane-derived fuels.

Where we would like to be in the future: We will review fleet alongside the needs of the Council, with an ambition to make the emissions of our fleet as low as possible.



Photo 6: East Suffolk Norse Electric Van outside East Suffolk House, Melton.

Planning

What this means: Environmental Protection team contribute to the consideration of applications for planning consent as a consultee. The Environmental Protection team are afforded the opportunity to advise the planning team and encourage the use of cleaner technologies. This process also enables the EP team to spot development with potential air quality impacts and assimilate the effects into their monitoring and assessment of air quality across the district, e.g., road construction, combustion/incineration processes, industrial development, and major housing developments.

What we are doing now: Where appropriate, (such as for larger developments) we will request an air quality assessment to enable us to advise the planners on the air quality implications of the decisions they make.

We may also request that conditions are included such as the provision of Electric Vehicle charging points. Applications involving the introduction of new combustion processes (for

example, large conventional heating appliances or biomass boilers) will be scrutinised and additional information requested from the applicant to enable us to assess the impacts properly.

Where we would like to be in the future: The consideration of the air quality impacts of an application for development is one of many factors which the planners must consider when determining whether consent should be granted. These include government policy, local ESC policy, economic impact, environmental impact, and collateral benefits.

Given the rising awareness of the threat posed by climate change and poor air quality, we aim to raise the profile of the air quality impacts of development and provide advice commensurate with public expectation, with developing local, national, and international policy, and the urgent need to ensure new development is truly sustainable.

We will seek to achieve this by contributing to local policy, liaising with central government (where opportunities arise) to influence national policy and by advising the planning process in pursuance of these aims, for example, by developing advice on sustainability for applicants on matters such as the provision of electric vehicle charging points as standard in new developments by the inclusion of this within planning policy.

Encouraging offshore energy development

What this means: It is the Council's aim to maximise the positive benefits arising from the development of nationally significant offshore wind energy infrastructure installations whilst minimising the negative impacts.

What we are doing now. The provision of offshore energy is currently focussed on several offshore wind turbine developments. The energy they will produce needs to be brought ashore and connected to the national grid. This requires significant engineering and construction works which we are actively assessing from the point of view of their environmental impacts including air quality.

Such impacts are potentially significant, arising from transport sources (principally NO_x and PM_{2.5} and PM₁₀) and construction activities (Particulate Matter) during the construction phase.

These are being assessed to ensure the most appropriate mitigation methods are in place to minimise the adverse effects on air quality.

Where we would like to be in the future: The Council is calling for stronger national coordination of nationally significant energy infrastructure projects including East Anglia One, Two and Three and Sizewell C.

These works are scheduled to continue for several years to come. It is likely that other projects will be conceived and planned in detail soon. We hope to be able to apply learning from the developments currently under way to apply the most appropriate mitigation methods for those future developments.

Infrastructure improvements through planning gain (SZC, SPR etc)

What this means: It is the Council's aim to maximise the positive benefits arising from the development of nationally significant low carbon and renewable energy infrastructure developments whilst minimising the negative impacts.

What we are doing now: The EP team are providing expert comments on the local environmental impacts of these developments.

Where we would like to be in the future: The Council is calling for stronger national coordination of nationally significant energy infrastructure projects including East Anglia One, Two and Three and Sizewell C.



Photo 7: Lichen – an indicator of air quality – on an apple tree in Lowestoft.

Planning Policy for Greener Housing Developments

What this means: The sustainable development guidance for developers and those improving their properties is progressing and a Supplementary Planning Document on sustainable construction is expected to follow. The Planning department are leading on this document.

What we are doing now: We are working on advice for developers which seeks to provide information them about the benefits of sustainable features of their proposals.

Where we would like to be in the future: Advice is currently just that – ‘advice’. It is non-compulsory and we are constrained by planning law and national policy and guidance on the extent to which we can insist on adjustments to development proposals to make them meet more demanding environmentally sustainable criteria.

In more general terms, we are also constrained by economic factors, since the adoption of environmentally sustainable technologies is likely to impose additional burdens on the costs of development; hence we need to take a careful view on the way our aspirations are promoted.

As national policies develop, we would like to be able to apply local sustainable development policies more rigorously.

Sustainable travel plans for larger developments

A Travel Plan is a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that contains a suitable action plan and is annually reviewed and monitored.

What we are doing now: The Council requires the submission of a Travel Plan with planning applications where the proposed development is likely to generate significant traffic movements and have significant transport implications.

Where we would like to be in the future: To continue to request travel plans as appropriate, and to support the use of travel plans where they could promote sustainable travel and reduce traffic movements to a minimum.

Reducing Staff Emissions Burden

What this means: Reducing staff emissions by permitting working from home and encouraging the use of cleaner, greener travel is an additional way that we can lead by example and improve our air quality by reducing unnecessary vehicle journeys.

What we are doing now: East Suffolk Council enables and encourages staff to work from/at home. This reduces commutes which often take place in cars, thus reducing emissions. In addition, staff are encouraged to make use of remote meeting facilities such as Skype to reduce mileage between offices.

There is also a cycle scheme available to staff where they can purchase a bike to ride to and from work and for personal use and offset the cost via a salary sacrifice scheme. This scheme

has been run at ESC since 2013 and runs every quarter. With the current provider who has been used since 2017, approximately 40 bikes have been issued across the authority.

In addition, there are a couple of pool bikes which staff can use to travel to local visits, or to use at lunchtime, to reduce the number of car trips into town.

Other things ESC does are:

- Free bus travel on the 101-bus route in Lowestoft
- Discounted travel on Greater Anglia trains with season passes
- Discounted travel with the travel club on First East busses
- Ability to purchase electric and hybrid vehicles through the car scheme (Tusker) with a big reduction on the benefit in kind (BiK) tax element, making them much more affordable.

Where we would like to be in the future: To continue to encourage staff to reduce their emissions eliminating unnecessary travel and using sustainable travel options where travel is required.

Social Media

What this means: We currently have 7.6 thousand followers on our East Suffolk Council Facebook page, that means that information we share is seen by many people. It is a quick and easy way to get information to the public and is managed by the communications team.

What we are doing now: We have used social media pages such as Facebook and Twitter to promote air quality information and guidance. We have endorsed several topics including Clean Air Day, reminding the public to be a “good neighbour” and refrain from having bonfires during the Covid-19 pandemic, advertised our Air pollution lessons, and promoted the anti-idling campaign. We intend to continue to use these channels for promoting other national days too, such as National Walking Month, and National Bike Day, all of which could contribute to fewer car journeys and a reduction in air pollution.

Where we would like to be in the future: To continue to make use of Social Media platforms to encourage greener options and promote actions to improve air quality.



Screenshot 2: East Suffolk Council's Facebook post promoting anti-idling at Roman Hill Primary School.

Suffolk Air Quality Group

What this means: A Suffolk wide group of Local Authority Officers who work in the field of Local Air Quality Management. All Suffolk Local Authorities are represented, along with Suffolk County Council Highways and Public Health.

What we are doing now: The Suffolk Air Quality group currently meets twice a year to discuss air quality matters affecting the county of Suffolk. Resource constraints necessitate a minimal approach to cross-district working, but the group has managed to collaborate on some Suffolk-wide issues such as the anti-idling campaign which ran in early 2019.

Where we would like to be in the future: The Suffolk Air Quality Group offers the opportunity to pool expertise to address air quality issues affecting Suffolk – feeding advice on specific difficulties & innovations upwards to central government; pooling resources on local campaigns and developing air quality policies across the county in a coherent way (benefits for developers).

Suffolk Climate Change Partnership

What this means: East Suffolk Council is a key member of the Suffolk Climate Change Partnership (SCCP) which consists of Suffolk's Local Authorities and the Environment Agency, working with other organisations locally including Groundwork Suffolk and the University of Suffolk.

What we are doing now: We have a shared interest in supporting Suffolk's communities, businesses and residents to reduce carbon emissions, realise the economic benefits of reducing energy consumption and adapt to the future impacts of climate change.

The vision of the SCCP is that "Suffolk wants to be an exemplar in tackling climate change and protecting and enhancing its natural environment to be the county with the greatest reduction in carbon emissions".

See- <http://www.greensuffolk.org/about/suffolk-climate-change-partnership/>

The Suffolk Climate Change partnership undertake free energy audits for businesses and community buildings; offers free energy advice for householders; and provides grants for energy efficiency and renewable energy upgrades.

It runs the scheme Solar Together Suffolk, which is a collective purchasing scheme to enable householders to benefit from lower prices for installations of domestic solar PV arrays. Since 2018, over 800 households across Suffolk have had solar PV installed on their homes through the scheme.

Where we would like to be in the future: By 2030, we have an ambition to make the County of Suffolk carbon neutral and ESC will actively play its part to help achieve this through partnerships including the SCCP.

Taxi Licensing Policy

What this means: Traditional petrol/diesel engine vehicle use contributes greatly to the air pollution of the district particularly along busy roads. Plug in vehicles do not have any exhaust emissions therefore greatly reducing the amount of local air pollution created.

What we are doing now: ESC were due to carry out a review in 2020 in line with leaders recommending a “greener future” for the taxi trade but unfortunately due to current Covid-19 pandemic this has been postponed. It is hoped that the review will be undertaken in 2021. Flyers were sent out which were provided by Environmental Protection RE: greener vehicle choices but the trade still has a strong preference for diesel/petrol. ESC Licensing team have received enquiries from a few large operators enquiring about going electric, but the cost implications are very high, and with the current climate very difficult to achieve.

Where we would like to be in the future: Once a review has been undertaken it is hoped that ESC will have a better record of the percentage of electric/ hybrid vehicles compared to traditional petrol/ diesel. Currently there are fewer than twenty hybrid vehicles in use as taxis registered with ESC, and none of the vehicles registered are fully electric.

The Licensing team will continue to encourage the use of electric/ hybrid vehicles.

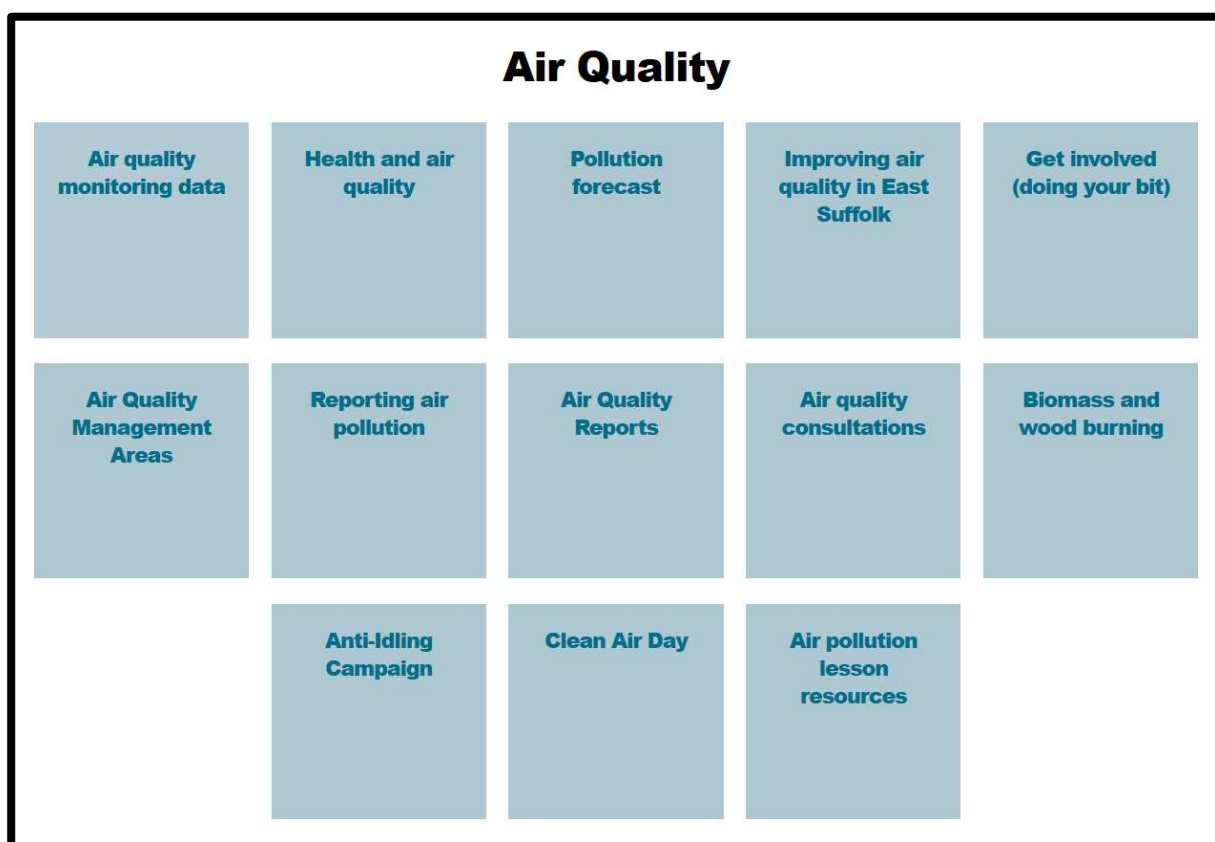
Website Pages- Improving East Suffolk Council's Air Quality

Air Quality homepage

What this means: We can utilise our website to promote air quality, provide valuable resources to schools and community groups to encourage the use of greener travel, and to inform the community regarding our current air quality. The website provides a hub for our air quality reports to be found, meaning we no longer need to keep paper versions in the office for public viewing, saving valuable resources.

What we are doing now: Our website has an extensive range of information relating to air quality. Which we continue to populate with more information as it becomes available.

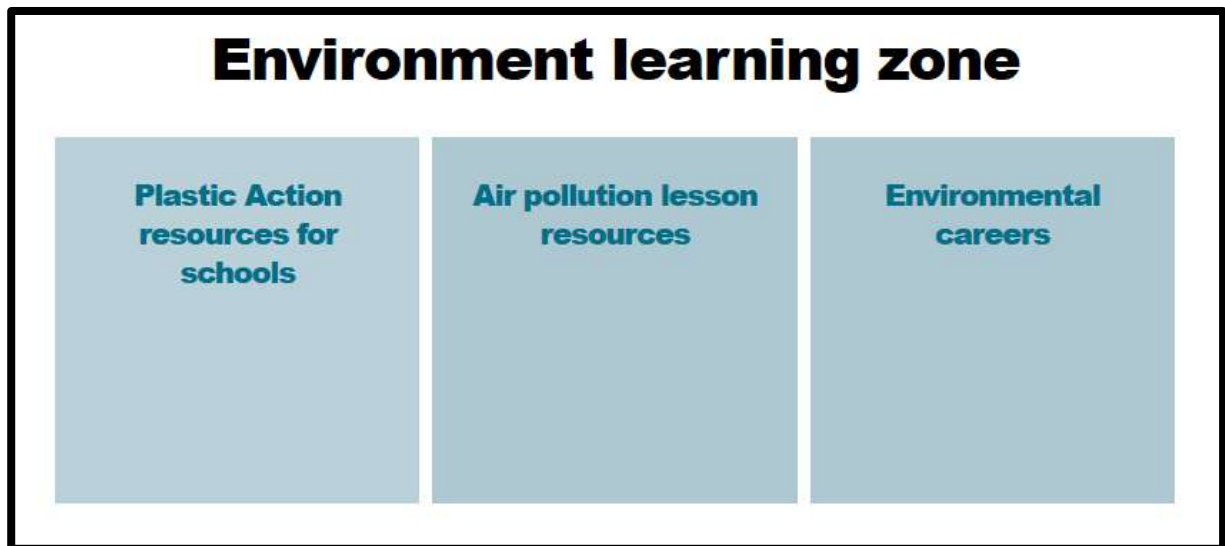
Where we would like to be in the future: To continue to provide comprehensive information through our website and to adapt to the needs of the community.



Screenshot 3: East Suffolk Council's Website showing Air Quality tiles

Learning Zone

We have introduced a “Learning Zone” tile to our Environment pages of our website. This includes a variety of resources including Plastic Action, Air Pollution and some information about careers in Environment- related positions.



Screenshot 4: East Suffolk Council's Website showing Environment Learning Zone tiles

Areas for further improvement

Active Travel

Vehicle use contributes greatly to pollutant levels in the environment. Even electric plug-in vehicles are significant contributors to particulate emissions through tyre and brake use and contribute to congestion which increases pollution. Busy roads also make walking and cycling less attractive. The council will find ways to promote, enable and encourage active travel to not only reduce pollution but to contribute to the health agenda. Both the Greenprint Forum, and the eight new Community Partnerships, will have a role to play in developing and delivering some actions to promote active travel. The Covid-19 pandemic has seen the government put funds into making more areas cycling friendly. Suffolk County Council has made a Transport Recovery Plan, which details plans for emergency changes to cycle lane provision in Felixstowe High Road and Lowestoft Road in Beccles as well as other towns in Suffolk. See <https://www.suffolk.gov.uk/assets/coronavirus/SCC-TransportRecovery-plan2020.pdf>

Suffolk County Council are also in the process of bidding for government funding for more schemes which have been identified as beneficial in Hollesley, Kesgrave, Chillesford, Bungay, Leiston, Saxmundham, Woodbridge, Stratford and Snape (in addition to other areas in Suffolk which are out of ESC's district).

Electric Vehicle Charging Network

Through the Suffolk Climate Change Partnership, we are scoping the requirement for a regional electric vehicle charging network strategy. We will continue to encourage the provision of facilities or low emission vehicles at council estates.

Indoor Air Quality

Indoor air pollution is also an important source of exposure. The average person spends around 80% of their time indoors and therefore, exposure to indoor air pollution is important to consider.

Pollutants and sources include:

- CO, NO₂ and particulates from domestic appliances (boilers, heaters, fires, stoves and ovens), which burn carbon-containing fuels (coal, coke, gas, kerosene and wood)
- Organic compounds (OCs) from cleaning and personal care products, building materials and household consumer products (paints, carpets, laminate furniture, cleaning products, air fresheners, polishing)
- environmental tobacco smoke (ETS) and second-hand smoke (SHS) (*Air pollution: applying All Our Health, 2020*).

The council will find ways to promote and advise on improving indoor air quality to reduce pollution and improve health.

Work with Local Volunteer and Interest Groups

We will pass information to local volunteer and interest groups to cascade to their members.

Actions and interventions completed

As this is the first East Suffolk Council Air Quality Strategy, it is anticipated that this area of the report will be revisited in 2022 to review the actions completed in 2020 and to assess opportunities for inclusion of further measures, commensurate with the evolving political, economic, social, and technological environment.

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Photos

All photos courtesy of the Environmental Protection team (except for the photo of James Mallinder).

Front cover: Felixstowe Beach

Photo 1: Lowestoft (Page 1)

Photo 2: Melton Church (Page 4)

Photo 3: Trimley (Page 7)

Photo 4: Diffusion tube in metal holder (Page 10)

Photo 5: Aldeburgh Beach (Page 13)

Photo 6: Electric East Suffolk Norse van (Page 19)

Photo 7: Lichen on an apple tree in Lowestoft (Page 21)

Screenshots

Screenshot 1: Article in Winter 2018 Coastline Magazine (Page 14)

Screenshot 2: East Suffolk Council's Facebook post promoting anti-idling at Roman Hill Primary School (Page 24)

Screenshot 3: Screenshot of East Suffolk Council's Website showing Air Quality tiles (page 27)

Screenshot 4: Screenshot of East Suffolk Council's Website showing Environment Learning Zone tiles (Page 28)

**CABINET****Tuesday, 01 June 2021**

Subject	Confirm Appointments to Southwold Harbour Management Committee (HMC)
Report by	Councillor Craig Rivett Deputy Leader and Cabinet Member with responsibility for Economic Development
Supporting Officer	Kerry Blair Head of Operations kerry.blair@eastsuffolk.gov.uk 01502 523007

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	Southwold

Purpose and high-level overview

Purpose of Report:

To approve the appointment of members to the HMC.

Options:

The HMC must have members appointed to it, in accordance with its agreed composition, or else it cannot come into existence and carry out business. Therefore, not to make appointments is not a realistic option and with that in mind, no other options have been considered.

Recommendation/s:

1. That the appointment of Councillor Rivett, Councillor Cook, Councillor Mallinder, Councillor Ritchie and Councillor Smith as the Cabinet Members for the Harbour Management Committee be approved.
2. That Cabinet approve the recommendations of the Appointment Panel and appoint Alistair MacFarlane as a Co-opted Member of the HMC for a term of 3 years, David Gledhill and Richard Musgrove as Co-opted Members for the term of 2 years and Mike Pickles as a Co-Opted Member of the HMC for a term of 1 year.
3. That on the appointment of the above Members, the Harbour Management Committee be hereby established on 1 June 2021 and the terms of office for the Co-opted members referred to in recommendation 2 above also commence on the same date
4. That with effect from 1 June 2021, the Southwold Harbour Lands Joint Committee be disestablished.

Corporate Impact Assessment

Governance:

The reasons for the establishment of the HMC have been agreed in previous reports to the Southwold Harbour Lands Joint Committee. To make the necessary appointments to the HMC brings it into existence and will enable it to carry out its work. Its first meeting can then be convened.

ESC policies and strategies that directly apply to the proposal:

See below.

Environmental:

The HMC must act in the best interests of the Port, which includes ensuring its long term sustainability and success. Environmental factors will be taken into account in the decisions which the HMC will make.

Equalities and Diversity:

In the various reports which have been taken to the Southwold Harbour Lands Joint Committee, about the establishment of the HMC, going back to March 2019, an Equality

Impact Assessment (EIA) has been carried out, and up-dated accordingly to take account of each stage of the process. The EIA has been up-dated to take account of the impact of the establishment of the HMC on those with protected characteristics. No adverse impacts have been identified.

Financial:

The HMC is a Committee of the Cabinet. Its costs of administration will be absorbed by the Democratic Services/Members budget, in the same way as any other Committee of the Council is accounted for.

Co-opted Members of the HMC will receive an allowance per meeting, being the Basic Allowance (currently £7706.25) multiplied by between 1% to 4%, the equivalent of between £77.06 and £308.25 per meeting.

The Members' Allowances Scheme allows Co-opted Members to claim travel and subsistence, as well as the potential to claim transport costs and carers / childcare costs to enable their attendance at meetings.

Human Resources:

There are no HR implications for the organisation.

ICT:

No impact.

Legal:

As previous reports to the Southwold Harbour Lands Joint Committee have made clear, the HMC is being set up in accordance with the Ports Good Governance Guide of 2018, published by the Department for Transport and available as a link in Report ES/0683 (2 March 2021 referenced below and available on CMIS)

Risk:

There are no particular risks identified with these proposals

External Consultees:

Southwold Town Council-see composition of the Appointments Panel.

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>

P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p>How does this proposal support the priorities selected?</p> <p>The wider representational base of the HMC and the Advisory Group (to be established by the HMC) will provide greater opportunities for engagement within our Communities and enables them to contribute to the running of an important local asset.</p> <p>The new Governance arrangements will support any plans to develop or renovate the built environment of the Southwold Harbour Lands, to attract inward investment, maximise its economic development and support the delivery of infrastructure.</p>			

Background and Justification for Recommendation

1 Background facts	
1.1	At a meeting of East Suffolk Council's (ESC) Cabinet which was held simultaneously with a meeting of Southwold Town Council (STC), on 2 March 2021, it was agreed by both the Cabinet and STC to establish a HMC for the Southwold Harbour lands, based on the revised Terms of Reference and Memorandum of Understanding agreed at the Southwold Harbour Lands Joint Committee held on 3 February 2020. The process of setting up the HMC was clearly set out in section 6 of the Report of 3 February 2021. See report ES/0683-Governance of the Southwold Harbour Lands -Next Steps, and relevant minutes.
1.2	In accordance with what was agreed in the Report of 2 March 2021, and previous reports, the HMC will be comprised of nine members. Five elected members will be appointed by Cabinet and four non-elected members will be recommended to Cabinet to be co-opted onto the HMC. The co-opted members will be appointed

	following a selection process to assess the skills and expertise that applicants for these roles can bring to the HMC.
1.3	It was agreed by the Cabinet and STC at their meeting on 2 March to give delegated authority to the Strategic Director, in consultation with the Head of Legal and Democratic Services, to set up the HMC and the Appointments Panel.
1.4	The Appointments Panel was to be made up of three people. A representative from ESC (the Leader, Councillor Steve Gallant), a representative from STC (Councillor Ian Bradbury) and an Independent Person (IP) (Lucy Parsons). Lucy Parsons is Consultant who specialises in Ports and Harbours and has been providing her services in these areas for over 15 years. Lucy has also held a position of Harbour Commissioner.
1.5	At its meeting in February 2020, the former Joint Committee instructed Ashfords to provide advice on the contents of a Skills Audit. This audit would be used to identify the skills required for those appointed to the HMC during its initial establishment and broadly during its first three years of operation. The Skills Audit was the subject of a public consultation carried out during the period 1 May to 12 June 2020.
1.6	As the management of the Harbour is an executive function, and in consultation with Councillor Gallant, thought was given to which Cabinet Members would best serve the HMC, taking the Skills Audit into consideration. Those Cabinet Members who were interested to serve were requested to complete a Skills Audit form, setting out which key skills they held and identifying any gaps in knowledge or experience which they might have. The Cabinet Members who were interested and willing to serve were objectively assessed to have a good range of the skills and experience required. Therefore, it was not necessary for the East Suffolk Council seats to be offered beyond the Cabinet to other Members of the Council.
1.7	Following this, a public advertisement was published which set out all of the key skills required for the co-opted members of the HMC. Having assessed the skills which could be provided by the Cabinet Members, the audit also identified some of the skills which could not be met by all of the Cabinet Members. In this way, the widest range of skills can be drawn in, to ensure that the membership of the HMC provides depth, knowledge and experience, which will best serve the Port's interests.
1.8	As previously agreed in the "Next Steps" section of Report ES/0683, there was a 21-day period during which possible candidates for the Co-opted seats on the HMC could apply for those roles. This ran from 9 – 30 April. The positions were advertised widely and by various means. The roles were advertised on the Council's Suffolk Jobs Direct page, as well as on our own website and social media channels (LinkedIn, Twitter, Facebook). STC placed a notice on their website, advertising the availability of co-opted seats on the HMC. We issued a press release promoting the HMC and because the appointments process was live, the local media were interested in it and ran stories about it. The Lowestoft Journal, EADT, EDP and Beccles & Bungay Journal all featured the article online and it also appeared in the paper edition of the EADT. An advert was also placed on the jobs pages of the EADT and the Lowestoft Journal.

2 Current position

2.1	The Skills Audit forms, completed by the proposed Cabinet Members, and objectively assessed with advice from Ashfords, demonstrated that those Members had a number of the key skills required to sit on the HMC. Therefore, it is proposed that the following East Suffolk Councillors and Cabinet Members be appointed to the HMC. They are Cllrs Rivett, Mallinder, Cook, Ritchie and Smith. The skills matrix completed by each of the councillors is attached as Appendix A to this report.
2.2	In total, 10 applications were received for the Co-opted positions on the HMC. These applications were reviewed, having due regard to the Skills Audit requirements, and a shortlist was drawn up by the Strategic Director, the Head of Operations and the HR Business Partner.
2.3	The Appointments Panel met on 17 May and interviewed seven candidates for the four co-opted positions. Interviews were held in the usual way, with each candidate being asked the same set of questions. The Appointments Panel evaluated the responses to the questions put and selected those candidates who attained the best scores against the range of questions. The HR Business Partner was present at the interviews to advise the Appointments Panel.
2.4	It was unanimously agreed by the Appointments Panel that the following candidates be recommended to Cabinet for their appointment as co-opted members on the HMC. These were Alistair MacFarlane, David Gledhill, Richard Musgrove and Mike Pickles. Details on these candidates can be found at Appendix B.
2.5	The Appointments Panel were pleased with how the different skills the recommended Candidates possess complement each other.
2.6	The normal term for a Co-Opted Member is three years. As set out in the recommendations, initially terms will be phased. This is to ensure the HMC doesn't lose 3 Co-Opted members all at the same time in 2024. As set out in the terms of reference Co-opted Members who sit for only one or two years in the first term may be appointed for one or two subsequent three-year terms without further competition being required.

3 How to address current situation

3.1	The Cabinet Members and Co-opted Members need to be appointed to the HMC, to establish it, and provide membership on it, so that it can begin to carry out its work. Once appointed, the Chief Executive will then look to convene the first meeting of the HMC.
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4 Reason/s for recommendation

4.1	Cabinet is asked to approve the appointment to the HMC of the East Suffolk Councillors referred to in paragraph 2.1 above and to accept the recommendations of the Appointments Panel referred to in paragraph 2.4 above.
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Appendices

Appendices:

Appendix A	Cabinet Skills Matrix
Appendix B	Brief Summary of skills experience of each co-opted member

Background reference papers:

Date	Type	Available From
2 March 2021, 3 February 2020 and previous reports referenced therein	Simultaneous East Suffolk Council Cabinet and Southwold Town Council Papers	CMIS

HMC Skills Audit
Appendix A

Key Skills	CR	JM	DR	MC	LS
Risk Management and Mitigation (particular focus on Coastal defence, flood protection and mitigation (including knowledge of the Environment Agency) climate change, health and safety and marine engineering)	Y	Y	Y	Y	Y
Knowledge of and management of ports / harbours	Y		Y	Y	
Business Planning / Financial (including securing grant or other funding)/ organisational / strategic planning and management.	Y	Y	Y	Y	Y
Knowledge of local stakeholders including the local community (e.g. local authorities, residents, businesses, commercial users, leisure users, caravan site owners, visitors, Blyth estuary)	Y		Y	Y	Y
Management / development of property / facilities (and in particular caravan site operation and tourism)	Y			Y	Y
Communications, marketing and consultation	Y	Y	Y	Y	Y
Local industrial, commercial or financial matters	Y	Y	Y		Y
Management of marine leisure activities			Y	Y	
Personnel management	Y		Y	Y	
Environmental matters	Y	Y	Y	Y	Y
Legal	Y	Y		Y	Y
Shipping and other forms of transport	Y	Y	Y	Y	
General maritime or other nautical experience	Y	Y		Y	

Key Skills		
Risk Management and Mitigation (particular focus on Coastal defence, flood protection and mitigation (including knowledge of the Environment Agency) climate change, health and safety and marine engineering)	CR	Board Member of Lowestoft Flood Risk Management Board – overseeing the installation of flood walls and tidal barrier
	DR	As the cabinet member for planning and coastal management at East Suffolk Council I have overseen and been involved in many projects on the coast. (I had the same role at Waveney District Council from 2011). These projects involve risk management and mitigation. I am chairman of the board for the £67 million Lowestoft Flood Relief Scheme. I am Chairman of the Suffolk Coast Forum. The Environment Agency is our valued partner. East Suffolk Council as the marine local authority and the EA share the responsibility of the Suffolk coast. I was also chairman of the Waveney District Council Pathfinder project which considered practical ways of mitigating the effects of coastal blight when managing the eroding coast. I was also chairman of the working group for the successful Lowestoft South Beach project which improved all the seafront assets as well as repairing the sea walls, installing a large scale new ramp and using granite structures to reintroduce a sandy beach at Children’s corner. I am a member of the Kessingland and Benacre project board. I attend the Pakefield Community coastal group and the recently formed Southwold and Walberwick group.
	JM	Through my career and my position both Cabinet Member for the Environment and a ward member, I work with all stakeholders and partners at both a local and national level. Through my involvement of environmental protection, I understand the responsibilities of stakeholders across assets throughout the community. In particular I am able to illustrate an overview in being able to understand the impact of decisions and mitigation resulting from that decision. As a community leader I own the skills to engage with the community and importantly listen, understand and make a decision
	MC	Experienced in Risk management of financial challenges. Acutely aware of potential effects of climate change on coastal erosion, defence and flood protection.
	LS	Ability to read professional reports and make decisions based on information and facts provided. Experience working with other cabinet members to action plans whilst taking into account risk mitigation. Ability to communicate and listen to stakeholders and consider how their views can be taken into account. General awareness of risk

		management through my Cabinet role.
	CR	Board Member of Lowestoft Flood Risk Management Board – overseeing the installation of flood walls and tidal barrier
	DR	Associate British Ports, ABP, have had representation on the Lowestoft Flood Risk Management Scheme Board which I chair. East Suffolk Council is responsible for the main elements of this project which are flood walls either side of entrance to the inner harbour (aka Lake Lothing) and a tidal barrier across the entrance. As the cabinet member and

Knowledge of and management of ports / harbours		board chairman I have had the political responsibility for overseeing negotiations with ABP. (Thanks to the good work of our shared coastal management team: Coastal Partnership East, we have a positive relationship with the port).
	JM	-
	MC	Former long-term client of Penton Hook Marina, Chertsey where I berthed my Cabin Cruiser for cruising the River Thames. Current client of Tide Mill Yacht Harbour where I berth my motor yacht. Member of RYA.
	LS	-
Business Planning / Financial (including securing grant or other funding)/ organisational / strategic planning and management.	CR	Cabinet Member for Economic Development, includes securing £24.9m for Lowestoft via Towns Fund Senior Operational Manager Royal Mail, leadership of 24/7 operation £21m p.a. operation. World Class Manufacturing (WCM) Pillar lead on Cost Deployment and People Development (Royal Mail)
	DR	In the roles outlined above I have been involved in securing funding and the financial management of significant projects on the coast. I had a strategic role in setting up and establishing the Suffolk Coast Forum which is seen nationally as an example of good practice. I had a strategic role in the formation and establishment of Coastal Partnership East. CPE now leads nationally on some aspects of coastal management. I am a member of the board and a past chairman.
	JM	In my position at East Suffolk and through my career, it has been instrumental to my role to look use my planning skills to deliver projects and meet deadlines. Overview and strategic planning are one of the fundamental skills required at Cabinet level, to deliver short term and long term solutions.
	MC	Currently Cabinet Member for Resources, East Suffolk Council. Qualifications in Accountancy and Financial Planning. 10 years experience of managing organisation of 153 units of voluntary body. Extensive experience of budget forecasting and strategic business planning.
	LS	

		Experience setting a budget and agreeing to work within a set budget. Experience sourcing funding for improvement grants. Highly organised and experience working to deadlines. Ability to oversee and deliver harbour operations to safeguard its future. Ability to satisfy the economic security and level of control required by East Suffolk Council for future investment.
Knowledge of local stakeholders including the local community (e.g. local authorities, residents, businesses, commercial users, leisure users, caravan site owners, visitors, Blyth estuary)	CR	Served on the Joint Committee since 2019. Cabinet Member for Economic Development, aware of the role of Southwold Harbour in the local economy. Awareness of growth opportunities for ports in the East of England including renewable energy. Involved in strategic planning for infrastructure projects for East Suffolk.
	DR	In all the roles outlined above and as a founder member of the Joint Committee with Southwold Town Council on the future of the harbour I have been involved with all aspects of the coastal community.
	JM	-
	MC	Member of local authority. Aware of local issues. Frequent visitor to Southwold, including harbour, and Walberswick for leisure and recreation purposes.

	LS	Having worked locally in the area as an estate agent for a number of years I have become familiar with many of the local successful businesses situated near the harbour. Southwold is a popular tourism destination and attracts thousands of visitors every year. Engage effectively and openly with a wide range of stakeholders. Consider how the voice and views of stakeholders can be taken into account.
Management / development of property / facilities (and in particular caravan site operation and tourism)	CR	Private Sector Landlord. Previously Director of property development company Senior Operational Manager Royal Mail: building manager and maintenance teams reported to me Cabinet Member for Assets
	DR	Through my role as Cabinet member for Coastal Management, I have been involved in complex land negotiations and agreements in respect of the Lowestoft Flood Defence scheme. Involved in the multi agency group that led on the flood defence project at Benacre.
	JM	-
	MC	Former successful businesses included owning local supermarket (5 years,) owning, managing and developing of Coastal Hotel (10 years)
	LS	Worked locally in the area as an estate agent for a number of years. A priority will be updating a list of the HMC's assets. A review of the condition of the properties should be undertaken to find out what improvements are required. There then needs to be investment and development of the assets to ensure the improvement of the facilities. Understanding that investment has been made in improving caravan and camping sites to improve the environment for staff and visitors. Southwold harbour attracts a large number of pedestrian visitors who use its facilities. Continued development is required to maintain and attract new visitors.

Communications, marketing and consultation	CR	Royal Mail Senior Operations Manager: Extensive consultation negotiation with unions and staff TV and Radio Interview experience
	DR	I have attended the Local Government Association's leadership course. A residential course over three weekends.
	JM	A characteristic of being a successful councillor is communication. Within my Cabinet role, I considered a large part of my duty being to communicate to stakeholders. I have delivered media campaigns and have been instrumental in their development and implementation. I also sit on the Suffolk Coast and Heaths AONB Communications Group, to focus and enhance the AONB message.
	MC	Devising and implementing marketing schemes in relation to my businesses. In my role as Cabinet Member for Resources, I present complex financial information to various committees including the public.
	LS	Communication is my key skill. Daily I speak to members of the public face to face and via the telephone. The HMC needs to engage with the local community and stakeholders. Regular contact and consultation is necessary to ensure the community is involved with decision making process. I have an understanding that social media can increase reach and engagement. There should be a formal and transparent procedure for developing policy. The website should be regularly updated with information and direct communication such as newsletters. Public forums and meetings in line with social distancing can engage the local community.
Other Skills		
Local industrial, commercial or financial matters	CR	Cabinet Member Economic Development and Assets
	DR	In my role as Cabinet member for planning and coastal management. (see above)
	JM	I have been involved in Grant Awarding Groups, through my involvement with the Suffolk Coast and Heaths AONB. I also work with communities giving guidance on how to access funding, including helping them through the application process and also by understanding the evidence needed to access such grants.
	MC	-
	LS	

		In my Cabinet role I am used to dealing with financial aspects of decision making. In a business capacity I deal with significant financial transactions.
Management of marine leisure activities	CR	-
	DR	I have had indirect involvement as chair of the Suffolk Coast Forum.
	JM	-
	MC	Through many years as a client, I am fully aware of the requirements and desires of marina customers.
	LS	-
Personnel management	CR	Senior Operational Manager Royal Mail. Responsible for staffing unit providing all personnel matters to 700 staff and 40 managers. LGA Leadership Academy Programme
	DR	As a middle manager in Further Education. Thirty years ago, I was leading the information studies team at a further education college. I had thirty full and part time staff and several hundred full and part time students.
	JM	-
	MC	Have employed and managed many staff in various roles through business and management experience.
	LS	-
	CR	Cabinet responsibility for energy projects. Consider environmental and sustainability issues in my capacity of a member of the Planning Committee.
	DR	A long term priority. (I was a member of the Conservation society and the Conservation Corps when I was at school). I have worked as a farm labourer and studied agriculture for two years at Wye College in Kent.

Environmental matters	JM	As Cabinet member for the Environment at East Suffolk, and Vice Chair of Suffolk Coast and Heaths AONB, I am more than most aware of the environmental concerns locally and throughout the Country. Fully promote the use of using sustainable materials in all new Council projects.
	MC	Working with the Finance team to identify ways to finance environmental sustainability schemes and making sure any projects undertaken use materials that are sustainably sourced where possible. Through mooring my own boat, very aware of the responsibility to respect the environment and make sure not to damage it.
	LS	As part of my Cabinet role, I am aware of the environmental impacts of tourism and the role the environment plays to promote tourism in east Suffolk.
	All	The Council is committed to achieving carbon neutrality by 2030. As such sustainability issues are at the core of all of the Council's planning. 'Caring for the Environment' is a key theme within the Councils Strategic Plan and something all Cabinet Members support.
Legal	CR	Graduate Diploma Legal Studies (CPE) UEA Legal Practice Course Cardiff University: Elective Modules: Mergers and Acquisitions, Intellectual Property Commercial Property
	DR	-
	JM	Throughout my career I have been involved in sending and reviewing legal contract, and understanding legal obligations.
	MC	Qualifications in Principles of Law including law of contract and Law Relating to Banking.
	LS	In my role as an estate agent, I have a good working knowledge of property and contract law and all relevant legislation. I deal regularly with solicitors in relation to conveyancing.
	CR	Knowledge of transport issues through Cabinet role. Involved in various transport and infrastructure projects, including the third crossing in Lowestoft.
	DR	In my role as Cabinet member for Planning, I consider a range of strategic transport and infrastructure issues.
	JM	

Shipping and other forms of transport		Part of my previous employment has involved working as a ship charterer. Therefore, I am aware of the details of a ship, bunkering requirements, technical experience of oil tankers, and also coasters and barges.
	MC	Motor Yacht owner. Former Private Pilot and Civilian Gliding instructor at 624 sqn RAF Chivenor. Advanced Motor Cyclist.
	LS	-
General maritime or other nautical experience	CR	Cabinet Member responsible for Renaissance of East Anglian Fisheries (REAF)
	DR	-
	JM	I was previously employed by both Glencore and Morgan Stanley and my role at these organisations had trading and shipping aspects. I am familiar with the functions of a vessel including bunkering, dealing with types of water, size of vessels and the general working of a vessel.
	MC	10 years experience of inland waterways cruising. Recent acquisition of Motor Yacht for cruising coastal waters and beyond.
	LS	-
In addition, when undertaking HMC business, all HMC members will be expected to actively seek to resolve challenges presented to the HMC through working together in a positive and constructive manner. As such team working and problem solving are important skills for all HMC members.		
Any other relevant information:	CR	-
	DR	I am a member of the Local Government Association's Special Interest Group for coastal matters.
	JM	I act as Treasurer of the Local Good Neighbours Scheme, which is an example of where I have worked with others, to achieve community engagement. Within this role I show a clear ability to talk to others, identify problems and offer and implement solutions.
	MC	-

	LS	<p>Ability to work well in a team – to listen and consider other people’s opinions.</p> <p>Ability to effectively contribute in meetings and make decisions based on a range of information.</p> <p>Ability to solve problems quickly taking into account stakeholders views and opinions.</p> <p>Ability to build an effective relationship with the local businesses and stakeholders.</p>
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Co-Opted Members of the HMC

Alistair MacFarlane

Alistair has had a successful 35 years career in the UK Ports and Transport Industry, with the majority of his Senior Management positions being held within East Anglia.

As well as being a Regional Port Manager and Harbour Master, he also has board experience in both the private and voluntary sectors. He is currently an Independent Board Member at the Great Yarmouth Port Authority.

Given his career background, he is familiar with current port legislation including the Port Good Governance Guidance and Port Marine Safety Code.

David Gledhill

David has a 40 year career in Logistics, Ports, Warehousing and Freezones including holding the position of Chief Executive at Hutchinsons Ports UK, who own the Port of Felixstowe and Harwich.

As a result of this David has a very good understanding of Port Management, operations and the legislative framework in which ports operate.

He has overseen large port infrastructure projects in three continents including environmental mitigation, seal wall construction and flood defences.

In his position as Chief Executive of Salalah Port and Freezone in Oman, he was responsible for a very successful tourist centre and cruise terminal, crowing the business by more than 300%.

Richard Musgrove

Richard qualified as a Master Mariner in the Merchant Navy in 1986 before returning to Lowestoft in 1987 taking a role as Assistant Harbour Master at the Port of Lowestoft.

Over the next 30 years Richard worked as a Vessel Traffic Manager at Harwich Haven Authority, a Harbour Pilot, Harbour Master and Operators Manager.

He has also been a Port Authority Board member in Great Yarmouth and undertook the British Port Associations training course for Port Authority Board members.

More recently Richard has sat on the LFRMP Strategic Board on behalf of ABP, working to bring forward the flood walls and barriers in Lowestoft.

Mike Pickles

Mike has worked at Southwold Harbour as a boat builder and foreman for Harbour Marine Services for the last 10 years.

He is responsible for Health and Safety within his current role and is skilled in all aspects of marine engineering, repairs, construction and refurbishment of marine craft. His previous roles have also given him personnel and financial management experience.

Mike has extensive local knowledge and is incredibly passionate about Southwold Harbour.

He is also a sailor of international repute, having experience of blue water sailing and success at National and European Championship level.

**CABINET****Tuesday, 01 June 2021**

Subject	Interim review of the response by East Suffolk Council to the Covid-19 pandemic: Recommendations from Scrutiny Committee
Report by	Councillor Mary Rudd Cabinet Member with responsibility for Community Health Councillor Letitia Smith Cabinet Member with responsibility for Communities, Leisure and Tourism
Supporting Officer	Nicole Rickard Head of Communities 01502 523231 Nicole.rickard@eastsuffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to respond to the recommendations arising from the Scrutiny Committee review of the Council's response to the Covid-19 pandemic. The report attached as Appendix A is the recommendations to Cabinet and the response to each of these is set out in paragraphs 2.1 to 2.7 below.

Options:

Each recommendation has been considered in turn and a response provided on the basis of the context in East Suffolk and the wider Suffolk area as of May 2021.

Recommendation/s:

That Cabinet notes the response to the seven recommendations in the Scrutiny Committee Review of the Council's response to the Covid-19 pandemic.

Corporate Impact Assessment

Governance:

The Scrutiny Committee has a role to scrutinise and review the action of the Council and has developed a set of recommendations to be considered as part of the review of the overall response to the Covid-19 pandemic.

ESC policies and strategies that directly apply to the proposal:

The Covid-19 pandemic was unprecedented and impacted the Council's work across the board, including the five themes of the Strategic Plan.

Environmental:

No specific implications arising from the recommendations

Equalities and Diversity:

One of the Committee's recommendations is around communication with all of the District's residents without an overreliance on digital technology alone.

Financial:

The pandemic has had an impact on finances across the Board in terms of the redeployment of Council staff and expenditure on unanticipated areas of activity. However to offset that new resources have been made available through various funding streams from the Government.

Human Resources:

As outlined above, staff resource has been redirected to respond to the pandemic, with redeployments and staff offering to support other Teams, including the Communities Team, particularly during lockdown 1.

ICT:

No specific implications arising from the recommendations

Legal:

No specific implications arising from the recommendations

Risk:

Risks were managed throughout the pandemic and will continue to be managed during the recovery phase, through the corporate risk register and the Corporate Governance Group.

External Consultees:

The Joint Emergency Planning Unit and Community Action Suffolk both participated in the Scrutiny Committee meetings held in October/November 2020.

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>

XXX	Governance		
XXX	How ESC governs itself as an authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected? The recommendations relate specifically to volunteering, emergency response groups and communications.			

Background and Justification for Recommendation

1 Background facts	
1.1	The primary purpose of the Scrutiny Committee review was to constructively review performance in terms of the Council's response to the Covid-19 pandemic and to identify opportunities for improvement.
1.2	The Council's response was considered in two parts at two separate Scrutiny Committee meetings. At the first meeting, on 15 October 2020, the Committee received a report dealing with community support, business support and homelessness. At the second meeting, on the 26 November 2020, the Committee received a report on the emergency planning process, winter preparedness, the Test and Trace process and communications.
1.3	The report attached to this report as Appendix A is the recommendations to Cabinet and the response to each individual recommendation is set out below.

2 Current position	
2.1	Each of the recommendations in the Scrutiny Committee Report is provided in full below, followed by the response.
2.2	<p>That, within six months of receipt of this report, East Suffolk Council works with the third sector, for example, the Voluntary, Community and Social Enterprise (VCSE) sector, as well as town and parish councils across the district, to build and maintain a network of current and additional volunteers available for future emergencies. The network will ensure volunteers are kept up to date on possible future needs for assistance and aim to keep them informed as to why they may not have been required at certain points in response phases.</p> <p>Through Community Action Suffolk (CAS), Suffolk Collaborative Communities Board (CCB) partners, including East Suffolk Council, have undertaken regular surveys of the Voluntary, Community and Social Enterprise sector. The most recent survey went out week beginning 11th May and asks if community response groups are still active, about their current level of requests for help, intentions in terms of the future of the group, ability to support a response during further waves of Covid -19 or other emergencies, number of volunteers, who they are concerned about in their community, support required etc. The Head of Communities was on the CCB Sub-Group that developed this survey.</p> <p>East Suffolk Council worked as part of a sub-group of the CCB that undertook a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of the community response and held follow-up focus groups between Lockdowns 1 and 2 i.e. July and November 2020 to capture any lessons learned in relation to the</p>

	<p>community response to the initial phase of the pandemic at Suffolk, East Suffolk and individual community levels.</p> <p>It is clear from the work done with the Tribe App that it is not effective to recruit volunteers to keep 'on ice' – they need to have a role to undertake immediately, or they quickly lose their motivation to volunteer. It is considered more effective to work through partners such as CAS to support individual community response and emergency planning groups (and our Town and Parish Councils) to recruit and manage their own volunteers and to fill gaps through work such the volunteering campaign funded through the Community Partnership Board to identify more volunteers in the Lowestoft area.</p> <p>The other important dimension is that volunteer circumstances change and therefore their capacity to volunteer changes – we had lots of furloughed volunteers during lockdown 1 but when they went back to work, we had to recruit different volunteers.</p>
2.2	<p>That, within six months of receipt of this report, the Council, in its partnership work with the Joint Emergency Planning Unit, seeks access to the emergency civil preparedness plans of the town and parish Councils across the district to ensure further robustness in future emergency preparedness.</p> <p>The Joint Emergency Planning Unit (JEPU) is working with Community Action Suffolk (CAS) and the Collaborative Communities Board (CCB) to integrate the Community Emergency Planning Groups (CEPGs) into the wider voluntary sector structure in Suffolk. This has considerable benefits: messages and updates from CCB/CAS going to CEPGs directly and Rest Centre training being offered to other voluntary organisations.</p> <p>All East Suffolk Officers with a role in multi-agency response have access to the Suffolk Resilience Forum (SRF) Resilience Direct (RD) response pages. The CEPG plans are stored on these RD pages and available for viewing. Because the plans contain personal contact details for CEPGs they are stored securely and only accessible in the event of an emergency. The plans are regularly reviewed by the CEPGs and advice on the structure and content provided by JEPU. JEPU has asked all CEPGs to check and update their contact details by end May 2021.</p> <p>JEPU has created a map (attached) showing which Town / Parish Councils have CEPGs. A map covering the whole of Suffolk is also available on the publicly accessible SRF website at link: https://www.suffolkresilience.com/prepare-your-community/emergency-plans-map.</p>
2.3	<p>That, within one month of completion of the compilation of the network recommended at 1 above, East Suffolk Council works to ensure that all and any current volunteers who acted in direct response to the pandemic are contacted to acknowledge and thank them for their help.</p> <p>The Council has sent out multiple messages to the Covid-19 community response groups in East Suffolk, both through Community Action Suffolk (CAS), the county voluntary sector infrastructure organisation, and directly. The Head of Communities has sent two messages of thanks to the response group lead contacts during lockdowns one and three and asked for this thanks to be passed</p>

	<p>on to the other members of the group.</p> <p>The Communities Officers in the Communities Team have regular and ongoing contact with the community response organisations in their Community Partnership area.</p> <p>The Leader of the Council has agreed that we should hold a thank you event for East Suffolk community response volunteers when it is safe to do so.</p>
2.4	<p>That, within one month of receipt of this report, East Suffolk Council starts to explore, with partner organisations such as Suffolk County Council (SCC) and Community Action Suffolk, options for the creation of an interactive map to show the voluntary and support groups in existence in Suffolk, together with the number of active volunteers they each have.</p> <p>A map of response organisations was created for Suffolk by Community Action Suffolk on behalf of the Collaborative Communities Board during lockdown one and updated during the November 2020 and January to March 2021 lockdowns. This mapped all active groups playing a role in the Covid response.</p> <p>This map does not include the number of active volunteers (although we do know how many volunteers each group had at specific moments in time). The May survey (see response to Q1) of community response groups asks again about current volunteer numbers and we will continue to update our information and ensure that it is as current as possible.</p>
2.5	<p>That, if, as heard during the review, East Suffolk Council decides to create and use a local app that will link local requests for support to local volunteers, it not be introduced until there is robust assurance that it will be fully operational and effective.</p> <p>This is still being considered at a Suffolk level by the Collaborative Communities Board. Tribe was the best available app when the pandemic started and served a purpose, although clearly did not achieve the full functionality that Suffolk partners were hoping for.</p> <p>There are various other products available, but there may be more benefit to focussing on more bespoke approaches in the areas where additional volunteers are needed and/or on software that enables local groups to more easily allocate and manage tasks such as that developed in Ipswich. One local community group received offers of help from more than 300 volunteers but only used around 10% of these which caused frustration amongst those volunteers who were not called up to help.</p>
2.6	<p>That East Suffolk Council continues to maintain its usual methods of communications, in addition to digital opportunities, to ensure and enable all residents (including those who may prefer or are unable to utilise the Council's website or social media) remain fully informed and provided with specific and up-to-date local information during emergencies, for example, about the changing requirements of the local restriction tier system.</p> <p>The Council will continue to communicate with its residents in a timely fashion and in the most appropriate way through a wide range of existing and emerging channels. We will continue to utilise new/social media and, as part of our</p>

	<p>commitment to digital transformation, we will seek to ensure a wide awareness and understanding of online services and information, while not leaving behind those who finds it harder to access.</p> <p>Community engagement is critically important in this regard and with this in mind, the Council's Community Intervention Team (CIT) is now in place – a Senior Officer and three (two part time and one full time) Officers. They are out and about in our communities, particularly where there are outbreaks in schools, businesses and community settings but also more generally in key places e.g. town centres, food banks, supermarkets in a reassurance role, working alongside the Council's Environmental Protection team.</p> <p>The CIT have produced a simple one-page handout which provides an overview of their role/work and they use the Suffolk Message Cascader one-page overviews (which they also print and distribute) to provide information about specifics e.g. Vaccine Reassurance, Self-Isolation etc.</p>
2.7	<p>That Cabinet shares the Scrutiny Committee's recommendations, and its response to these, with the three local MPs for the East Suffolk district and Mr Robert Jenrick, MP, Secretary of State for Housing, Communities and Local Government.</p> <p>Noted</p>

3 How to address current situation

3.1	The responses to each of the individual recommendations above have been developed in the context of the position in May 2021 – six months has elapsed since the Scrutiny Committee considered each of these issues (in October and November 2020). Since then we have had two further lockdowns and we are now moving through the different milestones of the national Covid Recovery Roadmap.
3.2	It is therefore considered that some of the recommendations made have been overtaken by more recent events/developments.

4 Reason/s for recommendation

4.1	Each recommendation has been considered and the response, including updates on the changing context in relation to that issue is set out in section 2 above.
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Appendices

Appendices:

Appendix A	Interim review of the response by East Suffolk Council to the Covid-19 pandemic by the Scrutiny Committee
Appendix B	Map displaying Town and Parish Councils with CEPGs

Background reference papers:

None.



CABINET

Tuesday, 01 June 2021

Subject	Interim review of the response by East Suffolk Council to the Covid-19 pandemic by the Scrutiny Committee
Report by	Councillor Stuart Bird Chairman of the Scrutiny Committee
Supporting Officer	Katherine Abbott Democratic Services Officer Katherine.abbott@eastsuffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to set out the results and recommendations of the Scrutiny Committee's interim review of the Council's response to the Covid-19 pandemic.

The primary purpose of the review, and therefore of this report, was to constructively review performance and identify any opportunities for improvements. The interim review was conducted in two parts. The first part was undertaken when the Committee met on 15 October 2020 and received a report on the Council's interim response to the pandemic, dealing with community support, business support, and homelessness. The second part was undertaken when the Committee met on 26 November 2020 and considered a report about the emergency planning process, winter preparedness, the Test and Trace process, and communications. The Committee then met informally in December 2020 to draft its recommendations to Cabinet; these are set out in this report.

Options:

The Scrutiny Committee having received and agreed a suggested scoping form on this matter decided it wished to proceed with the review. No other options were considered relevant, the Committee having considered both reports, raised questions on them, debated them, and formulated their recommendations.

Recommendations

In its consideration of the following recommendations, and in accordance with the Scrutiny Procedure Rules, Cabinet is asked that where it is proposed that a recommendation be accepted, Cabinet provides a clear published explanation as to how the recommendation(s) will be delivered and to what timescales. Similarly, where it is proposed that a recommendation be rejected, Cabinet publishes its detailed and substantive reasons as to why this is so.

1. That, within six months of receipt of this report, East Suffolk Council works with the third sector, for example, the Voluntary, Community and Social Enterprise (VCSE) sector, as well as town and parish councils across the district, to build and maintain a network of current and additional volunteers available for future emergencies. The network will ensure volunteers are kept up to date on possible future needs for assistance and aim to keep them informed as to why they may not have been required at certain points in response phases.
2. That, within six months of receipt of this report, the Council, in its partnership work with the Joint Emergency Planning Unit, seeks access to the emergency civil preparedness plans of the town and parish Councils across the district to ensure further robustness in future emergency preparedness.
3. That, within one month of completion of the compilation of the network recommended at 1 above, East Suffolk Council works to ensure that all and any current volunteers who acted in direct response to the pandemic are contacted to acknowledge and thank them for their help.

4. That, within one month of receipt of this report, East Suffolk Council starts to explore, with partner organisations such as Suffolk County Council (SCC) and Community Action Suffolk, options for the creation of an interactive map to show the voluntary and support groups in existence in Suffolk, together with the number of active volunteers they each have.
5. That, if, as heard during the review, East Suffolk Council decides to create and use a local app that will link local requests for support to local volunteers, it not be introduced until there is robust assurance that it will be fully operational and effective.
6. That East Suffolk Council continues to maintain its usual methods of communications, in addition to digital opportunities, to ensure and enable all residents (including those who may prefer or are unable to utilise the Council's website or social media) remain fully informed and provided with specific and up-to-date local information during emergencies, for example, about the changing requirements of the local restriction tier system.
7. That Cabinet shares the Scrutiny Committee's recommendations, and its response to these, with the three local MPs for the East Suffolk district and Mr Robert Jenrick, MP, Secretary of State for Housing, Communities and Local Government.

Corporate Impact Assessment

Governance:

The Scrutiny Committee has a role to scrutinise and review the actions of the Council.

The COVID pandemic has been a major national emergency, and the Council has played a significant role in responding to it. It is of interest, value, and merit for the Scrutiny Committee to review aspects of the Council's role. To that end, the Committee has looked at aspects of the Council's response and has made recommendations to the Cabinet which it hopes will be well received.

It is noted that the response to the pandemic has required alternative governance arrangements for emergency situations, too. It is proposed to review this governance separately, at a later point, as these issues were not covered within the scoping for the review to which this report refers nor, therefore, the two earlier reports received by the Committee.

ESC policies and strategies that directly apply to the proposal:

Clearly, a global pandemic was not foreseen when the Strategic Plan was developed and written. However, from both written reports submitted to Scrutiny Committee it was noted that this has now been considered as work on the Plan continues. Those reports also acknowledge that efforts were made to minimise the impact of the pandemic on the delivery of the Strategic Plan but as also stated some impact was inevitable.

Environmental:

Not applicable

Equalities and Diversity: <p>Recommendation 6 seeks to ensure that all the district's residents are communicated with and that this be achieved by diverse methods and not, necessarily, an over-reliance on digital alone.</p>
Financial: <p>The financial effect of the pandemic has been significant and multi-faceted; Council income has reduced, its expenditure has increased, and the extent of the financial impact is not yet fully known.</p> <p>There will be cost implications of the recommendations above; there will be resource implications to formulate and maintain the recommended network, however, the Scrutiny Committee does not consider these to be onerous.</p>
Human Resources: <p>Not applicable</p>
ICT: <p>Not applicable</p>
Legal: <p>Not applicable</p>
Risk: <p>It is hoped that these recommendations will help to achieve emergency preparedness which is even more robust.</p>

External Consultees:	<p>The Joint Emergency Planning Unit was involved in the preparation of the report and a representative attended the second meeting in November 2020.</p> <p>The Chief Executive Officer of Community Action Suffolk also attended the first meeting in October 2020. Both participants were asked questions and provided responses to the points of enquiry; these are recorded in the respective minutes.</p>
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>

T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected? These recommendations are made in constructive support of the Council's ambition to take continued and positive action to protect and support its communities, in this case specifically through future emergencies.			

Background and Justification for Recommendations

1	Background facts		
1.1	The Scrutiny Committee met on 15 October 2020 and received part one of a two-part report on the Council's interim response to the pandemic. This report provided information on community support, business support, and homelessness. The Committee met again on 26 November 2020 to receive the second part of the report and this concentrated on the emergency planning process, winter preparedness, the Test and Trace process, and communications. In between the two meetings, a further lockdown of four weeks was implemented, ending on 2 December 2020. The Scrutiny Committee met, informally and remotely, in December 2020 to draft its recommendations to Cabinet.		
1.2			

	These recommendations were agreed by the Scrutiny Committee in December 2020.
1.3	The minutes of the two meetings held in October and November 2020 provide detail of the Cabinet Members. Council Officers and representatives of other interested bodies who participated in the preparation of the two reports and in the two meetings themselves. In total some 63 written questions were submitted by members of the Scrutiny Committee in advance of each meeting and these, together with the written responses, were appendices to reports ES/0531 and ES/0570. The further questions posed at the meeting, the responses provided, the debate and how these helped the Committee identify its priority recommendations are all recorded in the related minutes of both meetings (at appendices A and B).
1.4	It is fully appreciated by the Scrutiny Committee that the response to the pandemic has been and remains a rapidly moving and changing picture and, therefore, some aspects of these recommendations may have been superseded by events. However, the Committee believes the recommendations do make a positive contribution to the Council's preparedness for future emergency events.

2 Current position	
2.1	This was an interim review, some seven and eight months into the pandemic. As has been stated earlier in this report, the pandemic is still not yet over and consequently the response to the pandemic has been and remains a moving and changing picture.
2.2	It remains the Scrutiny Committee's aim to conduct a further, final, and comprehensive review once the pandemic is - if not over - much reduced in its impact.

3 How to address current situation	
3.1	It is believed that the recommendations within this report will be helpful in terms of approach to any future emergency. The recommendations aim to constructively add value, with the benefit of fresh eyes and of course hindsight, in terms of taking positive action in the event of future emergencies and to help protect the district's communities. The recommendations were formulated based on the information in the written reports X and X, the responses to the written questions posed by the Committee in before each meeting, and the questions and debate of matters which became evident at the two meetings.
3.2	In respect of the other areas covered within the reports the Committee was content with the evidence provided in the reports and received at the meetings. Paragraph 4.1 also refers.

4 Reasons for recommendations	
4.1	Having considered the two reports and the information provided to it, the Scrutiny Committee wished to make constructive suggestions on certain areas of the Council's response to the pandemic, as of December 2020. These certain areas being how the role of volunteers has been handled, a local track and trace app, and communications.
4.2	In conducting the review, it was, as always, the Committee's intention to challenge in a positive way that might also add value to the Council's continued response to the pandemic, and its impact in East Suffolk specifically.

Appendices

Appendices:	
Appendix A	Confirmed minutes of the Scrutiny Committee meeting held on 15 October 2020
Appendix B	Confirmed minutes of the Scrutiny Committee held on 26 November 2020

Background reference papers:		
Date	Type	Available From
	None, save the two published reports for the meetings on 15 October and 26 November 2020 (ES/0531 and ES/0570)	www.eastsuffolk.gov.uk

Confirmed



Minutes of an Extraordinary Meeting of the **Scrutiny Committee** held remotely via Zoom on **Thursday 15 October 2020 at 6:30pm**

Members of the Committee present:

Councillor Edward Back, Councillor David Beavan, Councillor Stuart Bird, Councillor Judy Cloke, Councillor Linda Coulam, Councillor Mike Deacon, Councillor Andree Gee, Councillor Louise Gooch, Councillor Tracey Green, Councillor Geoff Lynch, Councillor Mark Newton, Councillor Caroline Topping

Other Members present:

Councillor Stephen Burroughes, Councillor Peter Byatt, Councillor Tony Cooper, Councillor Janet Craig, Councillor Richard Kerry, Councillor Mary Rudd, Councillor Letitia Smith, Councillor Ed Thompson, Councillor Steve Wiles

Officers present:

Katherine Abbott (Democratic Services Officer), Stephen Baker (Chief Executive), Karen Cook (Democratic Services Manager), Cairistine Foster-Cannan (Head of Housing), Anita Humphrey (Communities Manager), Andrew Jarvis (Strategic Director), Fern Lincoln (Housing Needs Service Manager), Matt Makin (Democratic Services Officer), Sue Meeken (Political Group Support Officer (Labour)), Nicole Rickard (Head of Communities), Paul Wood (Head of Economic and Regeneration)

Others present:

Christine Abraham (CEO Community Action Suffolk)

1

Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Keith Robinson. Councillor Colin Hedgley acted as Substitute.

2

Declarations of Interest

There were no Declarations of Interest.

Interim Review of the response, by East Suffolk Council, to the Covid-19 pandemic (1)

The Committee received **ES/0531** by the Cabinet Members with responsibility for Community Health and Communities, Leisure and Tourism, respectively. Councillor Rudd advised that the report highlighted the work that the Council had undertaken with a wide range of partners, including health partners. This included the partnership with Norfolk and Waveney CCG where referrals from their Covid Protect programme for people with long term conditions who needed help with food, medication or isolation had been received by the Council. The Connect for Health social prescribing providers in the Ipswich and East Suffolk CCG area took referrals from the Communities Team for more complex cases in need of additional support. In terms of tackling isolation and loneliness, which Councillor Rudd said was the number one priority for the East Suffolk Community Partnerships and a clear mental and physical health priority, the Council had initiated a befriending scheme in Lowestoft and piloted the innovative Grandpad programme to support those who were feeling isolated and were digitally disadvantaged. Councillor Smith advised that the first part of Appendix A of the report provided an overview of the Home But Not Alone community response in East Suffolk. Home But Not Alone (HBNA) was a Suffolk-wide initiative delivered in the District by the Council's Communities Team. The appendix outlined the level and location of demand for support during the eighteen and a half weeks that people were 'shielding' and the role that Home But Not Alone had played in supplementing the national support available to those who were 'shielding', including doorstep food deliveries. Councillor Smith added that HBNA had supported anyone in the District who was vulnerable, not just those who were 'shielding'. The appendix also considered the response by the eight Community Partnership areas, with a particular section on Lowestoft, which had 70% of the referrals. In conclusion, Councillor Smith said the report celebrated the work of community groups across East Suffolk and highlighted how this work had been enabled through the Council's Hardship Fund, which included contributions from all Councillors.

The Head of Communities advised that a request had been received from Councillor Gooch for information related to incidents and trends for domestic violence during the pandemic. In response, the Head of Communities said that although there had been an increase in reported Domestic Abuse Crimes of 24.9% on the three year average, there had not been the sustained spike that some had feared as lockdown measures were eased. She said that whilst the impact of Covid-19 could be a contributory factor in the escalation of abuse and risk, local specialist support had good capacity locally and was coping with demand. The Committee was advised that the Domestic Abuse Outreach Service delivered by Anglia Care Trust to medium risk victims had seen a 26% increase in referrals and the Independent Domestic Adviser Service for high risk victims had seen a 29% increase – demand for the services of both had peaked in July. A new 24/7 freephone Domestic Abuse Helpline had been launched in May and information about DA shared through pharmacies, HBNA call handlers, GP text messages, supermarkets, midwives and health visitors during the pandemic. There were 300 trained DA champions in Suffolk who had access to the most up to date information on services/trends and advice. The White Ribbon campaign in November would focus around libraries in Suffolk being safe spaces for victims to seek support.

The Housing Needs Manager added that a review of 2019 figures had shown that the Council's Housing Needs team 36 clients presenting as a result of Domestic Violence for the period from March 2019 – October 2019 compared to 48 cases for the same period in 2020. This was a slight increase in presentations of 13%. Currently, the Housing Needs Team had 20 active domestic violence related cases the team are working on and was actively engaged with support providers across the County to ensure the right support and safeguarding measures and interventions were put in place at the different stages.

Before inviting questions from members of the Committee, the Chairman reminded the Councillors of the topics to be reviewed at the meeting on 26 November 2020 within part two of the report - these being winter preparedness, emergency planning, track and trace and communications. The Chairman asked that when posing their questions, members of the Committee try to avoid straying into those areas of discussion.

Councillor Topping referred to the £60 million to be made available across the police and local authorities for compliance and enforcement activities and that East Suffolk Council had been allocated £121,000 from that fund. Councillor Topping noted that the funding was ringfenced for compliance and enforcement activity but that there was flexibility on how it was used so long as it was for the purpose of controlling the spread of Covid-19. The Government had encouraged local authorities to consider using the funding to deploy marshals to support compliance and Councillor Topping asked what the Council intended to spend the funding on. The Chief Executive said the £121,000 was yet to be received and that early discussions suggested the use of marshals in an extensive, largely rural district would not be the most effective use of the money. Instead, the enhancement of current services through environmental health and the overall support to effect positive behavioural change were more likely. He added that the money had not yet been fully allocated but would be used creatively and to best effect to maximise its benefits including the reinforcement of safety and containment messages.

Councillor Back advised the Committee that he had previously volunteered to be a befriender of those who were 'shielding' and, unfortunately, had not been called upon to assist; he asked if this might have happened to other volunteers. Councillor Rudd replied that the Council had been contacted by a large number of volunteers but, if a community response group was already active and fully manned in an area, there had been a wish not to duplicate efforts but rather to fill gaps. Councillor Rudd said the previous scheme was being reviewed in order to improve it in case it were necessary to implement it again. Councillor Rudd apologised for Councillor Back not having been contacted.

Councillor Coulam referred to the table within the report which indicated the groups which had been received funding from the East Suffolk Hardship Fund and highlighted the £975 allocated to the Afghanistan and Central Asian Association. The Head of Communities advised that the Association had received funding to provide advice and support in particular languages to a specific group of people. The Association had since returned unspent funds.

Councillor Beavan said his experience of the Tribe Volunteer app was that it had not worked. He stated that the Council needed to ensure such apps do work and he asked for an update on how this was being approached and also if there was the potential to have an ESC app. The Head of Communities replied at the start of the pandemic in the UK a lot of elements had been required quickly and the Tribe app had appeared to provide the solution the Collaborative Communities Board had sought in terms of volunteers. The Head of Communities agreed that in the analysis of how the app had performed it had been identified that it had had limited success and that work was in hand to see how it might be adapted and improved. The Chief Executive Officer of Community Action Suffolk added that the extent of the positive response to the call for volunteers had been overwhelming; she said that had that not been the case the app would have been helpful. There were, she said, teething issues with its use. The Council's Chief Executive Officer said that national apps were not always under the control of local authorities or local bodies. He added that an ESC app had been considered but, currently, the work required to ensure it was finessed and sufficiently focussed to do the job meant it was not feasible.

Councillor Deacon said the early intervention of many community groups had been amazing and welcome. He said many of these groups were treated as charities and asked what arrangements were for independent groups to receive donations. The Cabinet Member for Communities, Leisure and Tourism said the communities team had encouraged such groups (who might wish to do so) constitute their membership and so formalise their status through the inclusion of DBS checks, safeguarding training, increased governance etc. The Chief Executive of Community Action Suffolk said the diversity of the community response had been immense and her organisation was aiding the informal groups to set up a more formal infrastructure, if they so wished.

Councillor Green referred to the trial of Grandpads; she asked if there were plans to roll out the pilot more widely in the district under the digital inclusion scheme. Councillor Green also asked if there was evidence the devices were being actively used. The Head of Communities said the Council had funded 25 Grandpads, the Ipswich and East Suffolk CCG in the south of the district had undertaken to fund a further 50 and a further 25 for the north of the district would be funded by the Community Partnership Board's funding. The use of the Grandpads was monitored through reports to show how much they were used and the categories accesses; a follow-up telephone survey of users was also planned. The users of the Grandpads were encouraged to use them to access GP appointments, online shopping, prescription ordering etc. Councillor Green asked if the two CCGs within the district worked together in sharing information with the Council and if they fed back to their equivalent of a scrutiny committee. The Head of Communities said that, clearly, the CCGs would work in different ways and with differing priorities, however they did work closely. Councillor Green, with reference to the information about domestic abuse provided earlier in the meeting, asked if it would be Council staff or library staff who would provide this help. The Head of Communities clarified that the library would be signposted as a safe space from within which victims could report issues or call for specialist services.

Councillor Topping stated that the Council's communities team had done brilliant work during the pandemic; she asked if there were sufficient staff and if the Council would be able to respond as well to a spike in infection rates. Councillor Topping also asked

for more details on the Volunteer Passport Scheme and if the demise of Age UK Suffolk had resulted in an increase in enquiries to the Council. The Head of Communities advised that some Officers from other teams within the Council had helped the Communities Team and provided additional resource through temporary redeployment. The Committee was informed that the corporate management team had looked at resources which would be required in the event of another lockdown, particularly because of the additional responsibility for local authorities to distribute food; these discussions continued but the redeployment of some Council officers would be used again. The Head of Communities said that the demise of Age UK Suffolk had had an impact on the Council; it was working with and seeking funding for 'chin wag' groups to support elderly residents. In addition, a bounce-back fund had been established to help other such voluntary and community organisations which were also struggling. The Chief Executive of Community Action Suffolk said that the volunteer passport scheme had been in use for several years; it enabled volunteers to be 'passed' between organisations as seamlessly as possible and to minimise duplication of effort. A pilot was being undertaken in east Suffolk to provide training in basic volunteering; this was fully accredited and included first aid, safeguarding, diversity etc. The volunteer passport also provided a pathway to employment for some people. (*Clerk's note: Information on the volunteer passport scheme was circulated to the Committee after the meeting*).

Councillor Gooch referred to Dame Louise Casey's statement, that day, on child poverty and hunger; she asked if the Council had sufficient resources in place to take responsibility for the distribution of food as this was additionally important as this was sometimes one of the contributing factors in incidences of domestic abuse. Councillor Gooch suggested that if the causes of domestic abuse were identified as food related, for example, would the Council be able to respond quickly with support. The Head of Communities said that, with Community Action Suffolk, a study of how well-equipped the Collaborative Communities Board was in terms of food provision and capacity to support people had been undertaken. Hunger was a huge issue and the Council, with partners, worked hard to try and identify those most vulnerable in order to try and support them. She added that there was a joined-up support service in place but the need that would be encountered in the coming months was not underestimated. The Head of Housing added that the Low Income Family Tracker (LIFT) software was being used to provide predictive analytics that proactively identified households likely to experience economic hardship and rent arrears in order that they could be assisted to apply for discretionary housing payments. The software did provide an opportunity to look at other indicators of deprivation and disadvantage within a corporate project to best support vulnerable residents.

The Chairman asked if the recent cessation of the eviction moratorium had resulted in an increase in clients asking the housing team for assistance, if there were indicative figures of the likely demand and if there were sufficient staff to manage the response. The Head of Housing said that a gradual rise over a longer period of time was anticipated because of the long process to be followed before eviction took place. Only certain cases were being prioritised to court and the first hearings were not scheduled until mid-November. The Housing Needs Manager said that approximately 70 clients had presented to the housing team having received a six-month notice of eviction; 17 of these had presented since the lifting of the moratorium. She added that there was sufficient resource to deal with the cases and that officers worked with people to

resolve issues, where possible, and to support.

Councillor Gooch asked if there was an intention to provide school children with food parcels to take home, as had been done in Birmingham. The Head of Communities said that several alternative sources of healthy food were being explored such as community fridges, community pantries, community supermarkets etc. The Chief Executive of Community Action Suffolk said several organisations were looking at food waste generally, a good example of this in East Suffolk was the 'teapot project'. Work was in hand to engage with food banks, some of which were schools, but not all had registered with the Trussle Trust yet. In addition, in partnership with churches, food parcels that provided ingredients rather than prepared food were being explored to help people to have healthier food and learn basic cooking and nutrition skills.

Councillor Hedgley asked if, during lockdown, accommodation had been found for all the district's rough sleepers. The Head of Housing advised that the number of rough sleepers had peaked at 38 during the lockdown; all had been housed in self-contained accommodation. Each person had been assessed by a housing needs officer and a personal housing plan devised to meet their needs, including any health matters, and solutions put in place. At the present time, 5 people remained in the accommodation provided; the remainder had moved on to more suitable accommodation as a permanent solution, including supported housing, education or training needs. In response to a question, the Head of Housing said that some of the rough sleepers had claimed benefits to sustain their permanent accommodation. There were some newly identified rough sleepers in the district and the housing needs team was working intensively to engage with them; some clients required intensive support and assistance. Councillor Hedgley asked if there were sufficient resources. The Head of Housing said that grant funding was available until the end of the financial year; it was anticipated that a new bid for further funding for one year would be possible. The team's core staff were funded until the end of the financial year.

Councillor Gee asked about the support available for arts and culture during the pandemic. The Head of Economic Development said the Council was working closely with the Marina Theatre to support them in developing ideas to generate revenue; the theatre had also applied for a £300,000 grant from the Art Council's Cultural Recovery Fund. More widely, East Suffolk Council had established an arts and culture forum which was examining the scale of the issues and how best to help venues through shared learning and, possibly, the lobbying of central government. Councillor Deacon asked about the Spa Pavilion in Felixstowe. The Head of Economic Development said that this theatre had a different governance structure which made applying for government funding more difficult. The theatre had approached East Suffolk Council around supporting different business models which would help it to remain viable and these discussions were ongoing. The Council was unable to provide direct funding support but had offered support and assistance where it could. Councillor Deacon asked about the Two Sisters Arts Centre in Trimley. The Head of Economic Development said he did not believe they had approached the Council for assistance but undertook to check and advise Councillor Deacon outside the meeting.

Councillor Gooch asked if the geography of the community volunteer groups had meant that "social engineering" had been necessary to ensure hamlets were included and any gaps in provision addressed. The Chief Executive of Community Action Suffolk

said her organisation had worked closely with local authorities to map community groups and identify any gaps. She had been astounded that only 40 very tiny parishes had not been "covered" by an emergency response; these parishes had on the whole already aligned themselves with a neighbouring parish for mutual aid and so there had not been a need to socially engineer. The Committee was also advised that a survey had been undertaken to identify how community groups were managing and, more recently, if they remained in existence and able to step up again if the need arose. The initial responses had been very positive. The Head of Communities said the Council would be contacting any groups which had not yet replied.

Councillor Bird said that the report indicated a deficiency of volunteers in Lowestoft and asked what actions were being taken or were proposed to try and address. The Head of Communities said that Lowestoft did not have as many community response groups; the Council had met with Lowestoft Town Council and representatives of Lowestoft Rising and was planning to work, with Community Action Suffolk, on a volunteering campaign focussed on Lowestoft in an effort to build some volunteer resilience.

Councillor Back referred to national media reports of bogus companies claiming grant funds; he asked if there had been incidences of this in east Suffolk. The Head of Economic Development said the Council's fraud team reviewed any applications that raised concerns and payment withheld.

Councillor Gooch asked if the Council had been asked to formally respond or provide feedback to Ministers or the Secretary of State on local experiences. The Chief Executive said he was not aware of such a request, however, collectively Leaders of Councils had written to express concerns and views.

Councillor Topping urged the Chief Executive to ensure there was sufficient staff resource to deal with any local surges in infection rates and that the well-being and safety of staff was fully considered. The Chief Executive said the second report to the Committee, in November, would include emergency planning and one of the Council's core duties was to respond to any emergency when it happened; he wished to reassure the Committee that it was within the ethos of all the Council's staff that they would get involved in emergency situations in order to allow a flexible approach. He also emphasised that the well-being of his staff was foremost at all times.

There being no matters raised for debate, the Chairman suggested that the provisional recommendations from the meeting be carried over to the second meeting in the review to be held on 26 November. This was agreed. It was also agreed that the Scrutiny Committee would meet, informally, to draft these recommendations

RESOLVED

1. That, having considered the contents of the first report, the Scrutiny Committee would, at its meeting on 26 November 2020, formulate appropriate recommendations to Cabinet from the two Extraordinary meetings in order that these be considered as part of the continuing response to the Covid 19 pandemic.

8.33pm There was a short adjournment for five minutes. The Meeting reconvened at 8.38pm.

4

Scrutiny Committee's Forward Work Programme

The Scrutiny Committee received and considered a draft scoping form submitted by Councillor Cloke on car parking enforcement. The scoping form was approved and an extraordinary meeting of the Scrutiny Committee would be held on 26 November 2020 to undertake the review.

The Chairman advised that the various strategic financial reports scheduled to be received in December and January would not be available to the Committee in advance. This was because of the additional complexities due to the on-going pandemic.

The Chairman reminded the Committee of the topics for review currently scheduled on its work programme.

The meeting concluded at 8:50pm

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Chairman

Confirmed



Minutes of a Meeting of the **Scrutiny Committee** held remotely via Zoom on **Thursday 26 November 2020** at **6:30pm**

Members of the Committee present:

Councillor Edward Back, Councillor David Beavan, Councillor Stuart Bird, Councillor Judy Cloke, Councillor Linda Coulam, Councillor Mike Deacon, Councillor Louise Gooch, Councillor Tracey Green, Councillor Geoff Lynch, Councillor Mark Newton, Councillor Keith Robinson, Councillor Caroline Topping

Other Members present:

Councillor Peter Byatt, Councillor Tony Cooper, Councillor Janet Craig, Councillor Steve Gallant, Councillor Mary Rudd, Councillor Ed Thompson, Councillor Steve Wiles

Officers present: Katherine Abbott (Democratic Services Officer), Stephen Baker (Chief Executive), Sarah Davis (Democratic Services Officer), Phil Harris (Communications Manager), Nick Khan (Strategic Director), Mark Sims (Food and Safety Manager)

Others present: Peter Langford, Joint Emergency Planning Unit (JEPU)

1 Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Gee. Councillor Cooper acted as Substitute.

2 Declarations of Interest

There were no Declarations of Interest.

3 Interim Review of the response, by East Suffolk Council, to the Covid-19 pandemic (2)

The Scrutiny Committee received report **ES/0570** by the Leader of the Council and the Cabinet Member for Community Health, respectively. The report was the second of

two reports requested by the Committee - the first having been received at the meeting on 15 October 2020 - provided information of communications, winter preparedness, emergency planning and Test and Trace. The report and its appendices summarised activity undertaken by the Council in response to the pandemic and noted that in many areas this had been a joint response with partners, volunteers and other agencies. The report was introduced by the Leader of the Council and the Cabinet Member for Community Health made some opening remarks in praise of the hard work of the teams within her portfolio.

Before inviting questions, the Chairman referred to paragraph 6.1 of the report which stated that the scoping report for this review had not included the financial impact of the pandemic and so those issues have not been included within the report. He explained the original and continued intention of the Scrutiny Committee had been to undertake a full review of the financial impact of the pandemic once it had subsided and that the two reports received to date were part of an interim review of the response to date.

Councillor Beavan, with reference to communications, expressed concern that perhaps people in areas where there were a number of infections were not being made aware of this and offered advice. He also referred to the local dashboard which indicated the number of tests undertaken within the district, by location, which, he said, differed from the figures on the Government website and queried the effectiveness of the technology. The Leader of the Council agreed that communication was important but of equal importance, he said, was the delivery of consistent messages, linked to those of other involved agencies, in order to minimise confusion. He added that these messages were delivered as part of an organised local system, or cell, which echoed messages. In addition, he said, statistics and numbers were quickly out of date. He suggested that a reasoned approach was needed and that the announcement of outbreaks, as defined by Public Health England and the Outbreak Board, was not the role of the Council or its communications team. The Communications Manager said that the communications cell was an effective means of two-way communication of local intelligence on issues related to the pandemic; it enabled communications to be targeted appropriately and to keep local communities up to date with local public health advice. In response to a request by Councillor Beavan that his points be referred on to Public Health, the Leader of the Council suggested that Councillor Beavan was best placed to raise these issues directly.

Councillor Beavan asked if it was possible to have an update on the vaccination programme. In summary, the Chief Executive said that a vaccination programme was being compiled and the logistics of its delivery fully explored. This was being led by the NHS, supported by Public Health England and local Councils; he added that the dates and specific requirements of the vaccination programme were awaited but he was confident that full and sufficient preparations had been made.

Councillor Gooch referred to the announcement of the local restriction tier system earlier that day and asked about the arrangements for neighbouring counties allocated to differing tiers. The Leader of the Council said the Government's advice was not to travel to a location with a different tier, but, if this was necessary it was required to abide by the requirements of the tier where you permanently resided. The Communications Manager added that, at the heart of the communications cell

messaging approach, was consideration of each potential individual occurrence based on local intelligence and evidence. It was, he said, crucial to achieve the right balance that meant messages were sensible and moderate.

Councillor Gooch referred to the management of pools, gyms, health centres during the pandemic and suggested that, in the first lockdown this had perhaps been erratic and confused and asked if detail on how the operators' requirements for the use of showers and the application of regulations was being applied. It was agreed that this would be provided outside of the meeting. The Leader of the Council said that he was confident that the district's leisure providers were fully compliant.

Councillor Coulam asked if mass testing was proposed for any area in the district. The Leader of the Council said this was proposed in those areas which had been put in tier three of the local restrictions system where, it was hoped, the greater benefit would be achieved.

Councillor Deacon asked which bodies were responsible for the policing of those who did not comply with the regulations and who would prosecute in such instances. The Cabinet Member with responsibility for Community Health said that the Council's Food & Safety team worked in conjunction with the police; she referred to an establishment in Pakefield. The Chief Executive added that the Council's Environmental Health officers worked with Trading Standards, as did the Food & Safety team, but stressed that the Council was not responsible for checking every property.

The Food and Safety Manager referred to information within the report that explained the Council's work with the Health & Safety Executive (HSE); he continued to refer to how details of premises considered to be of higher risk of non-compliance were provided to the HSE which contacted the premises and undertook checks to assess compliance through various means including the use of open questions to test awareness of the regulations etc. If a premises was considered to be non-compliant, the Food and Safety Team would undertake further visits to give advice, undertake further assessment and, in certain circumstances, take enforcement action.

Councillor Topping asked if the Council was confident in its preparedness for the requirements of testing. The Leader of the Council said that the Council would maintain its positive messages - i.e. face, hands, distance - and hope that local residents would continue to act responsibly to keep the R rate down. He added that, beyond that and until the Government issued further guidance, the Council was as prepared as it could be and prepared to undertake any further requirements. Councillor Topping was concerned that the R rate could spike and the impact this would have on the Council's staff who might be asked to respond. The Chief Executive said some of the Council's staff would be on standby, as usual over any holiday period, as part of the Council's normal emergency preparedness response.

Councillor Lynch praised the Council's communications to date and asked if these were shared with partner organisations. The Leader of the Council said he was confident ward members would cascade messages to their town and parish councils and would encourage that to continue. He was, he said, also confident that communications within the network of partner organisations was working well. The Communications Manager added that regular communications were sent direct to town and parish

councils; he referred to two-way engagement led by specific requirements that ensured consistent messaging but, equally, allowed targeted messages to certain audiences too. It was noted that social media was a valuable tool in countering inaccurate messages.

The Chairman asked if the Council was confident its messages were also reaching the districts black, Asian, and minority ethnic residents. The Communications Manager referred to continuous liaison with the Council's communities team to facilitate links with a variety of different groups and to ensure that, where appropriate, the right message for the audience was created.

Councillor Beavan referred to the written response to his written question on the Bernard Matthews factory and was pleased that testing of workers who were not symptomatic had now commenced. Councillor Beavan referred to a number of infections within his ward and raised a question about the efficacy of the test and trace local arrangements. The Food and Safety Manager stated that, in the scenario referred to by Councillor Beavan, there had been no failure in the system. It was agreed that a comprehensive response to the specifics of this be provided outside the meeting. The Chief Executive added that test and trace had been evolving throughout the pandemic and that local public health staff were achieving a success rate in excess of the national scheme. He emphasised that there was no one definitive approach. The Leader of the Council urged caution in referring to a small number of cases as an "outbreak".

Councillor Green wished to record her praise for the Council's communications throughout the pandemic which she considered to have been exemplary. Councillor Green asked about the variety of communications channels, including traditional news sources which were being used, for example for those without social media, and asked if these could be improved. The Leader of the Council endorsed the compliments of the communications team and agreed that Council needed to continue to consider access to positive messages by those who did not use social media. He referred to broadcasts on Radio Suffolk, links to national campaigns in local newspapers and to suggested all ward members might encourage town and parish councils to utilise their noticeboards and parish publications for disseminating Covid-related messages. The Communications Manager said he was very happy to provide ward members with advice on the best means of delivering communications, including bespoke messages if needed, and advised that he and the communications team was there to support ward members in that endeavour. The Strategic Director added that the Council's communities team was proactively contacting the clinically extremely vulnerable individually by telephone and had done so repeatedly.

Councillor Wiles asked what sort of reach the communications of the Council had and if lessons learnt from the first lockdown had been applied to the second lockdown. The Communications Manager said the key lessons were ensuring that information was disseminated swiftly whilst also being mindful of the need to have effective internal communications. In terms of the reach of the communications outside the Council, the Communications Manager said that analytics did not always make this easy to measure, but there was reliance on feedback, the number of followers on social media and this increasing etc. The most important aim, he said, was to ensure that information was heard by the right people first and that this was followed swiftly on social media; the aim was to add value and not noise. The Leader of the Council added

that communications needed to be both reactive and proactive. The impact of Covid-fatigue and the reaction of people to messages was a real issue but the echoing of important "stick at it" messages was intended to be reassuring and supportive.

The Chairman asked for an approximate figure for the number of residents who had been identified as clinically extremely vulnerable in the district. The Strategic Director said there were approximately 13,000. Councillor Byatt asked if there were specific issues with communicating the Council's messages to those who were blind and/or deaf. The Strategic Director said the communities team would be working hard to contact these residents and to provide them with additional information. The Leader of the Council said the various disability for a across the district were also providing assistance in this regard.

The Chairman referred to the multi-agency coordination arrangements for response and recovery provided as an appendix to the report and suggested this was very complicated for a fast-moving situation. The Chief Executive agreed that the arrangements in a complex environment with numerous stakeholders necessitated intricate coordination which helped to ensure coherent working. He added that it was important for each part of the team to understand its role; the Suffolk system had proved to be successful and was looked to by other counties as an example of good practice.

There being no further questions the Chairman moved to debate.

The Leader of the Council thanked the Scrutiny Committee for its work and the useful and interesting discussion of aspects of the pandemic and the impact. He welcomed Scrutiny's review of what had been done and its suggestions for what could be improved upon going forward, if within the powers of the Council to influence. The Leader of the Council said the communications team could look at appropriate media to cover the return of university students.

Councillor Beavan wished to remind all present that under the Council's Constitution the Committee could consider any matter affecting the district. The Chairman agreed but did stress that matters discussed needed to be within the Committee's jurisdiction.

There being no further matters raised for debate, the Chairman thanked the Cabinet Members and Officers for attending the meeting.

It was agreed that the Scrutiny Committee would meet informally to formulate its recommendations and that these be submitted to Cabinet for consideration.

4

Scrutiny Committee's Forward Work Programme

The Scrutiny Committee received and reviewed its current forward work programme.

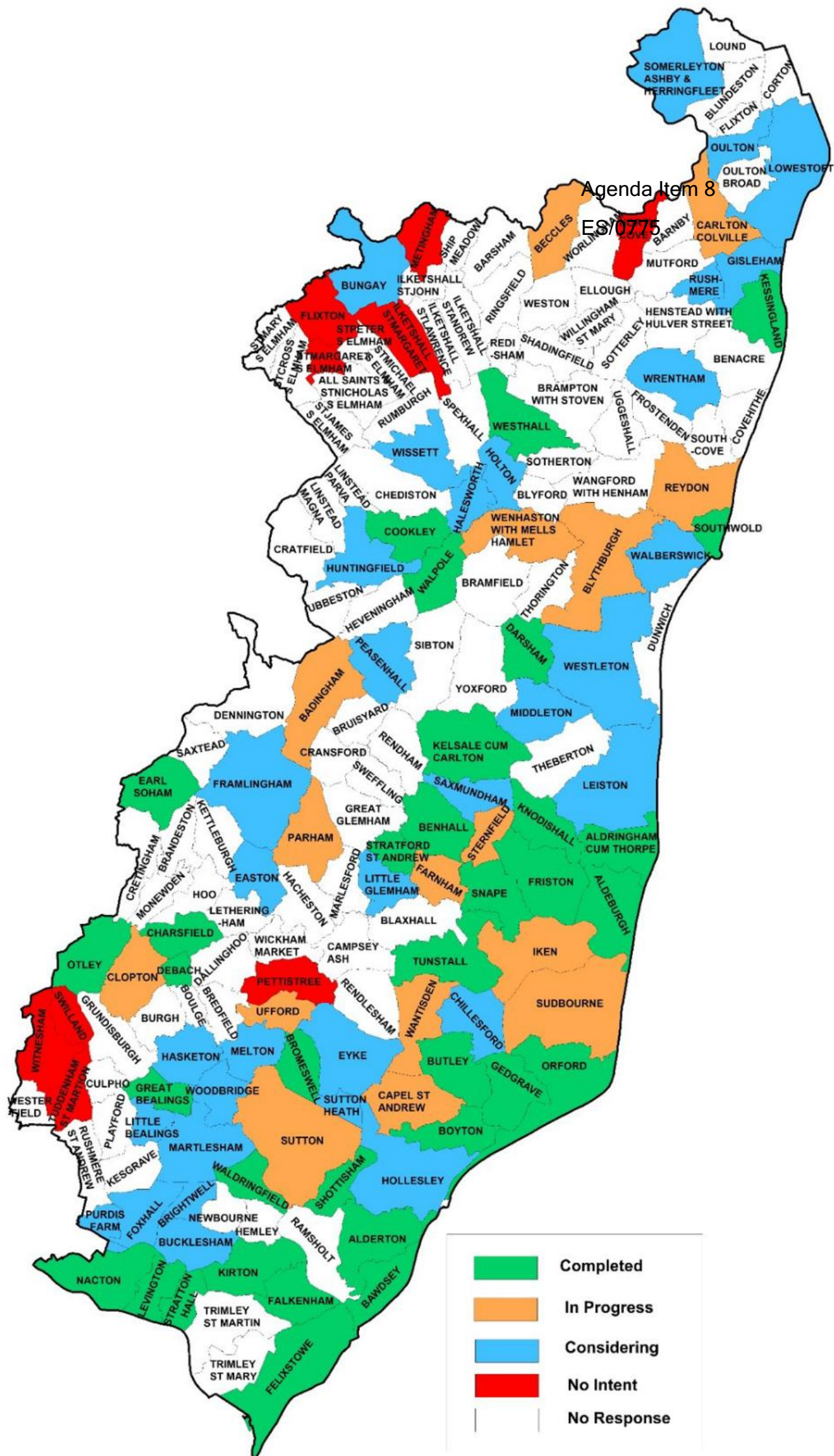
In addition, the Scrutiny Committee drafted and agreed its final recommendations following the review of Civil Parking Enforcement and Parking Management at the meeting held on 16 November 2020. These would be incorporated into a formal report to Cabinet in due course.

The Meeting concluded at 9:18pm

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Chairman

Community Emergency Plan progress April 2021



1:200000

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CABINET

Tuesday, 01 June 2021

Subject	Work of the Environment Task Group
Report by	Cllr James Mallinder Cabinet Member with responsibility for the Environment
Supporting Officer	Andrew Jarvis Strategic Director andrew.jarvis@eastsoffolk.gov.uk 01394 444323

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to advise Cabinet on the recent work of the cross-party Environment Task Group chaired by the Cabinet Member with responsibility for the Environment and to request confirmation that the Group is continuing to deliver on the task it was set to investigate ways to cut East Suffolk Council's carbon and other harmful emissions

Options:

Not applicable

Recommendation/s:

1. That the report from the Environment Task Group be accepted and approved.
2. That Cabinet confirm that the Group is to continue to deliver the task it was set to investigate ways to cut East Suffolk Council's carbon and other harmful emissions.

Corporate Impact Assessment

Governance:

The Environment Task Group is a cross-party group chaired by the Cabinet Member with responsibility for the Environment and reports direct to Cabinet.

ESC policies and strategies that directly apply to the proposal:

The work of the Environment Task Group directly supports the Council's Strategic Plan and delivering on the corporate commitment to "put the environment at the heart of everything we do" is progressively influencing all the Council's policies and strategies.

Environmental:

The Environment Task Group through the issues it is considering and monitoring is having a direct and far-reaching effect on the Council's environmental agenda and priorities

Equalities and Diversity:

There are no specific equalities or diversity impacts arising from this report. The work of the Environment Task Group directly and through its influence the work of the Council to respond to the Climate Emergency will however impact on all those who live and work in East Suffolk or visit the area.

Financial:

There are no specific Financial impacts arising from this update report.

Human Resources:

There are no Human Resources impacts arising from this update report.

ICT:

There are no ICT impacts arising from this update report.

Legal:

There are no Legal impacts arising from this update report.

Risk:

There are no new Risks arising from this update report.

External Consultees: None

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		

XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>How does this proposal support the priorities selected?</p> <p>The Environment Task Group is proving to be a valuable forum in which to consider and debate environmental issues and to help deliver on the Council's commitment to put the environment at the heart of everything we do.</p> <p>The environmental work done by Council and the resultant spending is directly impacting on the local economy and the Council is increasingly engaging with businesses engaged in renewable and low carbon energy, sustainable development and wider environmental protection work.</p> <p>Several initiatives the Task Group has worked on or has supported have involved community groups, for example environmental promotion, biodiversity projects, tree planting, action on plastic and as further projects are delivered it is confidently predicted that there will be an increasing feeling of community pride in what has been delivered.</p> <p>Financial Sustainability is a key consideration in the work of the Task Group, some carbon saving changes requires investment but many also result in coincidental cost savings, for example, energy cost savings/income from solar power generation on council buildings and savings on chemical and grass cutting costs.</p> <p>The Group have been supportive of the role digital technology can play in reducing carbon emission savings, for example, through the wider enablement of home working and video conferencing and the consequent reduction in travel.</p> <p>It is suggested that the Environment Task Group is good example of collaborative working and that in the comparatively short time it has been working it has helped the delivery of the Council environment priorities significantly. This is expected to continue as further significant challenges arise, for example in helping to formulate the Council's response to the nation Resources and Waste Strategy.</p>			

Background and Justification for Recommendation

1 Background facts	
1.1	<p>FORMATION</p> <p>On 24 July 2019 (Full Council agenda item 9(a)), the Council resolved unanimously to:</p> <ul style="list-style-type: none"> • Declare a climate emergency • Set up a Cross Party Task Group, commencing by October 2019, to investigate ways to cut East Suffolk Council's carbon and harmful emissions on a spend to save basis, with ambition to make East Suffolk Council (including all buildings and services) carbon neutral by 2030. • To work with Suffolk County Council and other partners across the county and region, including the LEP and the Public Sector Leaders, towards the aspiration of making the county of Suffolk carbon neutral by 2030. • To work with the government to: <ul style="list-style-type: none"> a) deliver its 25 year Environmental Plan and b) increase the powers and resources available to local authorities in order to make the 2030 target easier to achieve.

	The Environment Task Group was formed as a cross-party Task Group
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2 In context of the East Suffolk Council Strategic Plan	
2.1	The Council's Strategic Plan sets out its vision to deliver the highest possible quality of life for everyone who lives, works in or visits the district. The five themes of the Strategic Plan are: Growing our Economy; Enabling our Communities; Remaining Financially Sustainable; Delivering Digital Transformation; and Caring for our Environment.
2.2	Within the theme of Caring for our Environment, the Council is committed to lead by example, seeking environmental benefit in everything we do, working with communities for biodiversity and optimising the use digital solutions to reduce environmental impacts; to minimise waste, promote reuse and maximise recycling; to explore opportunities to invest in renewable energy solutions as a council and encourage others to do the same; and to use our influence and regulatory functions to protect our natural environment and coastline.
2.3	The Strategic Plan recognises the interconnectivity between the five Themes of the Plan, with actions arising under each theme having the potential to contribute towards any or all of the other themes.

3 Summary Environment Task Group 2020/21	
3.1	<p>East Suffolk Council Climate Action Plan</p> <p>The ETG has provided feedback on the process of drafting the Council's Climate Action Plan which sets out proposed actions to enable the Council to achieve its corporate goal of becoming a carbon neutral Council by 2030. The ETG will be ensuring the integration of the Climate Action Plan with the Council's Strategic Plan, and the clear ranking of actions, prioritising those that will deliver the greatest sustainable impact at the most beneficial cost.</p> <p>When considering the progress of work on the Climate Action Plan, the ETG recommended several additional actions, including more work to engage with environmental education in schools and biodiversity audits on the Council's sites under 'reduced mowing' regimes. These suggestions have fed into projects in train, including those being undertaken with the Suffolk Waste Partnership and the Greenprint Forum.</p> <p>The first edition of the Climate Action Plan is due to be reported for considered by Cabinet/Council in summer 2021 and subject to approval will then be published.</p>
3.2	<p>Electrification of car and van fleet</p> <p>During 2020/21 a further six new electric cars and vans were brought onto the Norse fleet to replace older diesel-fuelled vehicles, as well as a new electric pool car joining the Port Health fleet based at Felixstowe. This ongoing electrification of the Council's fleet was supported by the installation during 2020/21 of a further 22 fast chargers at our depots in Ufford and Rotterdam Road, and at Port Health premises in Felixstowe.</p>

	<p>The ETG has monitored and supported this work including seeing to it that the livery of the vehicles provides high profile advertising of the proactive investment being made by the Council in zero emission vehicles.</p>
3.3	<p>Alternative Fuelled Vehicles Trial</p> <p>The ETG has been monitoring work led by the Council's Operations Team working with East Suffolk Norse to develop a Business Case to migrate the Council's Heavy and Light Goods fleets to an alternative (to diesel) low carbon fuel. The ultimate goal is considered to be a hydrogen powered fleet and some early feasibility and headline costing work has been undertaken. However, it has become clear that the technology (re-fuelling infrastructure, fuel supply and vehicles) is not yet sufficiently developed to enable the Council to move with confidence to convert a large fleet delivering a key frontline service.</p> <p>Work is however continuing and in the meantime the project is also investigating possible opportunities that might arise from proposals by EDF and Hutchison Ports UK to produce hydrogen fuel locally.</p> <p>Seeking an alternative to hydrogen, work has been commissioned on the possibility of using a biomethane based alternative fuel for the Refuse Collection HGVs. However, while the technology is more advanced in this instance the infrastructure costs are still substantial, in the region of £1m, with further significant costs for replacement vehicles and their ongoing maintenance.</p> <p>The above notwithstanding and mindful of the strength of the Council's commitment to decarbonisation work the ETG has discussed a 'meanwhile' solution that is being developed with a number of other Suffolk authorities to use a Hydrogenated Vegetable Oil (HVO) fuel, certified as fully sustainably sourced. Transport accounts for some 40% of the Council's carbon emissions and the Group will shortly be considering a draft business case which it is hoped will demonstrate that a switch to HVO could reduced the HGV fleets emissions by 90% and at a cost that will not unduly impact on the Council's wider spending plans.</p>
3.4	<p>Housing Stock</p> <p>The Task Group is very keen to see more sustainability in housing and has discussed how the Council may act as an exemplar to other developers. May 2020 saw the launch of a new Housing Development Strategy to ensure the building of more environmentally friendly social housing by the Council.</p> <p>The redevelopment of the former Deben High School site for new housing will enable the Council to showcase an exemplary Passivhaus-inspired model for housing which will encompass the following features:</p> <ul style="list-style-type: none"> • Improved well-being for occupants/users • Pedestrian and child-friendly design • Passive design principles Natural ventilation and daylighting • 'Fabric first' approach to minimise energy use and address fuel poverty • Renewable energy in the form of solar panels to power common areas • Opportunities for social interaction such as food growing and play spaces • Inclusion of features to enable sharing of space with wildlife e.g. swift nest bricks, biodiversity-friendly trees, bird nest boxes.

	<p>The ETG will also be monitoring the soon to be commissioned review of the Council's existing social housing stock. It will then assist in the discussion that will determine what additional actions can be taken to reduce carbon emissions and contribute to our climate emergency objectives. It is hoped that the Group will be able to support the Cabinet Member with responsibility for Housing to develop and deliver a programme of upgrades to heating systems replacing oil and gas fired heating systems wherever possible and prioritising heat pumps and solar water heating where appropriate and affordable.</p> <p>In February 2021 a consortium of Suffolk local authorities was awarded a £3m grant from the Government's Green Homes Grant. In East Suffolk this will be used towards external wall insulation retrofit measures in 150 park homes in East Suffolk. The ETG looks forward to reviewing progress on this initiative in due course.</p>
3.5	<p>Biodiversity</p> <p>The Council's flagship policy, under the banner of "Pardon the Weeds we're Feeding the Bees", of reduced mowing to allow flora to flourish during the growing season to encourage wildflowers and pollinators has been extended during 20/21 to a further 60 public open space and roadside verge sites bringing the total of such sites to around 100. The policy has also been expanded to cover all cemeteries and closed churchyards that the council is responsible for.</p> <p>The ETG regularly discuss the Council's use of glyphosate which has been reduced by 45% across the whole grounds maintenance service.</p> <p>A programme of work to improve provision for wildlife is being undertaken at East Suffolk House, including the planting of new wildflower beds and the siting of bird nesting boxes and shelters for bees and other pollinators.</p>
3.6	<p>Consultation on Fireworks</p> <p>Concerns raised by ETG members about the impacts on fireworks on vulnerable people and animals has led to the ETG agreeing to launch a public consultation to seek views on potentially preventing or limiting firework displays from land owned by the Council. The consultation is due to run in summer 2021 and will then inform a decision by Cabinet on the matter.</p>
3.7	<p>Net Zero Leiston</p> <p>Net Zero Leiston is a partnership project involving Leiston Town Council, EdF, SCC, ESC, and other partners with the objective of producing a route map for the town to achieve net zero carbon which would be replicable for other communities. The ETG has received a presentation by EDF and as subsequently agreed by the Group, Cllr Mallinder is the Council's representative on the Steering Group for this project.</p>
3.8	<p>Covid-19 and home working</p> <p>The ETG has provided feedback on the planned reassessment of office accommodation as a result of working from home due to Covid-19 restrictions, with regard to potential energy/carbon savings and ensuring that any longer-term plans consider the impacts on staff.</p>

3.9	<p>Planning</p> <p>An Environmental Guidance Note was published in November 2020 to offer clear, concise information on a range of key environmental issues relating to the building industry, assisting those seeking to mitigate the contribution of construction to climate change and its impact on the environment by offering support and advice.</p> <p>A Sustainable Construction Supplementary Planning Document is being drafted to provide guidance on a range of topics including energy efficiency, renewable energy, water conservation, sustainable transport and use of materials, to support the implementation of the Council's adopted Local Plan policies. Once drafted a public consultation on the draft SPD will follow; a public consultation seeking representations on the scope of the SPD has already been completed. Once adopted, the Sustainable Construction SPD will be a material consideration in the determination of planning applications.</p>
3.10	<p>Local Energy Bill</p> <p>In November 2020 following a referral from full Council the Environment Task Group considered the proposals contained within the Local Energy Bill championed by Peter Aldous MP. The Group wrote to Peter Aldous expressing support for his work to bring forward a Bill to promote renewable energy and to tackle fuel poverty. The Group also considered the development of community energy companies and the benefits that they can generate in their localities. The Group also heard that various of these local authority run companies had not run as expected and the conclusion was reached that the Council had other exciting environmental priorities to deliver. : Microsoft Word - Peter Aldous for Cllr Mallinder 02Nov (eastssuffolk.gov.uk)</p>
3.11	<p>Air Quality Strategy</p> <p>The Council has drafted an air quality strategy which will look at bringing all the different pieces of the puzzle together, by looking at the actions and interventions East Suffolk Council currently makes. It aims to celebrate our successes and find new areas which can be explored to make further improvements. It also contributes to our commitment to play a key role as a member of the Suffolk Climate Change Partnership, and other stakeholders, to make Suffolk as a whole carbon-neutral by 2030, following this Council's recognition of the existence of the climate emergency declared on 24 July 2019, and reflects our commitment to make the Council's estates and operations carbon neutral by 2030. Furthermore, our air quality strategy contributes to the Council's new Strategic Plan which places the Environment as one of its five key themes.</p>
3.12	<p>Solar PV on East Suffolk Buildings</p> <p>The Group has discussed the installation of solar panels on council-owned buildings several times. It was pleased to hear of the significant installations on various Housing Revenue Account properties, the installation of more panels on appropriate leisure centre roofs as part of the wider leisure centre refurbishment programme and that panels would also be installed as part of the Council's sustainable housing projects. The feasibility of installing solar PV on East Suffolk House came up several times and following a couple of false starts, most notably due to covid lockdowns this is under active investigation at present. An engineer has been appointed to carry out the structural assessment and to advise on the likely impact on the existing living roof of the building.</p>

3.13	<p>The Climate and Ecological Emergency Bill</p> <p>Following a further referral from full Council the Group are shortly to consider a report on the Climate and Ecological Emergency Bill. This matter will come before the Group at its meeting on 27 May 2021.</p>
3.14	<p>Correspondence with Westminster</p> <p>Reflecting the Council's commitment stated in its Strategic Plan to use its influence at all levels to protect our environment, the Environment Task Group has, in partnership with the East Suffolk Greenprint Forum, embarked on a programme of joint correspondence directed towards appropriate departments of central Government to communicate our vision on carbon neutrality and the environment more broadly, and to seek to engage with Government on suggested areas where the legislative framework and resources for local authorities could be developed. The correspondence with Government is ongoing, with the following Departments engaged thus far:</p> <ul style="list-style-type: none"> • Department for Business, Energy & Industrial Strategy • Department for Environment, Food & Rural Affairs • Department for Transport • Ministry for Housing, Communities & Local Government <p>Topics raised so far have included:</p> <ul style="list-style-type: none"> • expressing concerns over relaxation of Government policy on neonicotinoids • urging legislation on sky lanterns, balloons and fireworks • requesting enablement of Planning Authorities to make decisions aligned with climate change commitments • calling for Government funding available to those directly affected by coastal erosion • suggesting introduction of tax incentives to ensure new housing developments are zero-carbon • suggesting various measures to encourage and support sustainable travel • calling for implementation of the circular economy and designing waste out at source • calling for carbon ratings on products to help consumers make informed decisions • urging an end to the mining and sale of peat • calling for funding of flood prevention schemes to prioritise sustainable nature-based adaptation schemes • urging the implementation of proposed changes to the Highway Code to protect vulnerable active modes of travel <p>Responses have been received from DfT, BEIS, and MHCLG. The ETG and Greenprint Forum intend to continue this programme of correspondence and communicate the content of all letters sent and received on the Council's website. Work so far » East Suffolk Council</p>
3.15	<p>Communication of wider activities of the Council with regards to the environment</p> <p>The ETG regularly hears from internal and external speakers on environmental projects that the Council is leading on or contributing towards.</p>

	<p>To help communicate progress on the environmental agenda to a wider audience, even where the ETG itself has not played a central role in driving particular projects, in order to raise the profile of these wider activities, this progress has been collated and publicised on the ETG's webpage Work so far » East Suffolk Council and was summarised in a press release issued in January 2021 Council continues to fight impact of climate change » East Suffolk Council</p>
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4 Reason/s for recommendation	
4.1	It has been agreed that the Environment Task Group would provide regular updates on its work to Cabinet. The Group has been performing well and considers it is fulfilling the role set and the tasks allocated.
4.2	As the need to react further and faster to the climate emergency becomes increasingly apparent the Group will continue to have a significant role considering and supporting initiatives and providing opinions to Cabinet on any matters referred to it. For this reason, Cabinet is invited to confirm it is delivering the task it was set and to give any further guidance it considers appropriate.

Appendices

Appendices:

None.

Background reference papers:

None.



CABINET

Tuesday, 01 June 2021

Subject	Appointments to Outside Bodies for 2021/22 (Executive)
Report by	Councillor Steve Gallant Leader of the Council
Supporting Officer	Karen Cook Democratic Services Manager karen.cook@eastsuffolk.gov.uk 01394 444326

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

Cabinet is asked to consider Appointments to Outside Bodies (Executive) for the 2021/22 Municipal Year, as outlined at Appendix A of this report.

Options:

The Council needs and wishes to engage and work with external organisations, including the Outside Bodies listed in Appendix A, to continue to deliver the priorities identified in the East Suffolk Strategic Plan.

Recommendations:

1. That Councillors be appointed to those Outside Bodies listed in Appendix A for the 2021/22 Municipal Year.
2. That the Leader of the Council be authorised to fill any outstanding vacancies left unfilled by Cabinet.
3. That the Leader be granted delegated authority to make any necessary changes to the membership of the Outside Bodies for the remainder of the 2021/22 Municipal Year.

Corporate Impact Assessment

Governance:

Appointments to Outside Bodies may be made under the general power in Section 2 of the Local Government Act 2000 – to do anything which is likely to promote the economic, social, or environmental wellbeing of the area, unless specifically prohibited.

The process of Cabinet approving appointments to Outside Bodies, where the role relates to an Executive function of the Council, adheres to the requirements of the Council's Constitution.

Details of the Council's representation on Outside Bodies are included on the Council's website.

Members appointed to Outside Bodies will be asked to present a short report to Full Council, at least once per year, on the work of the Outside Body.

ESC policies and strategies that directly apply to the proposal:

None.

Environmental:

None.

Equalities and Diversity:

None.
Financial: Those Councillors formally appointed to external organisations as the Council's representative are able to claim travel expenses in accordance with the Members' Allowance Scheme. These costs can be met from existing resources.
Human Resources: None.
ICT: None.
Legal: None.
Risk: Members must consider the implications and responsibilities of being involved with Outside Bodies as they must continue to comply with the District Council's Code of Conduct when they are acting as a representative of the Council; comply with the Code of Conduct of the Outside Body they are appointed to if one exists; and declare a personal interest in any business of the District Council as necessary.

External Consultees:	None.
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>

P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>

How does this proposal support the priorities selected?

Councillors appointed to outside bodies are able to work to help address local issues and to achieve sustainable solutions. This will help to deliver a strong and sustainable local economy and help to improve the quality of life for everyone living and working in the District.

Background and Justification for Recommendation

1 Background facts	
1.1	The Cabinet appoints annually to a wide range of diverse Outside Bodies. The Cabinet considers member representation on Outside Bodies when the role relates to an Executive function carried out by the local authority; the Council considers representation on Outside Bodies where the role relates to a Non-Executive function of the local authority; and the Scrutiny Committee considers representation on Outside Bodies where the role relates to a Scrutiny function of the local authority.
1.2	Some appointments to Outside Bodies are made because of a statutory requirement to appoint one or more members to them. Most appointments to Outside Bodies are discretionary taking into consideration how representation on them adds value.
1.3	Appointment of members to Outside Bodies provides support to the organisation concerned and enables members to fulfil their community leadership roles.
1.4	Members appointed to Outside Bodies are able to work with and alongside local community groups, helping to empower them in terms of addressing local issues and delivering sustainable solutions.

2 Current position	
2.1	Members were last appointed to Outside Bodies (Executive) 2020/21 by Cabinet at its meeting in October 2020.

3 How to address current situation	
3.1	<p>Outside Bodies can gain a number of benefits from having a Council representative on them, which include:</p> <ul style="list-style-type: none"> • To represent the interests of the Council and to promote the strategic aims of its Strategic Plan; • To provide knowledge, skills and expertise which may not otherwise be available; • To provide local accountability or democratic legitimacy through the appointment of an elected representative; • To ensure that good relationships can be maintained with the body; • To deliver a partnership project that requires the input of other organisations or community groups; • To protect the Council's investments or assets i.e., if the Council has provided grant funding or provides funding for service delivery; • To lever in external funding which is not available to the Council on its own.
3.2	Taking account of all information provided within the report, Cabinet is asked to consider the content of Appendix A.

4 Reason/s for recommendation	
4.1	To ensure that members are appointed to Outside Bodies (Executive) for 2021/22.

Appendices

Appendices:	
Appendix A	Proposed list of appointments to Outside Bodies (Executive) for 2021/22.

Background reference papers:	
None.	

APPENDIX A

APPOINTMENT TO OUTSIDE BODIES 2021/22 (EXECUTIVE FUNCTIONS)

OUTSIDE BODY	NUMBER OF MEETINGS PER YEAR (If known)	NUMBER OF MEMBERS TO BE APPOINTED	MEMBERS APPOINTED	TERM OF OFFICE
A47 Alliance	2/3 per annum	2	Cabinet Member for Transport Assistant Cabinet Member for Transport	Annual appointment
Benacre and Kessingland Flood Project		2	Cabinet Member for Planning & Coastal Management Cabinet Member for Communities, Leisure & Tourism	Annual appointment
Coastal Partnership East		2	Cabinet Member for Planning & Coastal Management Cabinet Member for the Environment	Annual appointment
Community Safety Partnerships		1 to each CSP	Assistant Cabinet Member for Community Health	Annual appointment
District Councils' Network (Assembly)	3 per annum	1	Leader of the Council	Annual appointment
East Suffolk Norse Joint Venture Partnership Board		1	Cabinet Member for Customer Services, ICT & Commercial Partnerships	Annual appointment
East of England Local Government Association		1	Deputy Leader of the Council	Annual appointment

OUTSIDE BODY	NUMBER OF MEETINGS PER YEAR (If known)	NUMBER OF MEMBERS TO BE APPOINTED	MEMBERS APPOINTED	TERM OF OFFICE
Everyone Active Partnership Board		2	Cabinet Member for Customer Services, ICT & Commercial Partnerships Cabinet Member for Communities, Leisure & Tourism	Annual appointment
Felixstowe Forward Sponsor Group	6 per annum	2	Leader of the Council Assistant Cabinet Member for Community Health	Annual appointment
Galloper Wind Farm Fund Panel		1	Cabinet Member for the Environment	Annual appointment
Haven Gateway Partnership	4 per annum	1	Cabinet Member for Economic Development	Annual appointment
Ipswich Strategic Planning Area Board		1	Cabine Member for Planning & Coastal Management	Annual appointment
James Paget University Hospital NHS Foundation Trust Governors' Council	5 per annum	1	Cabinet Member for Community Health	Annual appointment
Landguard Partnership Committee	1 per annum	1	Assistant Cabinet Member for Economic Development	Annual appointment
Leiston Together		2	Assistant Cabinet Member for Planning & Coastal Management	Annual appointment

OUTSIDE BODY	NUMBER OF MEETINGS PER YEAR (If known)	NUMBER OF MEMBERS TO BE APPOINTED	MEMBERS APPOINTED	TERM OF OFFICE
			Vacancy	
Local Government Association: General Assembly		1	Leader of the Council	Annual appointment
Local Government Association: Special Interest Group on Coastal Issues	4 per annum	1	Cabinet Member for Planning & Coastal Management	Annual appointment
Local Government Association: Special Interest Group Nuclear Legacy Advisory Forum (NuLeAF)	4 per annum	1	Cabinet Member for Economic Development	Annual appointment
Lowestoft Flood Risk Management Scheme Board		3	Cabinet Member for Planning & Coastal Management (Chairman) Cabinet Member for the Environment Cabinet Member for Community Health	Annual appointment
Lowestoft Place Board	4 per annum	1	Cabinet Member for Economic Development	Annual appointment

OUTSIDE BODY	NUMBER OF MEETINGS PER YEAR (If known)	NUMBER OF MEMBERS TO BE APPOINTED	MEMBERS APPOINTED	TERM OF OFFICE
Lowestoft Rising	6 (bi-monthly)	1	Cabinet Member for Community Health	Annual appointment
Network Rail Group		1	Cabinet Member for Transport	Annual appointment
Norfolk Health & Well-being Board	4 per annum	1	Cabinet Member for Community Health Assistant Cabinet Member for Transport (Substitute)	Annual appointment
Norfolk and Waveney Clinical Commissioning Group		1	Cabinet Member for Community Health	Annual appointment
Places Leisure Partnership Board		2	Cabinet Member for Customer Services, ICT & Commercial Partnerships Cabinet Member for Communities, Leisure & Tourism	Annual appointment
Safer Suffolk Foundation Grant Fund Panel		Dependant on number of CSPs	Assistant Cabinet Member for Community Health	Annual appointment
Sizewell Site Stakeholder Group		1	Cabinet Member for Economic Development	Annual appointment
Southwold Harbour and River Blyth Users'		1	Cabinet Member for Transport	Annual appointment

OUTSIDE BODY	NUMBER OF MEETINGS PER YEAR (If known)	NUMBER OF MEMBERS TO BE APPOINTED	MEMBERS APPOINTED	TERM OF OFFICE
Association				
Southwold to Walberswick Project Board	4 per annum	2	Cabinet Member for Planning & Coastal Management Cllr Beavan	Annual Appointment
Suffolk Coast and Heaths Areas of Outstanding Natural Beauty Joint Advisory Committee	3 per annum	2	Cabinet Member for Communities, Leisure & Tourism Cabinet Member for the Environment	Annual appointment
Suffolk Health & Well-being Board	6 per annum	1	Cabinet Member for Community Health Assistant Cabinet Member for Transport (Substitute)	Annual appointment
Suffolk Waste Partnership Members' Group		1	Cabinet Member for the Environment	Annual appointment