

Aldeburgh Park Conservation Area

Character Appraisal and Management Plan



October 2023

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Public Consultation

Public consultation took place in early 2023 and included writing to all residents who live in within the area with a link to the consultation document on the Council's website. Printed copies were also provided and made available at Aldeburgh Library and East Suffolk House with printed copies being posted to residents on request. Also invited to comment were the Aldeburgh Society, Aldeburgh Town Council, Suffolk Preservation Society, Historic England and other interested bodies. Additionally, an information session was hosted within the town. 15 comments were received in total from residents with a further 44 comments from non-residents/bodies, which led to 10 changes to the draft appraisal and management plan.

Front image: Belstead House, Park Road, Aldeburgh

Contents

Aldeburgh Park Conservation Area.....	i		
1. Introduction.....	1	3. Assessment of Significance	23
Legislation and Planning Policy.....	2	Summary of Special Interest.....	23
Further Guidance	3	The Architecture	24
2. Aldeburgh Park Conservation Area	4	Local Details and Building Materials.....	26
Executive Summary	4	Trees, Landscaping and Open Spaces	28
General character.....	7	Key Views.....	31
Table of Key Aspects of Character and Significance.....	8	Character Analysis	34
Origin and Evolution	12	Park Road (North).....	34
Prehistory.....	12	Priors Way and Park Lane	41
Roman and Saxon	12	Park Road (South)	42
Medieval	12	Priors' Hill Road	47
Post Medieval	12	Victoria Road and Tower Lane.....	54
Modern.....	17	Alde House Drive	55
Designated Heritage Assets	20	Alde Lane.....	58
Listed Buildings.....	20	Crescent Road	58
Unlisted buildings which make a positive contribution.....	20	Setting of the Conservation Area.....	59
Non-Designated Heritage Assets	20	4. Management Plan.....	61
Heritage at Risk.....	21	Opportunities for Enhancement.....	61
Archaeological Significance.....	21	Gate Piers at the Entrances	61
		Open Spaces	61
		Trees and Planting.....	61
		Informal Car Parking	61

Inappropriate Developments and Alterations	62	Tree Management.....	66
Boundary Treatment	62	5. Bibliography	67
Roads and Grass Verges.....	62	6. Appendices	68
Maintenance and Condition	62	Appendix 1: Summary Map of Character Features.....	69
Opportunity Sites	63	Appendix 2: Table of Designated Heritage Assets	70
Management Proposals.....	64	Appendix 3: Notable historic associations	71
Addressing Common Queries.....	64	Appendix 4: Glossary	73
Conservation Area Boundary	65	Appendix 5: Legislation, Policy and Guidance.....	75
Maintenance and Condition Assessment.....	65		
Enforcement	65		
Opportunity Sites	65		

1. 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 is to provide:

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



Legislation and Planning Policy

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are now 51 in East Suffolk (2022). 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”.

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 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation 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 policy on the identification and protection of historic buildings, Conservation Areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 16 Conserving and Enhancing the Historic Environment) of July 2021. The National Planning

Practice Guidance on the historic environment provides guidance that expands further on policy set out in the NPPF.

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) and Suffolk Coastal Local Plan (2020). In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, the Council 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 Directions. These introduce 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 can include 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. There are no Article 4 Directions in the former Suffolk Coastal area. Development within Conservation Areas will be required to be consistent with measures set out in the relevant

Conservation Area Character Appraisal and Management Plan, and any related policies in the wider development plan.

Furthermore, permitted development within Aldeburgh is already controlled, as it falls within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, which is, like a Conservation Area, Article 2(3) Land for the purposes of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Suffolk Coastal Local Plan (2020) recognises that development within Conservation Areas will need to be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area. Proposals within a Conservation Area or with potential to affect its setting will be assessed against the relevant Conservation Area Character Appraisals and Management Plans and any subsequent additions or alterations. The Local Plan also contains Policy SCLP12.26: Strategy for Aldeburgh, which outlines that the Garrett Era Area (covering the Aldeburgh Park Conservation Area), has a unique and distinctive townscape character which is important to retain, and includes guidance on proposals.

Further Guidance

Further information can be found in East Suffolk Council's Historic Environment Supplementary Planning Document (SPD) June 2021, which contains detailed guidance on Conservation Areas, Listed Buildings, Non-designated Heritage Assets, Historic Parks and Gardens, and a variety of topics relating to the conservation and management of buildings and features. It also contains general principles to follow when considering alterations, repairs, and maintenance work to historic buildings.



2. Aldeburgh Park Conservation Area

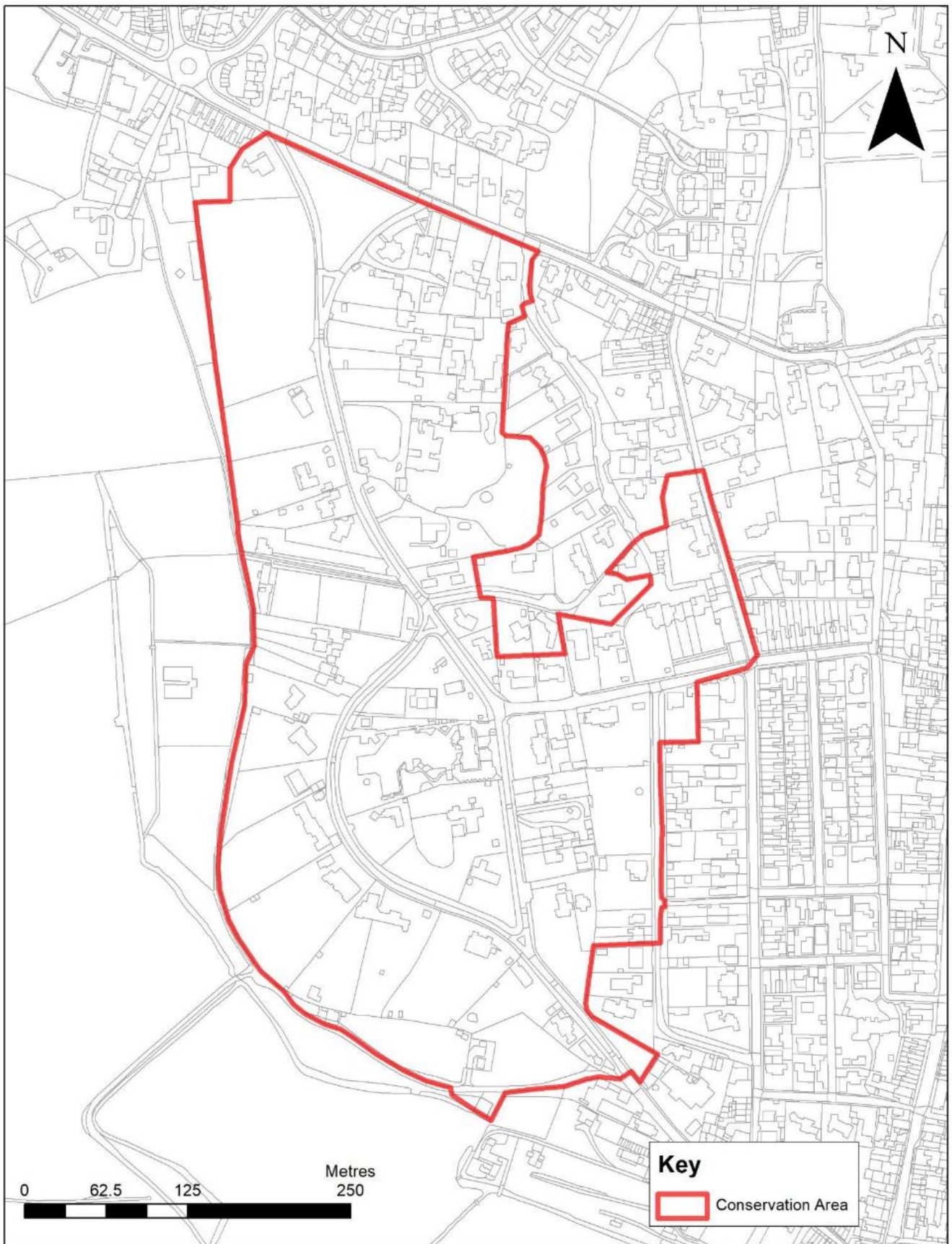
Executive Summary

East Suffolk Council have designated the Aldeburgh Park Area as a Conservation Area. The proposal to do so originally appeared as a result of public consultation in the adopted Aldeburgh Conservation Area Appraisal of 2013. A subsequent brief appraisal of the area's special interest was undertaken, which established that the character and appearance of the area are worthy of preservation; this was followed by a local pre-consultation in 2021. A further detailed assessment of the area was carried out by Place Services in 2021/22 on the instruction of East Suffolk Council.

This appraisal follows the guidance of *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2019)*. It consists of a baseline history of the origin and evolution of Aldeburgh Park Area, and an analysis of the special architectural, historic, and spatial character of the Conservation Area. It assesses the buildings and other heritage assets that make a positive contribution to the area. The table below provides a summary of the key elements of the Aldeburgh Park Conservation Area.



Figure 1: Conservation Area within its wider landscape setting (Google Earth)





View northeast along Prior's Hill Road, one of the central routes through the area, highlighting the characteristic red brick boundary walls, green verges, mature trees and glimpsed views of the villas which line the street

General character

The Aldeburgh Park Conservation Area comprises the verdant western section of Aldeburgh Town. The area is formed by the planned, mid-nineteenth century settlement, spearheaded by Newson Garrett following the expansion of Aldeburgh and its rising popularity. The area forms a crescent shape in plan, with development following Park Road to the east, with Priors' Hill Road curving to the west, providing long views out towards the River Alde.

The Aldeburgh Park Conservation Area is separated from the town centre of Aldeburgh by Alde Lane and the rear boundaries of the large villas to the east of Park Road. A brick retaining wall defines the western and southwestern boundary, which runs to the rear of gardens on Priors' Hill Road and Park Road. These physical boundaries within the landscape mark a distinctive separation of character between Aldeburgh and the Conservation Area of Aldeburgh Park Estate. The later development of the Aldeburgh Park Estate was planned in the style of a garden suburb; this has resulted in a clear contrast with that of the existing town in terms of form, layout, building typology, openness, and topography. Perhaps most notably, the houses of the Aldeburgh Park Estate “declare their separateness from the town, [by] facing away from the sea and [are] surrounded by trees”.¹ This separation from the seaside contributes to its special interest and qualities when viewed within the wider urban context of Aldeburgh.

Aldeburgh Park Estate, as a residential garden-area, was initiated in the 1870s and continued incrementally until the inter-war period. The character of the area is defined by the substantial villas within generous plots in a planned layout focusing on gardens and landscaping, creating a verdant, serpentine streetscape. The residential area is a predominantly leafy neighbourhood, having been designed with the character of rural country lanes and English garden villages. Much of the character of the area derives from its organic layout complemented by the natural undulating landform.

The gentle curves of the roads, lack of crossroads or right-angle junctions and ample planting throughout the estate provide its distinctive character. There is a strong sense of spaciousness throughout the area, and the formal appearance of an English garden village is overlaid by an organic and sinuous layout. This character is also provided by the wide roads and deeply recessed building lines with large front gardens. Mature street trees and thick hedges also make a key contribution to a verdant feel, whilst the well planted and managed front gardens containing mature trees and hedges further complement the leafy character of the area. Houses are often largely hidden from view with large gaps between them, set behind trees and walled boundaries; these are a distinctive local feature, bringing a formal and private appearance. The building stock represents an eclectic mix of architectural styles and influences, typically of a high quality across the area.

¹ Peppy Macdonald, Rural Settlement Change in East Suffolk, 1850-1939, Unpublished PhD Thesis University of East Anglia (August 2017), p.177

Table of Key Aspects of Character and Significance

<p>Location</p>	<p>The Conservation Area is located west of the historic core of Aldeburgh town, set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and within the Suffolk Heritage Coast. Aldeburgh town is a small seaside town 23 miles north of Ipswich, 15 miles north of Woodbridge, 7 miles east of Saxmundham, 5 miles north of Orford and 92 miles north of London. The principal access to the town is A1094. Other approaches from the northwest and north are Aldeburgh Road/ Leiston Road from Aldringham and Thorpe Road from Thorpeness. The Aldeburgh Park residential area is located west of the town centre within a predominantly verdant setting. To the west and south is still undeveloped vast, flat grassland of Aldeburgh and Sudbourne marshes, up to the meandering River Alde and the coastline beyond.</p>
<p>Summary of usage</p>	<p>The Conservation Area comprises a planned residential area, that effectively resulted from the expansion of Aldeburgh due to the growing popularity of the town with the middle classes in the late nineteenth century. The main town, running linear along the coast, became a popular holiday and leisure destination following the arrival of the railway in 1860. As a result, the area which was originally farmland called Town Marsh Hill provided a development opportunity. In the 1870s, the Garrett family took over the site for residential development naming it 'The Aldeburgh Park Estate'. While initially the development was limited to Alde House and associated pleasure grounds, by the turn of the twentieth century large villas had started to be built and the majority of the area was developed by the end of the first quarter of twentieth century.</p>
<p>Summary of character</p>	<p>The predominant character of the area is principally derived from the residential development initiated in the 1870s and continued until the 1930s. It comprises large villas within generous plots in a planned layout focused on landscaping and gardens, to evoke the feeling of being within the countryside, rather than the seaside. The residential area is a predominantly leafy neighbourhood, having been designed with the character of rural country lanes and garden villages, in contrast with the nearby seaside town of Aldeburgh, where the streets are straight, more closely spaced and frequently enclosed on two sides by narrow plots with tall buildings within them. Much of the character of the area derives from its curved layout complemented by the natural undulating landform. The gentle curves of the roads, lack of crossroads or right-angle junctions and ample planting throughout the estate provide its distinctive character.</p>

<p>Spatial analysis</p>	<p>The Conservation Area is separated from the town centre by Alde Lane and the rear boundaries of properties on Park Road. A brick retaining wall demarcates the western and southwestern boundary. To the north is Victoria Road, which provides two entrances to Park Road forming a triangular public green space beside Aldeburgh Library; the conservation area boundary runs alongside the concrete/pebble wall separating this area from Goosefield to the north but does not include the wall. Alde House Drive provides a boundary of the area, through the former grounds of the Grade II listed Alde House. Aldeburgh Community Hospital complex, comprising several mid-to-late twentieth century buildings and well-maintained garden, occupies the centre of the Conservation Area. The spatial character of the area is defined by the low-density built environment comprising substantial villas within large plots. Wide grass verges on either side of the roads and the considerable setback of the properties behind large front gardens create a sense openness and spacious feel. Plots are designed with a focus on gardens and landscaping. The gentle winding roads and undulating landform provide a discernible organic layout. The settlement is built on high ground with the land sloping gently down towards the marshes to the west and south.</p> <p>Outside the Conservation Area boundary to the northwest there is a small cluster of late nineteenth century terraces and smaller villas grouped around the Railway Inn and the site of the former Railway Station. Aldeburgh Rugby Club field is also outside the area. Aldeburgh School ground, albeit historically part of the Aldeburgh Park Estate development, is outside the gates to the residential area and not included with the Conservation Area boundary. To the southwest of the Conservation Area, the allotments, and long views over the marshes towards the River Alde and coastline beyond contribute positively to the area’s setting and significance. To the north of the A1094 the development is relatively modern while to the west and south is the undeveloped vast flat grassland of Aldeburgh marshes up to the River Alde.</p>
<p>Key sensitivities and opportunities</p>	<p>The Conservation Area is generally well maintained, and many buildings retain original features. Nevertheless, there are some examples of additions which are unsympathetic in scale and design including extensions, large outbuildings, pool houses and car ports. Some of the mid-to-late twentieth century development in the area is neutral in its contribution to character and there are opportunities to enhance these buildings, including parts of the hospital site. Here there is also an opportunity to address the visual impact of the hospital car parks. Sites including the former walled garden and earlier buildings to the north and garages on Alde House Drive and the derelict building</p>

	<p>beside the allotments to the southwest of the Conservation Area, provide opportunities for enhancement through sensitive reuse, conversion, and redevelopment.</p>
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Dolphin House, Grade II Listed, designed by Oliver Hill in 1926 and sympathetically extended in the twenty-first century. Its prominent Dutch gables are a striking feature.



Origin and Evolution

Prehistory

Aldeburgh's location in the intertidal zone with easy access to various resources would have been conducive to the ancient settlement for both farming and marine based livelihood. Although not from within the Conservation Area, archaeological evidence from the prehistoric period has been discovered in the Aldeburgh area, which indicates pre-historic settlers used the wider landscape. This includes the recovery of an Early Middle Palaeolithic (c.325,000-180,000 BC) Levallois flint core from the town to the east of the Conversation Area, and the recovery of several Neolithic (4000-2000 BC) flint implements nearby, including an axe-head and multiple scrapers. A limited number of Bronze Age (2000-c. 700 BC) flints have also been recovered, as well as the tip of a bronze spear.

Roman and Saxon

No Roman remains have been recovered from within the Conservation Area, but occasional chance finds of Roman date have been found nearby in the town, including gold coins and a redware lamp. A possible indicator of Roman occupation is the town's name, which derives from the Anglo-Saxon words for "Ald" (old) and "Burh" (fortification/stronghold), suggesting the presence of a pre-Saxon defensive settlement in the vicinity.

There is some evidence to suggest that a small Roman port existed at the river mouth, which was later utilised by the Saxons. It seems likely that several of the significant medieval structures within the town (such as the parish church and moot hall), are replacements for Anglo-Saxon buildings.

The land contained within the Conservation Area has not produced any remains of this date, but various Anglo-Saxon pottery fragments and a Merovingian coin set into a finger ring have been recovered from the surrounding area.

Medieval

The town of Aldeburgh is recorded in the Domesday book as *Aldeburc*, containing 5 households, two churches, and 60 acres of land. The Moot Hall served as a focus for the market and prison, which now stands on the seafront owing to coastal erosion. Aldeburgh sustained as a fishing and boat building town during the late medieval period. No archaeological remains dating from the medieval period have been recovered from the Aldeburgh Park Area. However, it is possible that the area was arable and surrounded by marshland to the west and south.

Post Medieval

In the sixteenth century Aldeburgh's shifting coastline opened up a sheltered 'haven', and it became a leading port with a flourishing ship building industry. The economic prosperity saw the rebuilding of the parish church. St Peter and St Paul, Aldeburgh Parish Church was rebuilt between 1525 and 1530. Aldeburgh secured a Borough status in 1529 granted by

Henry VIII. A number of large and historically important ships were built in Aldeburgh in the sixteenth century.

Two windmills were listed on the 1594 Map of Aldeburgh. A charter for a Wednesday market was granted in 1547 and a Saturday market in 1568. Aldeburgh held the rights to hold two fairs prior to 1759.

Aldeburgh's affluence, which depended on international trade, started to decline in the seventeenth century as the River Alde silted up and the port could no longer host large vessels. This decline worsened as a result of a series of harsh storms, the Civil War and Anglo-Dutch Trade Wars. A series of fortifications were constructed at Aldeburgh in the mid-eighteenth century to protect against the threat of French invasion. A 6-gun battery was constructed on the heights behind the town in 1746 and was later augmented in 1779 by landward defences. The exact location of these fortifications is uncertain, but it was likely positioned within the Conservation Area to the north of Park Lane.²

The Accurate Map of the County of Suffolk 1777 (Figure 2) shows Aldeburgh as a major coastal town comprising a close-knit layout either side of a main access route from the northwest. It depicts the Conservation Area as undeveloped land but does not show the fortification.



Figure 2: The Accurate Map of the County of Suffolk 1777

² Suffolk Historic Environment Record ADB 193

The Aldeburgh tithe map of 1846 (Figure 3) shows no trace of these defences, and the Conservation Area appears to have reverted to undeveloped marshland.

The town survived as a fishing village until it became a fashionable seaside resort the nineteenth century. Wealthy families from London started to visit the town more often for sea bathing. The revival of the town's economy saw the arrival of railway in 1860 and further boosted its economic growth. As the nineteenth century progressed the town expanded westwards, and by the time of the 1881 Ordnance Survey (OS) map and the Conservation Area is occupied by several buildings, including both a brick kiln and works, drying sheds and a waterworks (Figure 6).³ No trace of the brickworks remains above-ground, but a grade II listed Water Tower is still extant from the waterworks, which were designed and built by the engineer William Bruff (son of Peter Bruff).

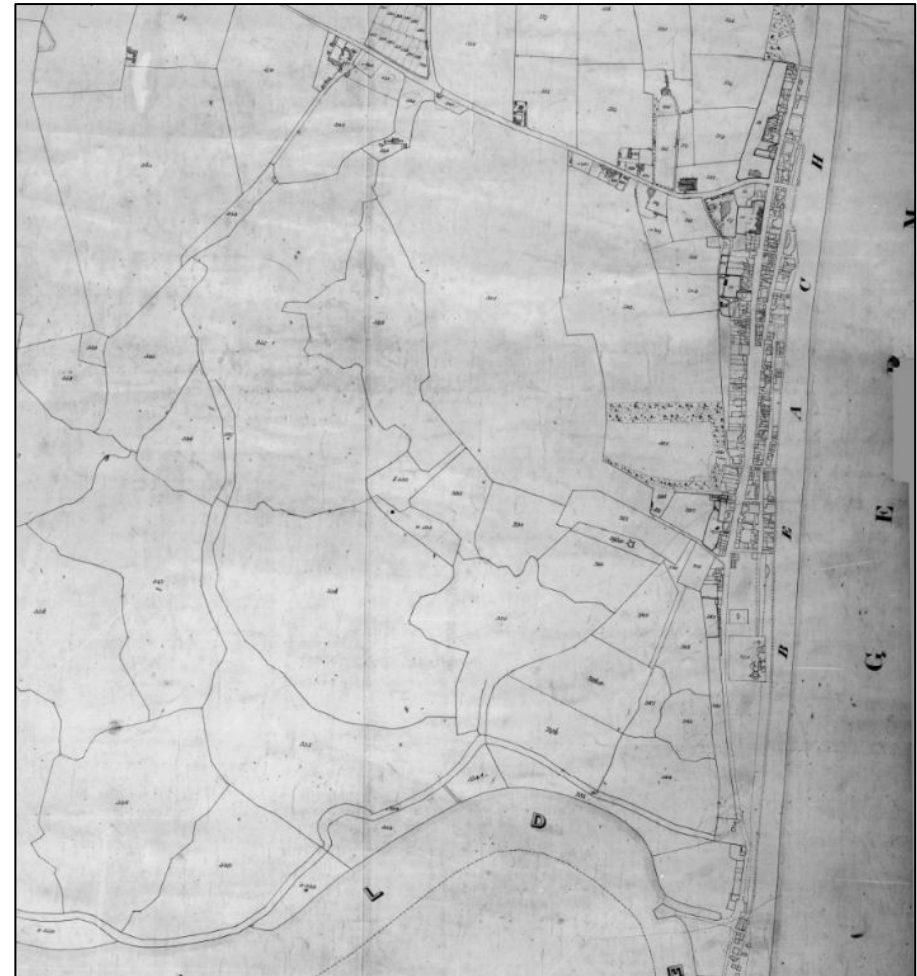


Figure 3: Tithe Map of 1846

³ Suffolk HER ADB 165

Development of the Aldeburgh Park Estate



Figure 4: Alde House c1860

The area to the west of Aldeburgh town was undeveloped until the later nineteenth century, which is most clearly shown on the Tithe Map of 1846 (Figure 3). At this time, it comprised of farmland called Town Marsh Hill with surrounding marshes to the west and south. Development of the Aldeburgh

⁴ <https://www.suffolkarchives.co.uk/collections/garretts-of-leiston-hc30/>

Park Estate was planned by industrialist and landowner Newson Garrett (1812-1893). The Garrett family were renowned within Suffolk and are chiefly known for building Snape Maltings.⁴

Newson Garrett also played a key role in shaping Aldeburgh and became a mayor of the town towards the end of his life.⁵ The second most notable person for laying out the estate was Peter Bruff (1812-1900), a prominent civil engineer. Bruff was the husband to one of Newson Garrett's daughters, Kathrin Garrett.

Garrett built Alde House in 1852, located within the former park of Crespigny House, a Mansion House constructed in 1775. Alde House was originally set within expansive open parkland to the north and north-west of the house.

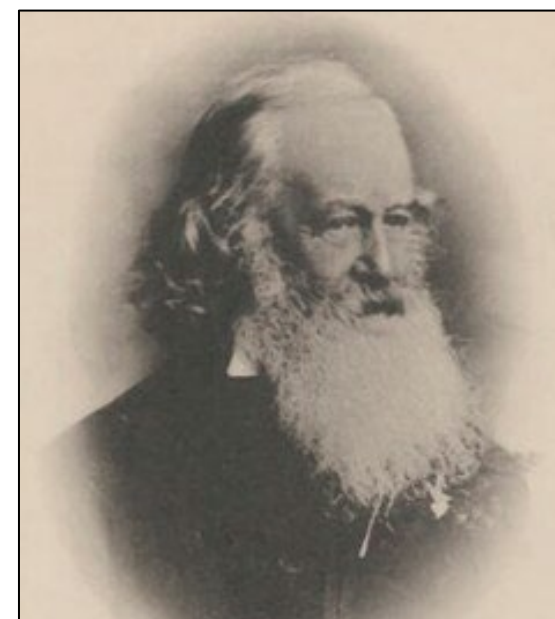


Figure 5: Newson Garrett © National Portrait Gallery

With the establishment of Aldeburgh railway and station in 1860, the pressure to expand the town

⁵ <https://www.longshopmuseum.co.uk/garrett-family/>

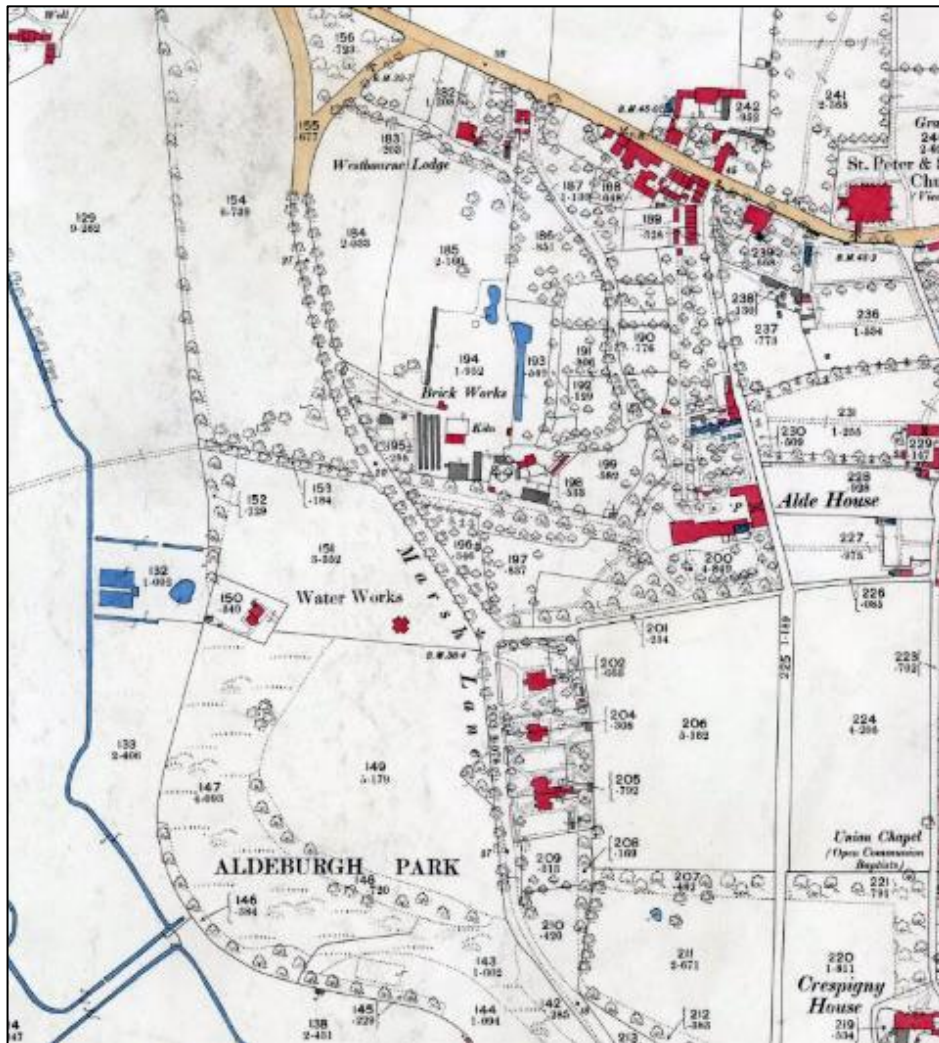


Figure 6: Ordnance Survey Map of 1881

grew, along with the price of land. Garrett and some other prominent local figures leased the farmland for a residential development. The new development, known as 'Aldeburgh New Town', was designed for the upper middle classes to reside. Although little is known about the proposals for the development of Aldeburgh, it is likely that Peter Bruff was involved in portioning up the land for development, providing drainage and planting schemes and establishing the retaining walls.⁶



Figure 7 Peter Bruff © <http://www.ipswichsociety.org.uk>

Peter Schuyler Bruff (1812-1900) was a railway and civil engineer trained by the notable civil engineer, Joseph Locke, and from then joined the Eastern Counties Railway (ECR) c.1840. He worked on building the rail link between their London terminus and Colchester, but in 1842 he was dismissed by the ECR for devoting too much of this time to developing Colchester Port at the expense of his railway duties. Bruff also supervised the construction of the railway from Ipswich to Bury St Edmunds and from Stowmarket to Norwich. Outside his railway interests

he built the Victorian low-level sewer in Ipswich, and he is remembered for building much of Clacton including the pier and developing parts of Frinton and Walton-on-the-Naze.

Initially trees were planted on either side of Marsh Lane, now Park Road, and plots were created on the east side of the road. Development began

⁶ James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)

with the water tower being built in 1871, Aldeburgh Primary School in 1874 (now within the Aldeburgh Conservation Area), and some of the first houses were built on the east of Park Road (formerly Marsh Lane) between 1875 – 1880. The 1881 OS Map (shown on page 15) shows two semi-detached and one detached villa on Park Road. Although, it is likely the semi-detached pair of estate workers cottages further west of the water works, now Nos. 1 and 2 Marsh View were constructed prior to the commencement of the development. The gate piers at either end of Park Road were constructed c.1880. Development of houses began at greater speed shortly after the Garrett's brickworks was demolished in the 1890s, which was located to the north of Priors Way.

Newson Garrett died aged 81 in 1893 after forming the Aldeburgh Land Company, whose shareholders were all from the Garrett family. His son, George Herbert Garrett, remained the main lessee of the bulk of the land. Priors Hill Road was laid by then and plots were created. The 1903 OS map shows several substantial properties throughout the estate. However, Newson Garrett's daughter, Elizabeth Garrett who later became the Mayor of Aldeburgh, was highly influential in the family and in the development in the estate.

Modern

The Garrett family continued to be influential in Aldeburgh and in 1908, Newson Garret's daughter Elizabeth Garrett Anderson became the Mayor of the Town. A key phase of development of the Conservation Area started after Elizabeth took retirement from her medical profession to settle in Aldeburgh in 1902. This phase of development continued until 1918 and resulted in a number of the architecturally distinguished houses in the area.

Many of the buildings within the area are by notable twentieth-century architects; Horace Field, for example, worked for the Aldeburgh Land Company and designed villas during this time. Oliver Hill replaced Horace Field in the 1920s and built a number of houses in the area as well as designing their landscaped gardens.

Comparison between the 1927 and 1951 OS map shows (shown on page 18) that there was no development within the area in these years. During World War II Aldeburgh again became the subject of defensive works, with an anti-tank ditch excavated immediately to the west of the Conservation Area.⁷ Within the Conservation Area, to the west of Alde House Drive and south of Tower Lane, trenches were excavated for use as air-raid shelters, although these were all backfilled by 1955.⁸

⁷ Suffolk HER ADB 131

⁸ Suffolk HER ADB 118

Development of the Conservation Area continued through the twentieth and twenty-first centuries, ranging from fairly ordinary residential houses to more unique and bold designs.



Figure 8: Elizabeth Garrett Anderson as Mayor of Aldeburgh 1910 (Suffolk Record Office, HA436/4/2/8)

Elizabeth Garrett Anderson (1836-1917) was the first Englishwoman to qualify as a physician and surgeon in Britain. She attended Middlesex Hospital. She was co-founder of the first hospital staffed by women, first dean of a British medical institution, and as the Mayor of Aldeburgh in 1908, becoming the first female mayor and magistrate in Britain. She was married to John Skelton Anderson. Garrett Anderson lived in at

least two properties in the Conservation Area. She oversaw the construction of a number of significant buildings within the area.

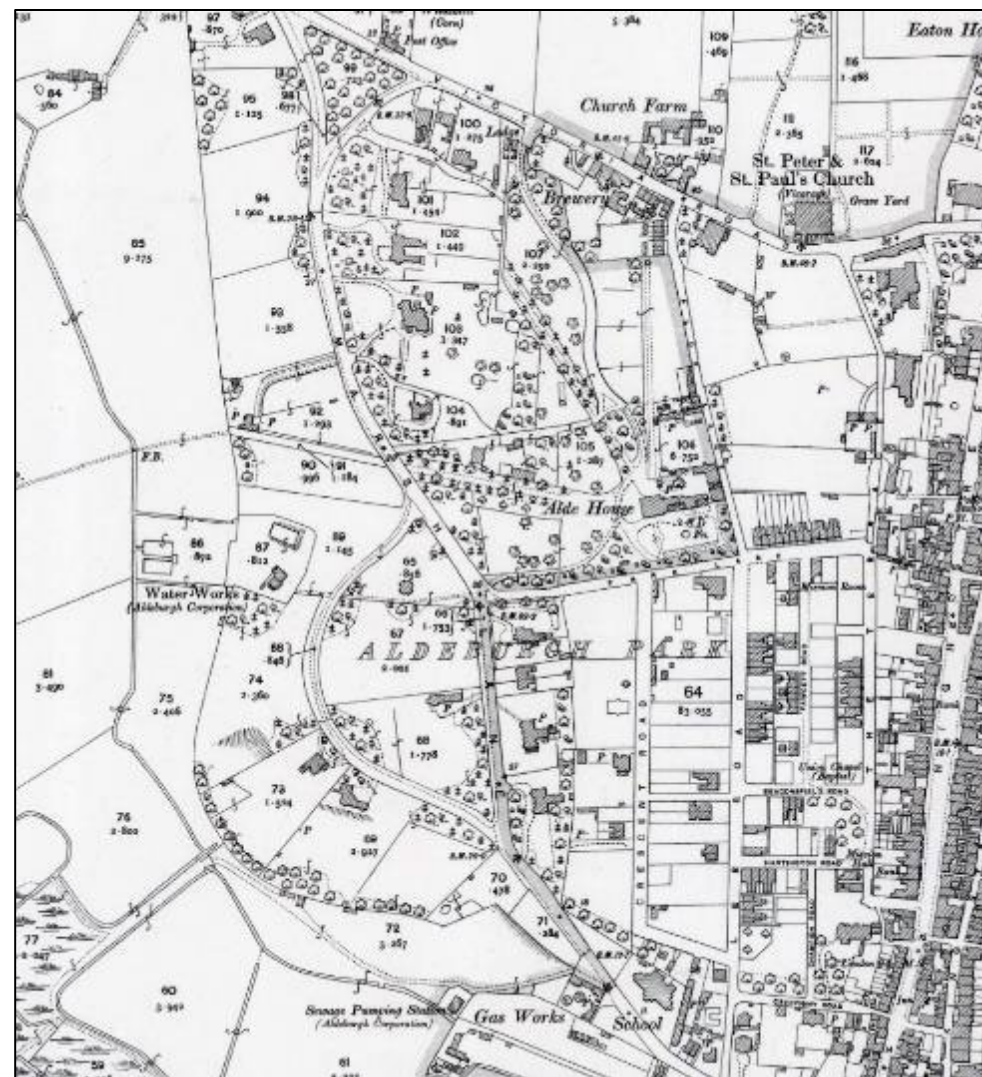


Figure 9: OS Map of 1903



Figure 11: OS Map of 1927



Figure 10: OS Map of 1951

Designated Heritage Assets

Listed Buildings

There are five designated heritage assets within the Aldeburgh Park Conservation Area boundary, all Grade II listed, including Alde House, which date from between the 1870s and 1920s. A list of the designated assets within the Conservation Area is included in the *Appendix: Appendix 1: Summary Map* of Character Features. They are also listed in the description for each Character Area, outlined in Section 3 of this document.

Four of the listed buildings and structures within the Aldeburgh Park Conservation Area are houses, with one water tower, which emphasises its predominant residential character. The water tower has since been converted into residential use. Buildings from both the late nineteenth and early twentieth centuries are designated, which demonstrates the continuation of good quality architecture within the area.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by Historic England. Further information about the listing process can be found on the Historic England [website](#).

Unlisted buildings which make a positive contribution

Most buildings, spaces and features within a Conservation Area make a contribution to its character and special interest. This document has identified buildings which make a positive contribution to the Conservation Area, in line with Historic England's guidance on positive contributors within Advice Note 1. These are outlined in Section 3 of this document and shown on Figure 13.

Non-Designated Heritage Assets

Not all heritage assets are designated, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs, and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance. Some of these assets can be of a high enough quality to be identified as non-designated heritage assets. Non-designated heritage assets may be identified through the planning process, and through the creation of a Neighbourhood Plan. East Suffolk Council have further information on non-designated heritage assets and the criteria for identification, which can be found on the Council's [website](#).

Heritage at Risk

Historic buildings known to be 'at risk' through neglect and decay, or vulnerable to becoming so, are added to a Buildings at Risk (BaR) register.

The national Buildings at Risk register contains listed buildings of Grades, I and II*, and is published by Historic England. The Suffolk County register includes the same buildings as well as those of Grade II and is a joint publication by Suffolk County Council and the district councils in Suffolk. The Buildings at Risk Register for East Suffolk can be viewed on the Council's [website](#).



Figure 12: 1588 map showing Aldeburgh's historic town on the coastline, with the undeveloped marshland above, scattered with windmills

There is currently no Heritage at Risk identified within the Aldeburgh Park Conservation Area.

Archaeological Significance

Little archaeological fieldwork has been carried out in Aldeburgh, and none has been undertaken in the Conservation Area itself. The work that has been undertaken nearby has generally been small in scale and revealed little evidence for earlier occupation of the area.

The archaeological remains that are most likely to survive within the Conservation Area are medieval agricultural or drainage features associated with the town, and post-medieval remains associated with the eighteenth-century fortifications, brickworks, WWII air raid shelters, or later development of the area. Given the area's location outside the historic town, concentrated areas of medieval (or earlier) settlement activity are considered unlikely to be present.

Soil-conditions are variable, the Chillesford Clay allows for the preservation of faunal remains whilst the associated Chillesford Sands are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition within the clay. Within clayey soils waterlogged deposits can survive and should be anticipated in deeper features such as wells and cesspits.



*Aerial image of Park Road, showing the former Windmill and Station, 1920
(Historic England, Britain from Above, EPW001914)*

3. Assessment of Significance

Summary of Special Interest

The Aldeburgh Park Conservation Area is notable for its historic association with the Garrett family, particularly Newson Garrett and Peter Bruff, who had a significant contribution in the development of eastern Suffolk in the late nineteenth century. The special interest of the area is derived from this historic interest and the planned layout of the estate and built environment; it is considered that this merits the area as sufficient for designation as a Conservation Area. It also comprises good quality houses built for the upper middle class.

The area is predominantly leafy and represents the English garden village character through a large number of mature trees, which were planted during the early stages of the laying out of the estate in the late nineteenth and early twentieth centuries. The gently meandering streets with wide grass verges, secluded character of the large villas behind boundary walls and deep front gardens provide a strong sense of spaciousness.

The building stock represents an eclectic mix of architectural styles, understandably due to the continuous development of the area from the Victorian period to the present day. The buildings are generally large and of high-quality. Houses are often largely hidden from the street by large, gated boundary walls and well planted front gardens, which give the estate a formal appearance, contributing to the sense of grandeur.

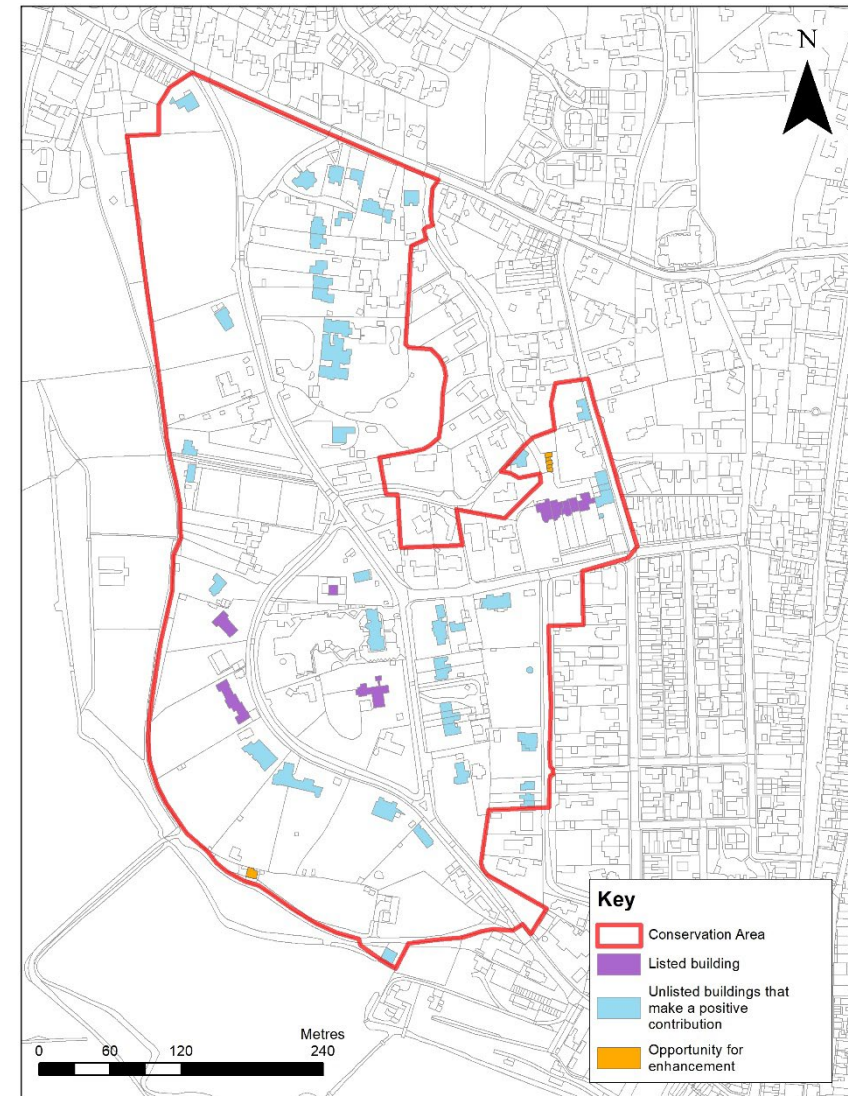


Figure 13: Contribution of the buildings within the Conservation Area

The Architecture

The architectural character of the properties is diverse, which gives the Conservation Area its unique character. Buildings were predominantly designed as standalone houses, sometimes by notable architects, showcasing different styles and details of the late nineteenth and early-to-mid twentieth centuries. The main reason behind this diversity in architecture, therefore, is the chronology of development and also, in part, the ethos of the planned estate, spearheaded by the Garrett family alongside distinguished architects. The architecture within the Aldeburgh Park Conservation Area is also distinct from the nearby town, which adds to its interest, as the buildings within Aldeburgh Park make no reference to Aldeburgh as a seaside resort. Instead, the architecture is more reminiscent of a rural village.

There were distinct phases to development within the park. Although the first houses date from 1875 - 1880, the formation of the Aldeburgh Land Company in 1888 marked the start of the development of the 'Aldeburgh Park Estate'. Grand villas were established from c.1888 – 1904. The next notable phase dates from 1904 – 1918, during which time many of the most distinguished buildings were constructed, managed by Elizabeth Garrett Anderson, and designed by Horace Field. The Aldeburgh Land Company was dissolved in 1921, shortly after Garrett Anderson's death, and Oliver Hill then worked in the estate between c.1923 - 1929. The style of each associated architect is apparent in these buildings of the early twentieth century; Horace Field and Oliver Hill both favoured pan tiles roofs, for example, and small pane casement windows, their villas either smoothed

rendered or faced in high quality bricks. Following the Second World War, and particularly in the 1960s and 1970s, some infill occurred surrounding the hospital and within the grounds of larger villas. Houses constructed within the twenty-first century typically uphold the quality of the historic building stock, while introducing modern forms, materials, and construction techniques.

In terms of material palette used throughout the area, red and grey brick predominates among the Victorian and Edwardian villas of the late nineteenth and early twentieth centuries, with white and gault brick dressings, and roofs are largely in Welsh slate. These large buildings often display more intricate architectural detail, such as quoins, banding between floors, small paned upper lights over larger plates below within sashed windows, flat headed arches, and iron railings, which sets them apart as grand villas designed for affluent society. Buildings which date from the early twentieth century onwards are more varied in materials and styles. The influence of the Arts and Crafts movement is evident in many properties, showcasing archetypical details such as asymmetrical facades with prominent gables, varied window placement and pane sizes, catslide roofs, large chimney stacks, and roughcast rendering.

Properties within the estate that have been designed by distinguished early twentieth century architects are of particular interest and are discussed in more detail within the following section on Character Analysis. These architects associated with the Aldeburgh Park Estate include Horace Field, Oliver Hill, Henry Martineau Fletcher, and James Ransome.



Figure 14: A sample of architectural characteristics across the area.

Left image: The grade II listed water tower, in gault brick with ornate red brick detailing, and a crenelated parapet topped with railings. **Top left image:** red brick piers marking the entrance to the estate, capped, with dogtooth brick detailing. **Top right image:** red brick boundary wall of Dunan House, with ornate iron gate, and piers topped with acorn finials. **Middle left image:** half-timbered gable end, with plain tile roof and prominent chimney stack of Park Lodge. **Middle right image:** decorated red brick boundary walls, characteristic of the area, with square-plan piers, segmental coping and dogtooth top brick course. **Bottom row images:** substantial red brick villas with yellow and gault brick detailing, including banding and quoins. These images demonstrate the secluded character of set-back properties, which can be glimpsed behind the mature trees within their gardens.

Local Details and Building Materials

The architecture and local detailing found throughout the Conservation Area is varied and this in itself contributes to the area's special interest. The mixture of styles reflects the multi-phase development of the area, and the individual architectural styles and details indicate the construction dates of buildings. The individual, often one-off, designs are indicative of the originally intended high status of the area. Buildings are typically of a larger scale and set within spacious plots.

Earlier buildings within the Conservation Area generally display elements of Neo-Georgian and Arts and Crafts design as the most dominant and popular styles of the period. Red brick construction with white brick dressing and elaborate brickwork are common within the area. Architectural features include semi-circular arches, keystones and brick with some rare examples of stone quoins. Roofscapes are particularly pronounced, featuring pitched and hipped roofs with tall and elaborate brick chimneystacks and decorative bargeboards. Buildings constructed between 1904 and 1927 have a more symmetrical form and formal appearance with canted bays.

Earlier houses in the area are mostly of red bricks with stone dressings. Roughcast or smooth rendered exteriors are also common. Use of both slates and tiles is common throughout the estate.

One of the key elements of the Conservation Area are the red brick boundary walls and gated entrances. The brick walls generally incorporate square piers with decorative capitals and are relatively low in height

permitting views of the houses within their large garden plots. The majority of the late nineteenth and early twentieth century brick boundary walls survive within the area and make an important positive contribution to the streetscape and boundary to the Conservation Area to the west.



Figure 15: Red brick boundary walls within the Conservation Area are a key element (the location of important walls are identified on the map included in Appendix 1)



Figure 16: Selected images to showcase the local building materials across the Conservation Area, including red brick, gault and yellow brick detailing (such as quoins and arches), painted render, roofs and half-timbered gable ends, and boundary walls with gates.

Trees, Landscaping and Open Spaces

The importance of trees in establishing the character of Aldeburgh Park is already recognised by the existing Suffolk Coastal Local Plan Policy SCLP12.26 which seeks to avoid development proposals that would result in the serious loss of existing trees, or prejudice replanting schemes. This residential area was established on former farmland around the end of the nineteenth and into the early twentieth century and with it came notable levels of ornamental tree planting. This was a time when social status could be established by the acquisition of exotic trees from foreign countries that were increasingly becoming available to the many, and not just the preserve of stately parklands. Many of these trees are now fully mature and make a significant contribution to the overall character of the subject area. These and other trees will fall under the provisions of Section 211 of the Town and Country Planning Act should this area become formally designated as a Conservation Area, with formal notice of any intended tree works being required to be given to the planning authority.

Landscaping and open spaces form a crucial element to the character and special interest of this Conservation Area. Not all open spaces are publicly accessible but even those in private ownership can make a positive contribution to the character and appearance of the conservation area. The ethos of the planned development here was to create a rural, verdant garden-area, utilising green spaces throughout the area to enforce this character. The sense of greenery is drawn from both large and small spaces, which together, contribute to the distinctive feeling of Aldeburgh Park Estate.

The importance of these spaces, and notably of the trees within them, are recognised by the Suffolk Coastal Local Plan, which states: *“much of the character of this area is afforded by trees and the spaces they occupy, rather than the buildings as these are well hidden by the nature of the area”* (paragraph 12.253). As well as protection through Policy SCLP12.26, a number of individual trees and groups of trees are also protected by Tree Preservation Orders, which can be accessed on the Council’s [website](#).

There are specific areas of green space which make a notable contribution to the character of the Conservation Area. These are highlighted on Figure 18 (page 28) and discussed within this section. They have been identified where they help to indicate the historic development and design of the residential area.

The large triangular green space at the northern end of the Conservation Area along Victoria Road is an important open space, acting as a gateway into the area and reinforcing the sense that it is a rural development. This area contains a number of large and mature trees, which as a whole, are protected by a TPO. The two



Figure 17 Important green space at the gateway to the area

small green triangles at both junctions of Priors Hill Road with Park Road further complement the area.

Wide grass verges either side of the roads, boundary hedges and large specimen trees particularly along Park Road and Priors Hill Road make a significant contribution to the defining verdant and spacious character of the Conservation Area, complemented by the simplicity of the road design and its lack of over-engineering. Planting along these two roads was an initial part of the formal planning of the residential estate by Newson Garrett and dictated the future development to shape the predominant character and appearance of the estate. The continued preservation and maintenance of the landscaping along Park Road is due, in large part, to the voluntary efforts of the Park Road Association. This supports the importance of green spaces within this area, and particularly, the planting within it.

Large and well-maintained private gardens both to the front and rear of the houses also make a notable, positive contribution to the character and appearance of the area. The front gardens are designed to include small scale landscaping elements such as trees, shrubs, paths, and seating which makes a positive contribution to the streetscape, and elevate the sense of grandeur for each plot, in keeping with the estate.

The extensive private front gardens of *Garrett House*, *Dunan House*, *Belstead* and *Westfields* are well planted with mature trees, many of which are protected by TPOs, and make a valuable contribution to the greenery on Park Road. The large rear gardens to the properties on Priors' Hill Road

viewed from the footpath also make a positive contribution to the appearance of the estate.

Queen's Field, the preservation and maintenance of which is managed by the Trustees of the Queen's Field Trust, the tennis courts and bowling green provide a key, recreational open space, and create a sense of openness within the west of the area, serving the local community.

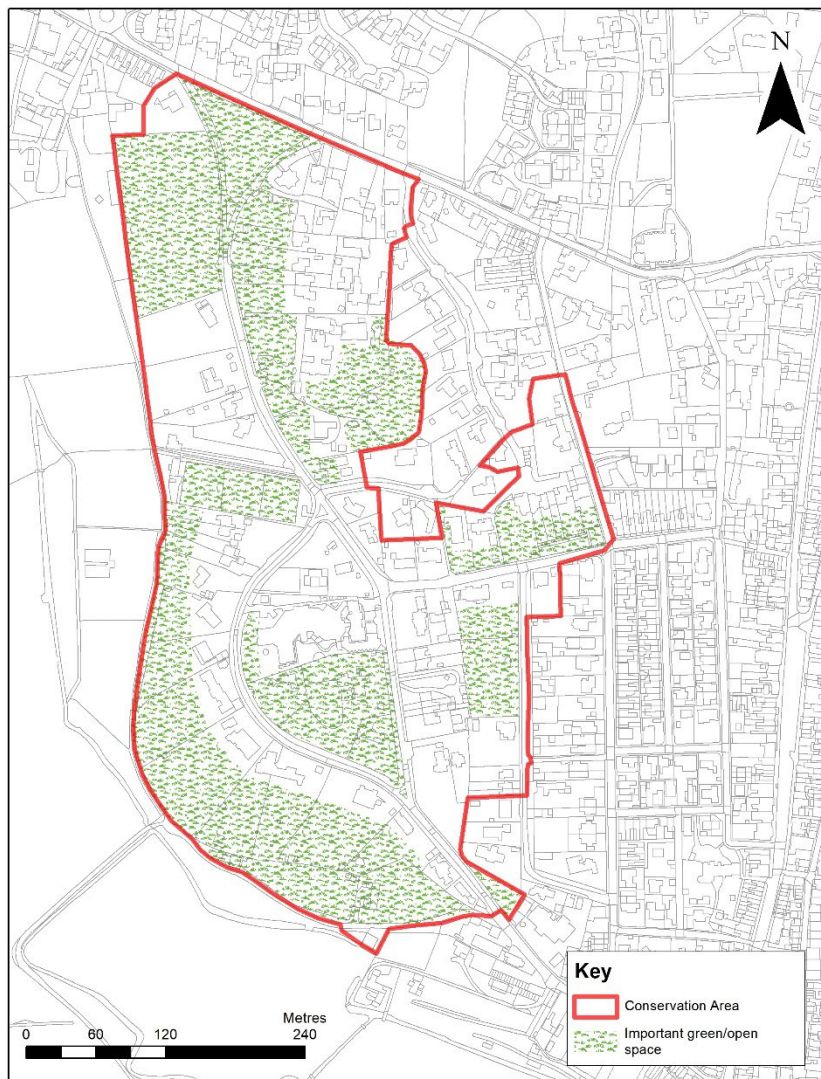


Figure 18: Map showing key open spaces within the Conservation Area

Key Views

Key views are identified in the table below and are shown on Figure 20. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance, particularly of kinetic views as the area is experienced on foot and of glimpses of the Water Tower throughout. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.



Figure 19: View into the estate along the triangular green space along Victoria Road, forming the gateway into the area

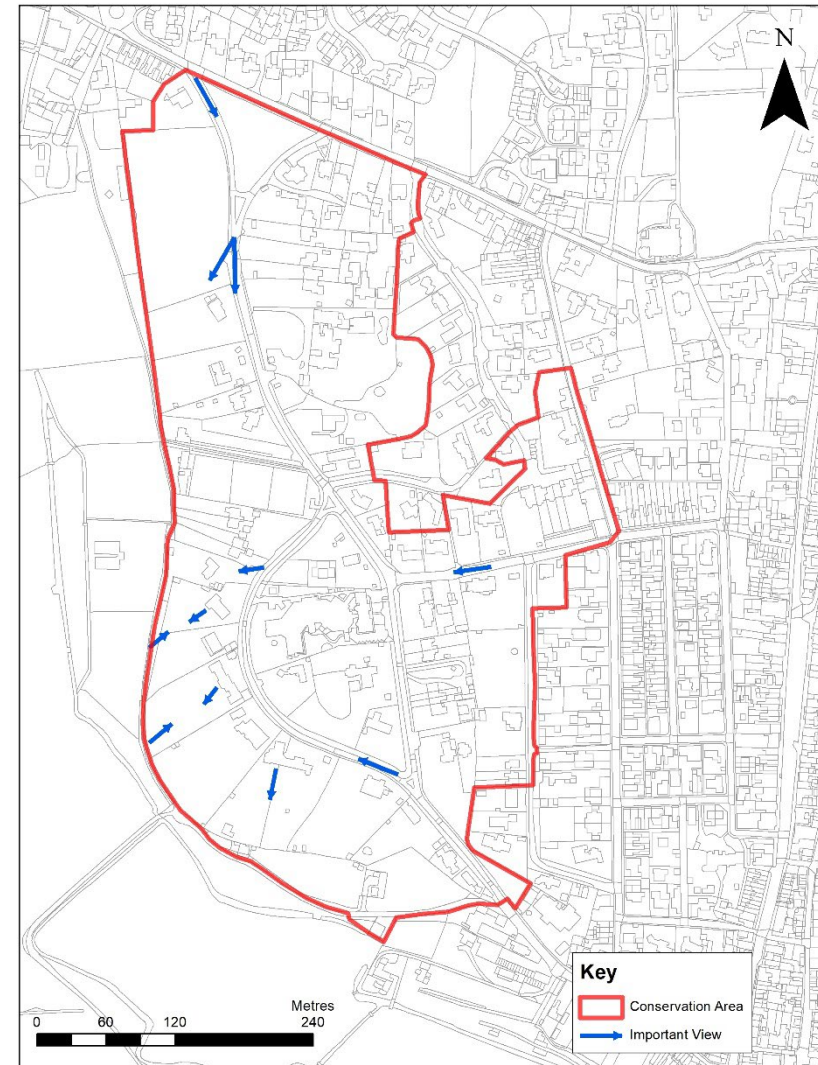


Figure 20: Key views within the Conservation Area



Figure 21: Selected views accessible from public rights of way that have been identified throughout the Conservation Area.

Clockwise from top left: View into the estate through the gate piers; view across with wider setting from gate piers; view across the oldest cottages in the area, towards the wider landscape; view towards the grade II listed Dolphin House; view towards the grade II listed Sandhill; view towards the grade II listed Dolphin House; view towards the grade II listed Sandhill; view along Prior's Hill Road, a good example of the verdant character of the area and historic buildings; view towards the grade II listed water tower from Park Lane.

View Description	Reason for selection
View south along Park Road from Victoria Road	Important approach and entrance into the historic residential estate, taking in the open space and town sign, creating a strong sense of place
View South from the gate piers on Park Road	Important gateway into the area and point at which historic buildings can be appreciated within their planned, green estate.
View Southwest from the gate piers on Park Road	View Southwest from the Park Road at the gate piers, with long views over the marshland towards the River Alde and the coastline creating a strong sense of place
View west along Priors Way towards Water Tower	View which takes in the grade II listed Water Tower, a key landmark within the area, as well as the historic boundary walls and properties along Priors Way
View west towards Marsh View Cottages	This view takes in the earliest buildings within the estate, which are of historic significance, and provides a vantage point to appreciate them within the wider setting of the Conservation Area
Views Northwest from the south end of Priors' Hill Road	View takes in the high-quality built environment, and provides a sense of spaciousness and sense of the high quality, historic residential estate
Views west and Southwest from the buildings on Priors' Hill Road	Wide views from historic properties towards the River Alde; these panoramic views are an important reason why these buildings were constructed here
Views from the footpath on the western boundary of the area towards the listed buildings on Priors' Hill Road	Low ground of the footpath provides vantage points to appreciate the listed buildings within their gardens

Character Analysis

The residential estate contained within the Conservation Area is relatively small. However, the varied topography, phasing of development and differing architectural styles create some distinct groups and areas within the Conservation Area.

Park Road (North)

Park Road is the central road through the Conservation Area and the brick pier gateways at either end mark the formal gateways to the area. It is wide and lined with mature trees and grass verges, which creates an attractive entrance and arterial road to the estate.

The triangular public green space formed by the two northern ends of Park Road and Victoria Road is a significant open space within the Conservation Area. It signifies that greenery is integral to the design of the Aldeburgh Park Area, by presenting a large, well-treed space at its busiest gateway, which would historically have stood closest to the railway station. The green has very minimal street furniture so preserves the spaciousness of the area. Within the green is a village sign for Aldeburgh, in wrought iron (Figure 21), beside which is a particularly fine sweet chestnut tree along with a bench, waste bin and letterbox. This group, formed by the village sign and small area of public realm, contributes positively to the rural character of the area, as they are constructed from high quality and sympathetic materials, and provide a key space for pedestrians to spend time at the entrance to the area. The village sign in particular acts as an important waymark for pedestrians and vehicles alike as they approach Aldeburgh.



Figure 22 View into the Conservation Area from north of Park Road across the green, showing the village sign and dense tree planting, contributing to the rural character of the area.



Figure 23 View south along Park Road into the Conservation Area. The red brick boundary wall which flanks the road is a typical feature of the area, and is topped with high quality, sympathetic woven fencing. The curve of the road creates a verdant view along the street, reinforcing the enclosed and private nature of the estate.



Figure 24: King Field House, No. 62 Park Road

West of the green is **Kings Field House** at No. 62 Park Road, a late nineteenth century, likely built c.1890. The building appears isolated within the green space surrounding it, and is a fine example of a substantial, double

fronted Victorian villa. Its façade is articulated by pronounced brick gables surmounted with stone ball finials atop a Welsh slate roof. Between the bays a single storey wooden porch. These architectural features create a characterful symmetry to the building's frontage, and the porch in particular is an unusual historic detail within the area. The windows are large, comprising five bays of horned sash windows with small pane upper lights; these further complement the building's Victorian style. The property has a low brick boundary wall along Park Road, topped with modern woven fencing. The historic brickwork makes a positive contribution to the streetscape, reflecting the importance of boundary treatment within the area, and providing a sense of enclosure for the villa. The building's construction date makes it a good representative of the earlier phase of the development within Aldeburgh Park, and it makes a positive contribution as one of the first villas at the gateway to the Conservation Area.

On the opposite side of the green is **Aldeburgh Library**, constructed in 1965 in modernist style with large, glazed panels and a clerestory. The building was first opened in April 1968, shortly after the Public Libraries and Museums Act of 1964. It was built to a hexadecagonal footprint, which distinguishes it in

aerial views and gives its roofline a distinctive, angular shape. The library was built during a time where star-shaped planforms were becoming popular. Its porch once had a perforated screen wall, filled with small hexagonal concrete tiles, although these have since been lost and replaced with glazing. Although the architect is unknown, it was likely by the Johns, Slater Haward partnership, a local practice who completed similar work in this style from the 1950s, notably at Sprites Schools, Ipswich in 1960. The Aldeburgh Library makes a positive contribution to the area, due to its unique architectural style as a good example of a small library branch, and also due to its value as a communal building. Its setting within the green, with mature trees surrounding it, also contributes to its rural, village character.



Figure 25: Aldeburgh Library, with prominent, angular roofline and porch extending to the left



Belstead House, Park Road, c.1890, set within substantial grounds, alongside its neighbouring No. 49, containing a number of protected trees



Figure 26: Belstead House (left) and No. 49 (right), Park Road

Immediately south of the public library is another substantial late nineteenth century villa, **Belstead House**, built c.1890. It is a grand, red brick building which makes a positive contribution to the character of the area. It has retained its historic character and architectural detailing, the main façade featuring prominent, symmetrical bays with decorative banding and gault brick quoins and pilasters. The pantiled roofscape with gabled dormers

and tall decorative brick chimneys are also of architectural interest, adding height to the villa. The former uses of the building contribute to its historic interest; a girl's school was established here in 1906 by Griselda Hevey, the school later also occupying Alde House. In World War II, the house was requisitioned and was briefly the Battalion HQ of the 9th King's Regiment who were in charge of the coastal defence batteries in this area. It is now converted into apartments and returned to residential use.⁹

No.49 Park Road is a three-storey detached dwelling built in the 1920s as a subsidiary building to the former Belstead School complex. It first appeared on the 1927 OS map as an adjoining structure to Belstead House. The building makes a positive contribution to the area, due to its historic origins and retention of its architectural character, with a large red brick gable to the front and detailing such as brick corbelling along corners, and dentilled brick eaves. Reputedly it was originally used for music teaching.

The two villas are set within fine landscaped grounds. There is a prominent cedar in their foreground, which makes a positive contribution to the space and adds to the sense of age and grandeur. Clipped hedges line the driveways, and the plot is bordered by a low red brick wall topped with hedges, which also make a positive contribution to the streetscape. The grounds here were gradually developed during the 1920s and 1930s as the school within it expanded. They have retained a strong historic character and form an important part of the setting to Belstead House and No. 49.

⁹ James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)



Figure 27: No. 49 Park Road with Westfields, No 43, and No 45 in the foreground

South of No. 49 is **Westfields**, another red brick villa of architectural interest. This makes a positive contribution to the area and forms a group with its neighbouring No. 49 (Figure 27), sharing the same historic plot. Built c.1890, the house has retained many historic features. The façade comprises a stone dressing exterior with two substantial end gables at either side of two storey bay windows, creating a striking frontage with prominent apertures. The tiled roof with two barge-boarded dormers and tall brick chimney stacks are also of interest and create a varied roofscape. The chimneys in particular are highly decorated, showing a level of detail which is characteristic of the area. The small pane, horned sash windows have been preserved, as well as a notable single-story porch with an arched entrance and keystone detail, capped with stone balustrade. As shown on the 1927 OS map, the building was part of the of the former Belstead School, adding to its historic interest.



Figure 28: Gate piers at the northern entrance to the Conservation Area

Along Park Road, the northern gateway to the estate comprises an asymmetrical pair of **square brick piers**. The lower eastern pier is attached to a garden wall and a third gate pier to the west provides a pedestrian entrance to the estate. These make a notable, positive contribution to the area; they are of historic value, and act as way markers through the Conservation Area. The piers were installed by c.1880 by Newson Garrett to mark the development of the estate, and display simple but decorative historic architectural detailing, with dentilled cornice and pyramid caps. Due to this association, and their age, they are of historic and architectural interest, and play a key role at the gateway to the area. They also create a sense of grandeur by signifying the historic entrance to the estate.



Figure 29: Garrett House behind extensive front garden

Garrett House (originally Gower House), at No.43 Park Road is one of the most notable houses within the Conservation Area, due to its historic and architectural interest. It was constructed for Samuel Garrett c.1892, son of Newson Garrett, who resided here until c.1914.¹⁰ Many of the houses in the area were constructed for the family's own use, and this association contributes to their historic interest. Garrett house was extensively remodelled in 1900 by architect James Ransome. It is built in red brick with a tile-hung first floor, which sets it apart from the dwellings in the Park and

is somewhat reminiscent of the Kentish Weald.¹¹ The most prominent feature of the main façade is perhaps the central Doric loggia with four columns and a decorative pedimented stone panel above, which stand out against the brickwork and make a positive contribution. It has also retained its pantile roofs and small pane casement windows. The building is now a care home, with later additions that are of lesser interest; however, its historic interest with links to Samuel Garrett and James Ransom as well as its architectural interest, contribute positively to the significance of the Conservation Area. The House is set within landscaped grounds, which make a valuable contribution to its setting. Mature trees line the drive and border the gardens, which creates a sense of enclosure and privacy for the House. The lawn slopes down away from the house, with brick steps leading to the entrance and an elaborate fountain set centrally within the lawn.

There are four modern houses on the west side of Park Road and north of the tennis club (Chilston House, the property shown in Figure 30, Westacre, and No. 60 Park Road). These are of no notable architectural or historic merit; they date to late twentieth century, although they do respond well to the spacious and verdant character of the area, and therefore make a neutral contribution.



Figure 30: Modern property on Park Road

¹⁰ James Darwin and Dr. Paul Bradley, Garrett Era Area Report (2016)

¹¹ Macdonald, op. cit., p172



Figure 31: Gower Cottage, No. 54 Park Road

Further south, tucked away at the end of a long drive off Park Road is the late nineteenth-century **Gower Cottage** at No. 54 Park Road. The building makes a positive contribution, as part of the first phase of development within the estate, which has retained its historic, rural character. Architecturally, it is fairly modest in scale and style compared to the properties within the area; this contributes to its pleasant, cottage character. It is two storeys tall, in an L-shape plan with a gabled front and rendered facade, under a pantile roof. Its long garden is lined with a

hedgerow to the south with planting to the north, which contribute to the privacy and seclusion of the cottage. It was originally accessed from further north, but now this long straight drive beside the tennis club provides glimpses of the property from Park Road. As evident on the 1882 OS Map, this path was originally a formal walk leading to a planned vista from the grounds of Alde House, which contributes to the historic relationship between the properties here. Despite limited views from the road, it makes a positive contribution to the area. Its neighbour, the mid twentieth-century **Bowls Club**, also makes a positive contribution to the area, due to its group value as part of the recreational space here and due to its modest, attractive form and materials, reflecting the rural, cottage character of this area.



Figure 32: Dunan House, No. 41 Park Road

Opposite is **Dunan House** at No. 41 Park Road, a detached villa that was possibly re-erected from another location in the late nineteenth century, likely established by the Aldeburgh Land Company c.1893. It makes a notable positive contribution as an architecturally unique building within the area, which presents as a sort of “fairy tale gingerbread house” with a steeply pitched overhanging roof, barge boarding, and decorative gables.¹² As part of the first phase of development within the

¹² Macdonald, op. cit., p172

estate, its distinctive detailing showcases the desired ethos and splendour of the new residential area. The cross-gable planform provides a prominent side gable, shown in Figure 32, with rusticated stone quoins which contrast to the red brick walls. The main façade has a notable two-storey canted bay, which is an attractive feature, with double hung sash windows with segmental arches and keystones to each side. The two-storey rear extension was likely constructed in the mid to late twentieth century. Sitting on relatively high ground with a considerable set back from the street, the property is hidden behind a substantial landscaped garden with a red brick boundary wall, topped with a clipped hedge, with square piers topped with acorn finials, and metal gates at the entrance. These are characteristic of the materials used for contemporary boundary treatments within the area and are in good condition (Figure 33). The house was built on the site of an earlier property adjoining Newson Garrett’s former brickworks.



Figure 33: Boundary walls and iron gate leading to Dunan House

Priors Way and Park Lane

Lying at the very heart of the Conservation Area, **Priors Way** marks the original westerly access to Alde House. It was operational until the late twentieth century and comprised planned gardens on either side. It now provides access to modern cottages which have since been built on the former grounds of Alde House. These are considered to be neutral features of the Conservation Area, due to their age. They are nestled into the former grounds, and Priors Way is lined with grass verges and hedges and connects with Alde House Drive by a narrow footpath running northeast, so has maintained its verdant, rural character.

Further south along Park Road is Park Lane, connecting Park Road with Crescent Road. On this corner lies **Grey Walls**, a substantial early twentieth century house designed by Horace Field c.1912 for the Calkin family. It makes a positive contribution to the area due to its high-quality architecture and historic associations, and marks the boundary of the prop Conservation Area, located at the edge of the Aldeburgh Park Estate development. It is built in rendered brick with a red pantile roof, with dentilled eaves cornice and



Figure 34: Grey Walls

It is built in rendered brick with a red pantile roof, with dentilled eaves cornice and

large, red brick chimneystacks that add interest to the roofscape. Its design is symmetrical, which contributes to the sense of grandeur of the villa and makes a positive contribution to the streetscape. The house also has retained parts of its distinctive ornamental brick boundary wall with semi-circular sweeps and square section gate piers to Park Road. The wall is surmounted by wrought iron railings and finials and is a good quality example of an early twentieth century wrought iron gate. The garden was established by Field as part of the design of the house, and therefore, makes a notable contribution to its setting and the area. Within the garden is an early twentieth century feature, the hexagonal summerhouse (although now located within a new building plot, with a house by Quinlan Terry currently under construction). The summerhouse with thatched conical roof and a large ornamental brick chimney was likely also designed by Field. The house and its gardens make a positive contribution to the area.



Figure 36: Fern Court Lodge

Further west lies **Fern Court Lodge**, which is accessed from Park Lane but forms a surviving part of Fern Court. The building is late nineteenth or early twentieth century in date and was likely originally a subsidiary building associated with Fern Court on Park Road. It has retained its historic features and character, presenting as a rural dwelling, with its Welsh slate roof, plate glass sash windows, and well treed gardens. The Lodge and its grounds make a positive contribution to the area's significance.



Figure 35: Aldeburgh Community Hospital (originally Dumfries)

Park Road (South)

Re-joining Park Road, the landform rises to the south of the junction of Priors Way and Priors' Hill Road to form a picturesque backdrop. The gentle slope affords views along the serpentine routes and driveways within the area, with mature trees forming the framework to vistas.

The core of the Conservation Area is formed by an island between Park Road and Prior's Hill Road. Within this is the **Aldeburgh Community Hospital**, which was originally a house called **Dumfries** (Figure 36). The historic part

of this building makes a positive contribution to the area and was designed in a Neo-Georgian style by architect Horace Field in 1912, for the Kell family. It was last used as a private residence by Sir John and Lady Baldwin and was converted to use as a hospital during the mid-1940s. Following its conversion, later buildings were added to the rear throughout the twentieth century. These make a neutral contribution to the building.

The original **Dumfries** house, located to the east of the hospital complex, has retained its historic character, built in red brick with a hipped roof and glazed black pantile roof, punctuated with large chimney stacks. The original building was symmetrical in design, although this has been affected by the later additions to each end. The building has retained many historic features, which contribute to its architectural interest, such as its sash windows and a hooded doorcase with fanlight and pedimented central bay.¹³ Despite the later alterations and additions, the original Dumfries retains much of its original character. It is also notable as perhaps one of the most visited buildings in the area, as it now serves as an asset to the local community through its current use as a hospital. Its historic and architectural interest contribute positively to the significance of the Conservation Area, as well as its value as a potential asset of community value due to its use as a hospital.

The original brick walls and gate piers with a wrought iron gate survive to the front of the original house and also make a positive contribution to the



Figure 37: Fern Court behind red brick gate piers, topped with spherical finials

streetscape, as they reflect the contemporary style found across the Conservation Area and are in good condition.

Fern Court (No.39 Park Road) is one of the earlier properties to be built in the estate, built before 1882, making it of notable historic interest. A significant extension of the property is shown on the OS map of 1903, with a later extension again in 1927. It is unusual in its scale and massing, and therefore a distinctive building within the area, making a positive contribution. The fine villa is set within a substantial corner plot, constructed

¹³ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* 2015

in a Neo-Georgian style in red brick; perhaps its most prominent feature is its three-storey turret with pyramidal roof. This is a distinctive feature within the area and particularly for this phase of development (with another example on No. 32 Victoria Road). The turret is prominent in views from the road (Figure 37). There is also a full-height porch with gable to the front, and a large side gable, which both add to the buildings architectural interest. Fern Court was partially demolished following the Second World War, and the plot was subdivided to build Fern Court Lodge and Fern Cottage, which are both accessed from Park Lane.



Figure 38: View of Fern Court from Park Road



Figure 39: The Hollies and Hillcrest, Nos. 35 – 37 Park Road

The Hollies and Hillcrest, Nos. 35-37 are a pair of early semi-detached houses within the estate, constructed in the 1870s, which make a positive contribution. It was likely that they formed one large villa originally and were leased by the Hospital for a time in the mid-twentieth century. The red brick façade features gault brick quoins and banding, which contribute to the architectural interest of the pair. The left-hand building has, in particular, retained a good number of its original historic features, such as its historic four panelled front door, and a timber porch. The tall brick chimney stacks also contribute to the character, adding interest to the roofscape.



Figure 41: South House, Park Road

South House also comprises early semi-detached villas within generous plots, typical of the scale within the area. They are shown on the OS map of 1882, although later OS maps show the building as a single property. Their phasing as some of the earliest properties to be developed within the area contributes to their interest, and they have retained their historic character. The front gables form a prominent feature of the building, as shown in Figure 400, with a fine two-storey front bay window on the right-hand side gable, and the roofscape with tall central brick chimney stacks also adding to the sense of scale, symmetry, and grandeur. The original brick boundary wall to Park Road frontage survives and contributes positively to the streetscape. There is a later three-storey side extension to the property,

however, the original building makes a positive contribution to the significance of the Conservation Area.



Figure 40: Original Wall and gate piers to 31 Park Road

The original late nineteenth century property at **No. 31 Park Road** was demolished and replaced by the existing 1970s building, which is neutral in its contribution to the area. The cellist Mstislav Rostropovich resided here. However, the original elaborate red brick boundary wall and gate piers with pyramidal caps survives and makes a notable positive contribution to the streetscape, and as an important feature of the historic plot here. It stretches across a substantial portion of Park Road, as shown in Figure 41.



Figure 42: The Gate Piers at the southern entrance to the estate

The **Gate Piers** at the southern entrance to the estate on Park Road were installed in the c1880s, mirroring those which mark the boundary at the northern end of Park Road. These red brick piers are square, and only the circular base of their stone capitals survive. The gates have been removed. Whilst they are important features of the Conservation Area, there is scope to enhance them as a key gateway into the area, by consolidation of the large signs which somewhat detract from their appearance.



Figure 43: Park Lodge, No. 4 Park Road

Park Lodge at No.4. is a large, detached villa dating to the early twentieth century. It is located on the southern junction of Park Road and Priors' Hill Road, on a prominent plot. The building makes a striking and prominent contribution to the streetscape and is a positive feature of the Conservation Area. It has retained its historic character, with many original features such as its plain tile roof with a tall, corbelled chimneystack, and horned sash windows. Its form is fairly unusual, comprising a large, rendered façade, its principal front featuring a half-timbered gable, with two storey additions at each end with flat roofs and dentilled cornice detailing. This contributes to

its unusual massing, which adds interest to the streetscape. It is painted in a pink, typical of rural Suffolk vernacular, contributing to the rural character of the area. As well as the house, its twentieth-century front brick boundary wall to Park Road also contributes positively to the area.



Figure 45: Sewerage Pumping Station

The Sewerage Pumping Station to the south of the estate is a small but unique twentieth century building constructed by the Aldeburgh Corporation, which is of historic and architectural interest and makes a positive contribution to the historic character of the area. It was originally built as a sewerage pump

station, with the date stone dating the original building to '1860'. The 1882 OS map shows this much smaller building in the same location; however, this was replaced later by the existing red brick building, possibly in the 1890s. The pumping station has a good array of architectural detailing which contribute positively to the Conservation Area, including its stone courses, brick arches, corbels, and keystone details. The station was opened as an arts venue in 2000, known as the Pumphouse, and later refurbished as part of a project by Aldeburgh Music (now known as Britten Pears Arts) after the building was privately donated to the charity. This use as a culture and arts venue contributes to its value within the local community.

Priors' Hill Road

Priors' Hill Road forms a crescent on the west side of Park Road. There are many good quality houses on the western side set within larger plots on the sloping land, which take advantage of the longer views and dramatic backdrop of the open marshes. This vantage point on high ground here also means that the properties along this road are visible from the path which bounds the Conservation Area. The relatively steep undulating incline also makes a significant contribution to the character of the road, contributing to the kinetic views of greenery, the wider landscape, and glimpses of the villas located here. This area contains a number of listed buildings, which also is a testament to the historic interest of the development.



Figure 44: Heron House, from Priors' Hill Road on the right, and view east from the path on the right

Heron House is large, detached dwelling constructed in 2012. It was designed by Simon Simmonds and won the Suffolk Coastal District Council's Quality of Place Award. It represents a bold contemporary design with an

overhanging mono-pitched roof providing views to the open marshes to the south. The brick wall to the front is the original boundary wall to **Longcroft** and makes a positive contribution to the streetscape. The house, whilst contrasting in form and materials to the historic building stock, preserves the area's characteristic of one-off individually designed houses. It also features in views back towards the area from the setting of the Conservation Area to the west (Figure 45).



Figure 46: Longcroft and Westcroft, set behind a brick and iron railing boundary wall

The semi-detached **Longcroft** and **Westcroft** form a pair of substantial villas, constructed in 1901 to the design of James Ransome. They are notable examples of properties which were built with Arts and Crafts influence and display some fine and well-preserved detailing which reflects this. Together, they comprise a dominant building with a large mass and largely L-shaped footprint. The pair have an organic configuration, the core of the building following a L-shape with projecting gables and a fine semi-circular porch attached. The extensive low and horizontal aspect, and central projecting bay with catslide roof are of particular interest, making the pair a positive contributor to the character of the Conservation Area. The configuration of windows also contributes to the Arts and Crafts character of the building, with varied placement and sizes adding to the interest of apertures. The curved two-storey bay with windows and a ground floor porch makes a particularly good contribution to the frontage and is a key feature of the properties.

These semi-detached villas are set within a large plot, with long views to the west. The gardens are well landscaped, with lawns and mature planting stretching down to the allotments and path. To the east, they are bounded by a red brick wall with iron railings, which is typical of the boundary treatments within the Conservation Area and makes a positive contribution to the streetscape.



Figure 47: View east of the grade II listed Sandhill by Oliver Hill c.1924, within its grounds, from the footpath to the west



Figure 48: Sandhill, 2001, Historic England Archive

Sandhill is a Grade II listed house designed by architect Oliver Hill in 1924. It is a fine example of formal Neo-Georgian architecture, and a key building within the Conservation Area, recognised by its designation. It was positioned to afford long

views across the surrounding countryside and River Alde and appears almost as a modest country house within its substantial, tiered grounds. Sandhill has an attractive symmetrical form, to a rectangular plan, typical of the Neo-Georgian style, evident in Figure 47. The high-pitched pantile roof is of special interest and is punctuated by a decorated, substantial central chimney stack. It has retained much of its historic character, details, and features, including a tripartite sash window on first floor and ground floor arched, glazed doorways on the central bay. The house was featured in 'Country Life' shortly after its completion, highlighting its significance and status at the time. It is of historic and architectural interest, and makes a strong positive contribution to the grand, rural character of the area.

Its gardens are stepped up, to follow the sloping topography, planted with trees and ornamental shrubs which frame views of the house from the west.



Figure 49: View of Dolphin House, within its grounds and open setting, from the footpath

Dolphin House is also a notable Grade II listed building, constructed in 1926 to the designs of Oliver Hill. It forms a key building within the Conservation Area, due to its status as a designated building as well as its architectural and historic interest, and distinctive character. It is a unique design within the area, its numerous Dutch gables acting as a defining feature and adding interest to the roofscape here. Dolphin House benefits from wide reaching views, similarly to its neighbouring properties, and is also prominent in views from the path below (Figure 49). The building has fine curved Dutch

gables to both the front and rear elevations; these feature decorative panels of tumbled brickwork, which are unusual detailing and add considerable interest to the facade. It is set within a large plot, with sweeping lawns and scattered, mature trees. There is also a walled garden with gate piers topped with ball finials and iron gate, and a low boundary wall, which are both reflective of the character of the area and make a positive contribution. The house was extended in 2014, by Nicolas Jacob Architects, to respond to the existing style, materials, and methods of construction (Figure 50).



Figure 50: Close view of Dolphin House, showing the defining gables and brick patterns, as well as the extension to the left-hand side (Source – NJ Architects, photo by Andrew Hendry)

Nos. 1 and 2 Marsh Cottages predate the development of the estate and are noteworthy as the oldest buildings within the Conservation Area. Originally built as a semi-detached pair constructed for estate workers cottages and to house pump house machinery to



Figure 51: View towards No. 1 and 2 Marsh Cottages, the earliest building within the Conservation Area

service the then adjacent water tower; they were occupied by agricultural labourers at the time of the 1891 census.¹⁴ The cottages are built of red brick with white brick dressings and quoins, and a Welsh slate roof. They have retained a number of historic features which make a positive contribution, such as the decorative bargeboards to the gables, hood moulds above windows, and boarded doors. Due to their age and architecture, they are a positive element of the Conservation Area, providing an indication of the earliest development of the area in the nineteenth century. They are set within a large plot, as is typical of the area, which slopes down to the dwellings, creating a verdant view into the plot and towards the wider countryside setting as well. This is a good example of a fortuitous view brought about by the location and topography of the Aldeburgh Park Estate, close to the River Alde.

¹⁴ James Darwin and Dr. Paul Bradley, Garrett Era Area Report (Feb 2016)

Figure 52: The grade II listed Water Tower, by engineer William Bruff

Opposite Marsh Cottages is a notable building within the Conservation Area, the Grade II listed **Water Tower**. The tower was constructed in the early 1870s for the municipal water works under the supervision of engineer William Fontaine Golding Bruff. Its association with the Bruff family highlights its historic interest and connection to the development of the Aldeburgh Park Estate.¹⁵ The structure was significantly altered in 1909, to increase its capacity from 11,000 gallons to 35,000, requiring the fitting of internal steel framing to support the new tank and brickwork.

The tower is square in plan, the structure constructed with gault bricks and decorated with red brick panels in blind arches. It is 22 metres in height, rising up above the treeline, and can be glimpsed in views throughout the Conservation Area, acting as a way marker. It is intricately detailed, the upper section displaying corbelled-out recessed brick panels and a crenelated parapet linked by decorative iron railings. The iron finials punctuate the skyline and add gravitas to the architecture of this municipal building. Due to its height, distinctive character and high quality elaborate design, it is a key feature of the Conservation Area and a local landmark. It was sympathetically converted into a dwelling c.2007 and has retained its historic character. A contemporary boundary wall surrounds the site, which makes a positive contribution to the streetscape.

¹⁵ Darwin and Bradley, op. cit., (p13)



Prior's Hill No. 48 Park Road is a Grade II listed detached house, constructed in 1901 to the designs of architect Henry Martineau Fletcher. The building was initially built as an ancillary building to Elizabeth Garrett Anderson's house, West Hill, and converted to be occupied by her son. It was extended by Horace Field prior to 1914, its stables, coach house and servants quarters filled in and a new eastern wing added. These associations with Fletcher, Field and the Garrett family contribute to the historic significance of the building and reflect the philosophy of the estate to introduce bespoke villas and houses, many of which were intended for use by the family.

The property makes a positive contribution to the Conservation Area, notable as a fairly 'eccentric' heritage asset with considerable architectural and historic interest, contributing to the high-quality architecture of the estate.¹⁶ The house is a T-plan configuration, with weatherboarded gables at each end, and an unusual semi-circular window to the left-hand gable. The main façade has roughcast rendered and painted brick exterior, in a light pastel colour, which complements the historic rural character of the building. It has machine tiled roof, with central ridge stack, and hipped roof with sprocket eaves, which contributes to an Arts and Crafts character which is in keeping with the Conservation Area. The roofline is punctuated with small dormer windows and chimney stacks also adding interest to the characteristically cluttered roofscape.



Figure 53: Grade II listed Prior's Hill and its extensive garden area

It is located in a large plot, typical of the area, set within the island formed by Prior's Hill Road and Park Road. The grounds are scattered with mature trees and shrub planting.

¹⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1269718?section=official-list-entry>

Victoria Road and Tower Lane

The Conservation Area extends to take in the southern stretch of Victoria Road and Tower Lane, which form its northern boundary.



Figure 54: No. 32 Victoria Road

No. 32 Victoria Road is a handsome red brick villa constructed at the turn of the century. It has a large massing, which is notable for the area, formed partly by the prominent three-storey turret above the entrance porch and a Dutch gabled bay to the east with brick pilasters. The property displays a number of historic

architectural features which, particularly where part of its unusual design makes it of interest, such as the prominent tower, gables between which is a long glazed window, and brick banding. The southern Dutch gable was split into two, with the two halves used as decoration on either side of the large window. Original details all contribute to the historic character and architectural interest of the building. Its location on Victoria Road also mean it is prominent in views along the approach to Aldeburgh Park Estate and Aldeburgh town. Its garden is enclosed by a red brick wall, which also makes a positive contribution and is in keeping with the character and materials of the area.



Figure 55: No. 30 Victoria Road

No. 30 Victoria Road is a two-storey house of brick, constructed by 1904. It has retained a number of historic features of interest, such as the two canted bays to the western elevation, a hipped Welsh slate roof and decorative brick eaves cornice. It has a symmetrical entrance façade formed by these canted bays and four light plate glass sash windows, with decorative terracotta panels below upper windows, which are characteristic of Victorian villas. The entrance is under an arched brick porch, which adds to the historic character of the building. The brick garden wall and square section gate piers date to c.1890, and also make a positive contribution to the area.

The Tower No. 28 Victoria Road is a substantial detached brick villa which is now subdivided into two dwellings. The western section is shown on the 1882 OS map and was then called Westbourne Lodge. It has retained a number of historic detailing which make a positive contribution to its character, such as its quoins, lintels, sill bands, and a Welsh slate roof with a twentieth century glazed porch. The taller eastern section, now called The Tower, appears to date from c.1910, and is a prominent feature of the building. It has historic architectural detailing such as a dentilled eaves cornice and slated mansard roof, although now with large north-facing windows.



Figure 56: The Tower, Victoria Road

These buildings are all positive contributors to the significance of the Conservation Area due to their age, architectural interest and the survival of original features.

Front boundary walls and brick piers with finials and capitals along Victoria Road also contribute positively the Conservation Area.

Alde House Drive

Alde House Drive leads up to Alde House and comprises a long, tranquil cul-de-sac providing access to the northeast section of the Conservation Area off Victoria Road. The curved brick walls forming the entrance at Victoria Road complements the formal character of the area and are both included within the boundary of the conservation area. The grass verges and hedges contribute positively to area.



Figure 57: The Lodge, Alde House Drive

The 1881 OS map shows plots were created behind tree-lined boundaries on either side of Alde House Drive, but the only plot built was **The Lodge**. The existing building, however, replaced the earlier lodge building in 1905/6, and has recently been extended. It was designed by Henry Martineau Fletcher in a revival Arts and Crafts style, reflective of this phase of development within the area and a good example of this style. It is rendered and brightly painted, with well-preserved detailing such as the central projection with Dutch gable fronts. The front door is covered by a hooded wooden porch similar to those designed by Fletcher for Alde House itself. Its low red brick boundary wall and iron gate are reflective of the characteristic boundary wall treatments of the Conservation Area and make a positive contribution.

The c.1970s garages to the east of Alde House Drive close to Alde House are in a poor condition and of no architectural interest. Beside them is the remains of the **walled garden of Alde House**, which is located within a vacant plot, and presents an opportunity to enhance appreciation of the historic garden character here. The garages and plot present an opportunity to enhance the character and appearance of the area.

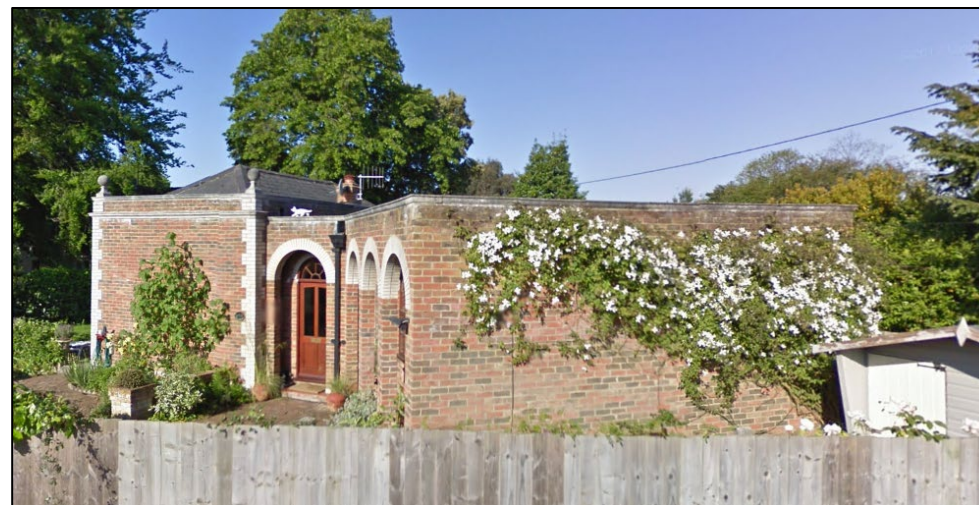


Figure 58: The Vinery, Alde House Drive

The Vinery is a modern building, however, echoes the historic architecture within the park, using redbrick and gault brick detailing for archways and quoin detailing, ensuring it is sympathetic, and it makes a positive contribution as a good example of contemporary design that reflects the character of the area. A narrow footpath that flanks the Vinery connects Alde House Drive with Priors Way and terminates with the view of the Water Tower.



Figure 59: View towards Alde House, 2022

The Grade II listed **Alde House** and associated Stable Block was constructed in 1852 as the summer residence of Newson Garrett, contributing to its historic interest and association with the Aldeburgh Park Estate. It was originally built in gault brick (later rendered in pebbledash in c.1904) with a hipped black pantile roof. The many chimneystacks are located on the inner slopes of the roof and add character to the roofscape. The house went through a significant phase of alteration and extension in 1904 for Garrett's daughter, Elizabeth Garrett Anderson, and her husband John Skelton Anderson, to the designs of Henry Martineau Fletcher. The original service range was completely rebuilt, and further bedrooms and a porch were added. The single storey canted bay windows were added to the garden façade. Black glazed pantiles were introduced in 1904 and replaced the original Welsh slate roof covering.



Figure 60: Alde House 2006 (Source: Historic England Archive)

Anderson campaigned for women's suffrage, and Emmeline Pankhurst once addressed a meeting of influential local campaigners within the gardens of Alde House, the exact location believed to be where the modern bungalows now stand to the west of the house. The house became a girl's school after 1920 and is now split into three dwellings. Alde House is significant as the residence of Garrett Family and particularly Elizabeth Garrett Anderson. It also displays many historic architectural features and fittings, notably its fanlight, set in a semi-circular porch with circular windows flanking the entrance, and its horned sash windows. It makes an important contribution to the significance of the Conservation Area both due to its historic and architectural interest.

Alde Lane

The Conservation Area boundary includes the former stables of Alde House and the tall red brick boundary wall along Alde Lane. These surviving mid-nineteenth century subsidiary structures of Alde House include the original stable block, which was also altered in 1904 by Henry Martineau Fletcher. These features make a positive contribution as part of the setting of Alde House, and to the wider Conservation Area, due to their historic association and historic character. These now form No. 39-41 Alde Lane, which includes the former walled garden of Alde House. Alde Lane itself is a narrow road and demonstrates the contrast between the verdant, planned Aldeburgh Park Estate area and the character of the wider town.



Figure 61: The original stable block to Alde House

Crescent Road

Crescent Road is an unadopted road dating to the late nineteenth century. The unmade road and wide grass verges, with frequent planting, continue the historic, planned green character of the Estate and are well-maintained by the Crescent Road Residents Association. The first properties to be built along it are Nos. 1 and 3; these plots were first sold in 1896. Covenants in the original conveyances for these properties on the west side of the road

reveal that it was originally to have gate piers, similar to those on Park Road, however these were never built.¹⁷ The north of the road takes in the **boundary walls** of Grey Walls' garden, which are flanked by a line of trees. These trees make a strong, positive contribution to the area and create a dense green space.

Clover House is a substantial detached dwelling in a prime location on the brow of the hill. It is built in a seventeenth century artisan mannerist style, with a prominent Dutch gable, quoin detailing and a high red brick boundary wall. There are stables to its rear, which contribute to the historic character of the property.



Figure 62: Clover House, Crescent



Figure 63: Nos 3 - 7 Crescent Road

No. 3 is a two-storey villa in painted brick, with a slate roof and central chimney stack. It has a double height bay window which adds interest to the exterior, and has retained historic timber windows. **Nos. 5 – 7** are a pair of properties with unusual detailing including scalloped hung tiles, curved bargeboarding, and stained glass windows. These make a positive contribution, due to their age, preservation of detail, and the quality/variety of styles they represent.

¹⁷ Stephen Barnard, Crescent Road History, 2022

Setting of the Conservation Area

The Glossary to the NPPF describes the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced; *“Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset”*.

Historic England's advice note on setting includes a:

“(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance’. As the advice note states, ‘only a limited selection of the attributes listed will be of a particular relevance to an asset.’”

This checklist has been used to inform this assessment.



Figure 64: View southeast into the setting of the Conservation Area towards the Martello Tower, just visible on the horizon

The Conservation Area draws significance from features and spaces outside of its boundary, most notably from the open marshes to the south and west. The openness contributes to the sense of a tranquillity throughout the area and is one of the reasons for its speculative development for the upper middle class. The orientation and design ethos of the properties, particularly on the western part of the Conservation Area permit long views and dramatic backdrops to the west and south. Views from Slaughden towards the area are of note, as the Aldeburgh Park development can be appreciated within its wider, open setting best from this area. Aldeburgh Rugby Club and the associated King's Field add to the openness of its setting to the northwest. The public footpath leading from Victoria Road to the south end of Park Road encircling the entire estate to the west and south has a strong relationship with the setting of the Conservation Area and, together with the allotments, contributes to the communal value and enhances the experience of the area in its wider landscape setting. Distant views of the Martello Tower from the footpath, and also from the properties at the southern end of Prior Hills Road, contribute to the wider setting of the Conservation Area.

To the north and east of the Conservation Area, the setting is predominantly defined by the continuation of residential buildings and roads. The more close-knit built environment comprising residential terracing, tight urban street pattern and commercial premises provide a clear boundary between

the character of the town centre and the residential estate contained within the Conservation Area. Alde House Drive contains a number of neutral buildings, but is notable as the historic drive to Alde House, winding with wide grass verges and hedge boundaries.

There are also a number of notable buildings outside of the Conservation Area which make a positive contribution to its setting. The Parish Church of St Peter and St Pauls, located on the higher ground to the northeast makes a positive contribution to the setting of the Conservation Area. The medieval church tower is visible from various points within the area. The late-nineteenth century terraces along northwest boundary opposite the former station building (demolished in the 1960s) mark the earlier developments adjacent the estate. The terrace was originally called Forthampton Place. Aldeburgh Primary School complex including the boundary wall and former School Master's House at the south-eastern entrance to the Conservation Area are positive elements of the area's setting. Moorings on Park Lane and Nos. 5-7 Crescent Road are a pair of mirrored, semi-detached houses designed in a free Tudor vernacular style which are also considered to be a positive contributor to the immediate setting of the Conservation Area. Many of these positive buildings to the east are included in the adjacent Aldeburgh Conservation Area, which comprises the historic core of the town and contributes positively to the setting of the Aldeburgh Park Conservation Area.

4. Management Plan

Opportunities for Enhancement

The following opportunities for enhancement within the Aldeburgh Park Conservation Area have been identified and are summarised below in brief. The list is in no way exhaustive, and neither are the opportunities identified unique to the Conservation Area, with many being shared with other coastal Conservation Areas.

Gate Piers at the Entrances

The gate piers at both formal entrances to the residential estate have been subject to neglect. Large signs on the brick piers detract from their architectural interest and clutter the gateways into the estate. The original wrought iron gates are missing. The gateways are important features of the estate marking the higher status the area; therefore, there are opportunities for enhancement by removing unsympathetic signs and reinstating the gates.

Open Spaces

The open and green spaces across the Conservation Area make a significant positive contribution and are integral to its character. The maintenance needs of these spaces should be considered and, where appropriate, opportunities taken to enhance them and ensure access is maintained.

Trees and Planting

Appropriate levels of maintenance need to be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees

within the Conservation Area, particularly along Park Road where overgrown trees and overhanging branches may obscure views through the conservation area. Tree works require six weeks' notification to the Council. There are opportunities to enhance the verdant appearance of the area at the northern entrance behind the library. The small triangular space behind the library is in a poor state and provides opportunity for landscaping to repair the damage caused by vehicles.

Informal Car Parking

There are two designated car parks within the Conservation Area associated with Aldeburgh Community Hospital and the Aldeburgh Library. However, the number of staff, patients, and visitors to the hospital, coupled with visitors to the tennis courts and bowls club frequently causes a high volume of cars to be parked on the wide verges along Park Road, Park Lane, Priors Hill Road and Alde House Drive. These detract from the experience of the area by cluttering the views and obstructing pedestrians. Parking on the verges not only detracts from the visual coherence of the public realm but also damages the road surfaces and the grass verges, which are important elements of the character and appearance of the Conservation Area. There is an opportunity to enhance the area by reducing on-street parking.

Inappropriate Developments and Alterations

Loft conversions, extensions, and outbuildings

Fortunately, there has been no large-scale inappropriate modern development within the area. However, unsympathetic extensions including at roof level and construction of large outbuildings in the front and rear garden result in uncharacteristic structures within the area and encroach upon the verdant character of the area. Loft conversions with the introduction of rooflights are also a key concern within the area. A number of unlisted properties of architectural merit have been subject to unsympathetic alterations to their roofscape which affect their contribution and harm the significance of the area. As such, there is an opportunity to provide better awareness of the special interest of the area to the property owners and demonstrate the impact that inappropriate changes can have to a building and the wider Conservation Area.

Boundary Treatment

Boundary treatments are an important element of the Conservation Area, and the majority of the front boundary walls contribute positively to the streetscene and are complementary to the overall character and appearance of the area. However, a small number of properties within the area have inappropriate and poor-quality fences. If there are any opportunities to replace them as appropriate, they should be taken.



Figure 65: Examples of unsympathetic timber-boarded fences

Roads and Grass Verges

The wide roads and grass verges are an important feature of the Conservation Area. The road surfaces are generally good and unmarked which contributes to the secluded character of the residential area. The wide grass verges are an important element of landscaping and open space, providing a spacious feel to the area. However, there are opportunities to improve the verges some of which are currently in poor condition mainly due to car parking.

Some inconsistency in the surfacing of driveways, private access roads and sections of road verges can be seen mainly due to varied material and condition. These may be enhanced through a consistent approach to material and maintenance of surfacing.

Maintenance and Condition

Majority of the buildings and private spaces across the Conservation Area are well maintained and are in good condition. Alde House and a small

number of buildings have been impacted by a gradual decline and are need of maintenance and care. Road surfaces and verges in some areas would benefit from improvements and care. Historic England defines maintenance within Conservation Principles as *“routine work necessary to keep the fabric of a place in good order”*. The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.¹⁸

There is an opportunity to monitor ongoing condition and maintenance issues across the Conservation Area by means of a regular baseline photographic survey.

Opportunity Sites

Remaining section of the former Walled Garden of Alde House is currently vacant and provides an opportunity for enhancement. This could be achieved through the creation of a green space or community space, or through its sympathetic development. The c.1960s garages in front of Alde House are also in poor condition and detract from the setting and significance of Alde House and the Conservation Area. Removal of these to instate a landscaped garden or a sympathetic replacement building would enhance the site.



Figure 66: Former Walled Garden and c.1960s garages in front of Alde House

The small vacant building along the southern boundary of the Conservation Area next to the allotment site, which is currently having a detrimental impact due to its deteriorating condition, could be maintained, restored or sympathetically converted.



Figure 67: Vacant workshop/stable building along the footpath, that presents an opportunity for enhancement through maintenance works

¹⁸ <https://www.spab.org.uk/advice/preventative-maintenance>

Management Proposals

There are opportunities for the Aldeburgh Park Conservation Area, as noted above, many of which share common themes. This section seeks to recommend management proposals which address these in both the short and long term.

Addressing Common Queries

Securing good advice is vital when planning a successful alteration or extension, and applicants are encouraged to engage a professional an early stage with experience in historic buildings who can provide advice as well as prepare drawings and specifications. Reference should also be made to East Suffolk Council's Historic Environment Supplementary Planning Document to ensure changes to the historic environment conserve, and where possible enhance, its significance. Advice on some common queries relating to changes to buildings within the Conservation Area is summarised below. However, if you are in any doubt about the need for permission, please contact the East Suffolk Council's Planning department.

Boundary treatments and frontages

Boundary treatments and front garden plots across the Conservation Area are integral to its character and appearance and contribute to the significance of the positive buildings. Boundary walls are often built-in red bricks with square piers and wrought-iron gates. These should be maintained and reinstated wherever possible.

East Suffolk's Historic Environment SPD notes that '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'; therefore, maintenance and repairs should take traditional materials and techniques into consideration. When repairing walls, the identification of any surviving historic finishes or pointing (mortar colour and mix and pointing profile) is important and repairs should match or reinstate the historic finish rather than replicate any modern repairs.

Across the Conservation Area, frontages make an important contribution to the private residential character. In most cases, properties are screened behind the well planted front gardens and high hedgerows. Where these exist, every effort should be made to retain these.

Chimneys

The tall and prominent chimneys are an important feature of the Conservation Area. Given the elevations of the houses are often not visible from the street, the roofscapes contribute to the area's architectural interest and indicate the high-quality of the buildings. They should be maintained in line with the Society for the Protection of Ancient Building's guidance on their [website](#), ensuring that repairs are like-for-like. Permission could be required for the demolition or alteration of an existing chimney or for the erection of a new one, and listed building consent will be required if the building is listed (East Suffolk Historic Environment SPD, para. 17.9). The removal of historic chimneys is likely to be resisted and where there are

demonstrable structural defects the like-for-like rebuilding of chimneys will be encouraged.

Conservation Area Boundary

The Conservation Area boundary should be revised periodically in accordance with, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2019) and Historic England *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (2019). The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

Maintenance and Condition Assessment

The general condition of properties in the Conservation Area is good, and not many buildings and spaces have been identified as opportunities for enhancement. However, in line with the Historic Environment Supplementary Planning Document, section 6.2, ongoing maintenance is crucial, and *“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”*. The benefits of regular maintenance should be promoted within the Conservation Area.

Where the condition of a listed building or key unlisted positive building gives cause for concern, appropriate steps should be sought to secure the

future of the building. Steps should include as necessary the use of statutory powers, such as an Urgent Works Notice, to secure the preservation of the building by protecting it from further decay.

Enforcement

Where the necessary permission has not been sought for alterations, extensions, or new outbuildings, which are not contained within the General Permitted Development Order or are restricted by the Article 4 Direction, the East Suffolk Council’s powers of enforcement will be considered. This will assist in reinstating any lost character and appearance or architectural features that may have had a negative cumulative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic, and unsympathetic works.

Opportunity Sites

There are only three opportunity sites identified within the Conservation Area which, if sensitively restored, redeveloped, or brought back into use, may enhance the character and appearance of the Conservation Area. Sites which have been identified within the opportunities for enhancement section and provide opportunity for enhancement include:

- The former Walled Garden of Alde House (currently vacant)
- The c.1960s garages in front of Alde House
- The workshop/stable building along the southern boundary of the Conservation Area (currently vacant and in need of maintenance)

Tree Management

Street trees, trees in open spaces and privately owned garden trees, make a vital contribution to the special interest of the Conservation Area.

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Six weeks' notice must be given to the Council under S211 of the Act for works to trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Monitoring and maintaining the safe condition of trees is the legal duty of the respective landowners. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

Several TPOs are already placed on trees and groups of trees within the Conservation Area. These can be found on the Council's [website](#). The three Area TPOs only protect those trees that were made the subject of them at the date of the TPO confirmation. Trees that have been planted or grown since that date within the group are not protected. However, these trees would be protected by the Conservation Area designation.



Figure 68: Mature cedar of Lebanon in the grounds of the former Gower House, currently used as a car park. Roots may be impacted by regular vehicular use.

5. Bibliography

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Stephen Barnard, Crescent Road History, 2022

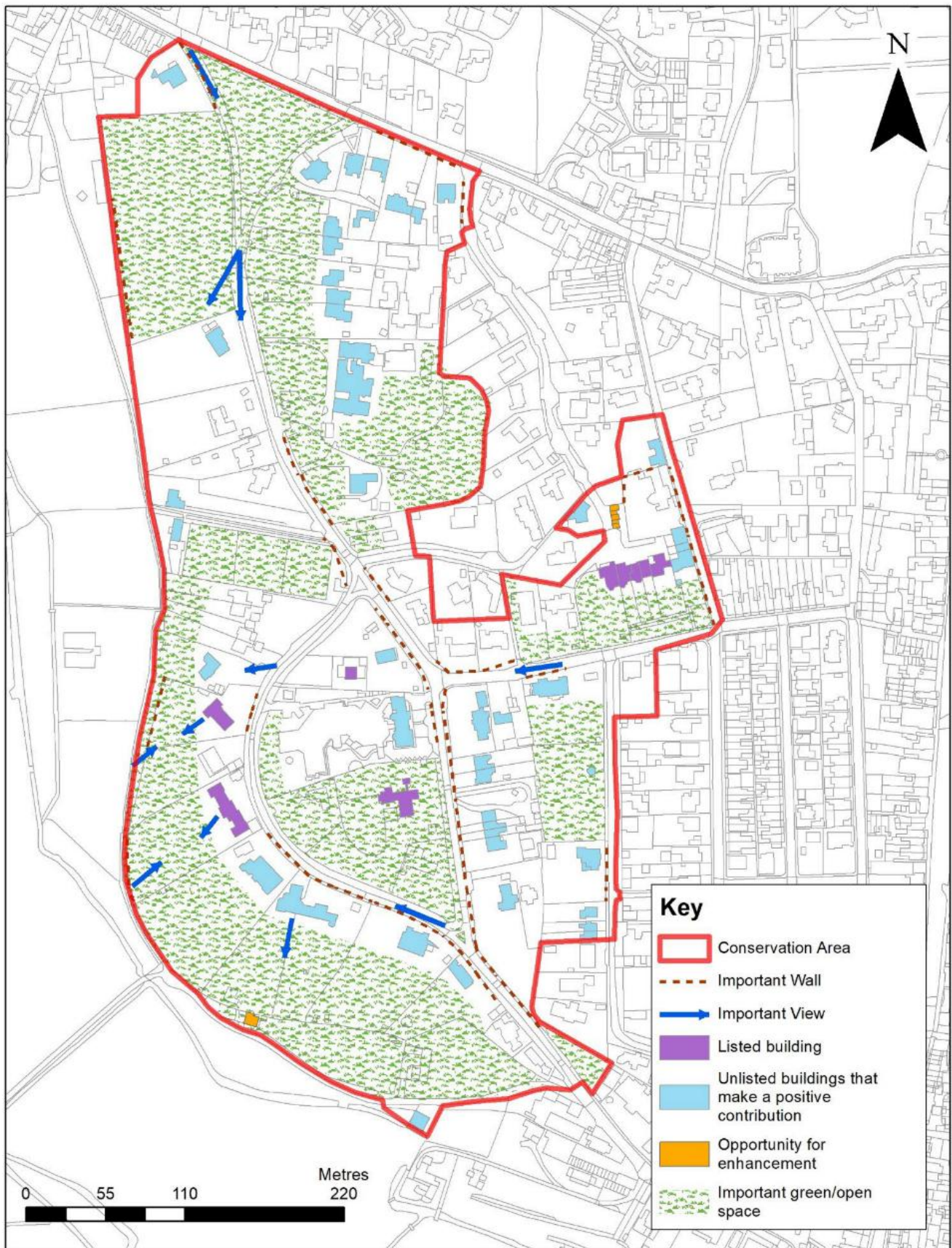
Archives

The Hold, Suffolk Archives

Suffolk Historic Environment Record

6. Appendices

Appendix 1: Summary Map of Character Features



Appendix 2: Table of Designated Heritage Assets

List Entry Number	Name	Grade	List Date	NGR
1269764	Alde House, Alde House Drive	II	27-Feb-1950	TM 46230 56629
1269722	Water Tower, Priors Hill Road	II	09-Jul-1996	TM 46050 56564
1269719	Dolphin House, Priors Hill Road	II	16-Aug-1974	TM 45958 56537
1269718	Priors Hill, 48, Park Road	II	09-Jul-1996	TM 46073 56478
1269720	Sandhill, Priors Hill Road	II	16-Aug-1974	TM 45964 56471

Appendix 3: Notable historic associations

Brief biographies of those who share significant historic associations with Aldeburgh Park are included below:

Peter Schuyler Bruff (1812-1900) Bruff was foremost a railway and civil engineer. He was trained by the notable civil engineer, Joseph Locke, and began his career with the Eastern Counties Railway (ECR) circa 1840. From there, he worked on building the rail link between their London terminus and Colchester, however, in 1842 he was dismissed for devoting too much of this time to developing the Colchester Port at the expense of his railway duties. Bruff also supervised the construction of the railway from Ipswich to Bury St Edmunds and from Stowmarket to Norwich. Outside his railway interests, he is remembered for building much of Clacton, including the pier, and developing parts Lowestoft, Frinton, and Walton on-the-Naze. Bruff was involved with Newson Garrett's plans for improvements in Aldeburgh, and the development of the Aldeburgh Park Estate, and also married Newson Garrett's daughter Kate. Notably, he also built the Victorian low-level sewer in Ipswich, and was elected as a Member of the Institution of Civil Engineers on 8 April 1856.

William Fontaine Golding Bruff (1837 – 1911) The son of Peter Schuyler Bruff. William Bruff followed his father's footsteps, also becoming a railway engineer for the Mid-Suffolk and Southwold Railways in 1865. However, he was also involved with the Aldeburgh Waterworks Company. By 1880, Bruff had emigrated to the USA and he became a US citizen. He was later president of the Brooklyn elevated railway. He returned to England in 1899.

Newson Garrett (1812-1893) An influential enterpriser and philanthropist, best known as a maltster and brewer of Snape maltings and property speculator. Garrett was instrumental in the revival of Aldeburgh, Suffolk, where he mayor later in his life in 1889. Garrett built Alde House as his summer residence and spearheaded the development of the Aldeburgh Park Estate. He died at Alde House on 4 May 1893 following a heart attack and is buried in the family vault at Aldeburgh.

Elizabeth Garrett Anderson (1836-1917) A pioneering physician and the first Englishwoman to qualify as a physician and surgeon in Britain. Garrett Anderson was the cofounder of the first hospital staffed by women, and first dean of a British medical school. She was also the first woman in Britain to be elected to a school board, and as Mayor of Aldeburgh, the first female mayor and magistrate in Britain. Garrett Anderson lived in at least two properties in The Park and with her husband was responsible for the construction of a number of its most significant buildings.

Henry Martineau Fletcher FRIBA (1870- 1953) Architect and author, who opened his private practice in London in 1897. Fletcher was a pupil of Sir Mervyn Macartney, who worked primarily in Southeast England. He refused the office of President of the RIBA but was late President of the Architectural Association.

Notably, he remodelled and significantly extended Alde House in 1904, for Elizabeth Garrett Anderson and her husband James Skelton Anderson, and rebuilt the Lodge. He also designed Prior's Hill.

Horace Field FRIBA (1861-1948) A London born architect and author, who trained in Glasgow under John Burnett and later in London under Robert Edis. Field opened his own practice c.1885 and designed many fine houses in Hampstead and elsewhere in London, as banks for Lloyds. Field is chiefly remembered for his exuberant Renaissance style buildings. Field and his partner Simmons were responsible for houses at Letchworth Garden City and in Hampstead Garden suburb. His Northeastern Railway offices in York (1904) and London are outstanding examples of their kind. He was belatedly admitted FRIBA on 8 June 1903. Elizabeth Garrett Anderson's London hospital had employed Horace Field as its architect, and he was brought in by the family to work for the Aldeburgh Land Company, designing a number of fine villas in Aldeburgh Park.

Oliver Hill (1887-1968) Distinguished twentieth century British architect and landscape designer. He was influenced by his mentor Edwin Lutyens, and in 1907 became a pupil of architect William Flockhart. From the 1920s gained a strong reputation as a designer of country houses and for his use of the Arts and Crafts style. Within Aldeburgh Park, Hill worked on Dolphin House and Sandhill during the 1920s. He was later the designer of the modern movement in the 1930s, and architect of the Midland Grand Hotel Morecambe. Hill was elected a Fellow of the Royal Institute of British Architects in 1923. He was also a Fellow of the Royal Society of Arts and a Fellow of the Institute of Landscape Architects.

James Ransome (1865-1944) Architect, trained in the office of Sir Ernest George, commencing practice in London in 1888. Ransome remodelled and extended Garrett House in the mid-seventeenth century classical style c1900. He was consulting architect to the Government of India between the years 1902-1908.

Appendix 4: Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).
Historic environment	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.

<p>Historic environment record</p>	<p>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</p>
<p>Non-Designated heritage asset</p>	<p>Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets.</p>
<p>Setting of a heritage asset</p>	<p>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</p>
<p>Significance (for heritage policy)</p>	<p>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.</p>

Appendix 5: Legislation, Policy and Guidance

This table highlights the key legislation, policy and guidance which has informed this Conservation Area Appraisal and Management plan.

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans: 66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	

National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2020) Conserving Georgian and Victorian terraced housing	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Development Plan Document	Suffolk Coastal Local Plan (2020)	<ul style="list-style-type: none"> 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 Supplementary Planning Document	Historic Environment Supplementary Planning Document (2021)	
For material consideration	Aldeburgh Town Council's Open Spaces Strategy (2019)	