



**Extension of the Aldeburgh Conservation Area
Supplement to Conservation Area Appraisal
October 2023**



The conservation area management plan in the December 2013 Aldeburgh Conservation Area Appraisal states that:

‘On completion of appraisals for all 34 of the District’s conservation areas a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review’.

In 2021 the Conservation Team commissioned a consultant to assess the quality and character of the areas to the north, west and south that border the present conservation area, which were initially identified by the Aldeburgh Society and Aldeburgh Town Council for potential inclusion. This assessment was undertaken in the context of local and national government policies and Historic England guidance in relation to conservation areas. The guidance contained within the Government’s National Planning Policy Framework (NPPF) paragraph 191 is particularly important in the context of the Aldeburgh extension areas:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

An initial Conservation Area Boundary Re-Appraisal Report was undertaken by Dr Paul Bradley and James Darwin in March 2021. This document has built on the initial

appraisal report, with a survey and assessment undertaken by Place Services in August 2021 on behalf of East Suffolk Council. An initial draft and proposed boundary was presented to East Suffolk Council, Aldeburgh Town Council and the Aldeburgh Society in September 2021. All of the extension areas are supported by the Aldeburgh Society and Aldeburgh Town Council.

Public consultation

Public consultation took place in early 2023 and included writing to all residents who live within the extension areas 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. 21 comments were received in total from residents within the extension areas with a further 44 comments from non-residents/bodies which led to 10 changes to the appraisal and management plan.

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Introduction

The following areas have been identified as being worthy of inclusion in an extended Aldeburgh Conservation Area:

Character Areas

Area 1 Aldeburgh Lodge Gardens

This is a small area of land which includes a group of architecturally distinguished 1960s houses, developed within the grounds of the former Aldeburgh Lodge. These are good quality examples of small-scale development of this period and their modernist architectural style is unusual within the area.

Area 2 19th Century Area

This is a large area extending to the west of the original conservation area boundary, which includes the late 19th and early 20th century housing development constructed largely in the former grounds of Crespigny House. The area comprises The Terrace, Fawcett Road, Lee Road, Park Lane, Beaconsfield Road, Hartington Road, Champion Road, Crespigny Road, and Park Road. This area is notable as it demonstrates the 19th and 20th century expansion of Aldeburgh, and within it are many residential buildings that have retained their historic character and original architectural details and fittings. As such, the area as a whole is considered to be of good quality, with a well-preserved residential character, worthy of protection.

Area 3 Slaughden Martello Tower

This area extends to the south of the historic core of Aldeburgh, to take in Fort Green including areas of Brudenell Street, Crag Path, and High Street. It includes an

area centred on the early 19th century former windmill and former hamlet of Slaughden, and stretches down to take in the land up to and including the Grade II* and Scheduled Martello Tower. The area encompasses the beach, as well as Aldeburgh Yacht Club (also known as the Slaughden Sailing Club) and associated buildings.

Views

As part of this assessment, key views have been identified and are shown on each character area's map (Map 2, Map 3 and Map 4). These views are not exhaustive, and rather than seeking to identify each and every view that contributes to the area's significance, the types of views that are distinctive of the extension area's character and contribute to its historic or architectural interest have been identified below. These can largely be defined as:

- Kinetic views along streetscapes (for example, within the residential streets of Area 2).
- Distant views of the settlement of Aldeburgh which highlight its coastal setting (for example, from Area 3 to the north).
- Views towards important features within the setting of the area (for example, the sea, river, marshes in Area 3, and distant views of the Scallop and Thorpeness settlement in Area 1).

Map 1: Extension Areas

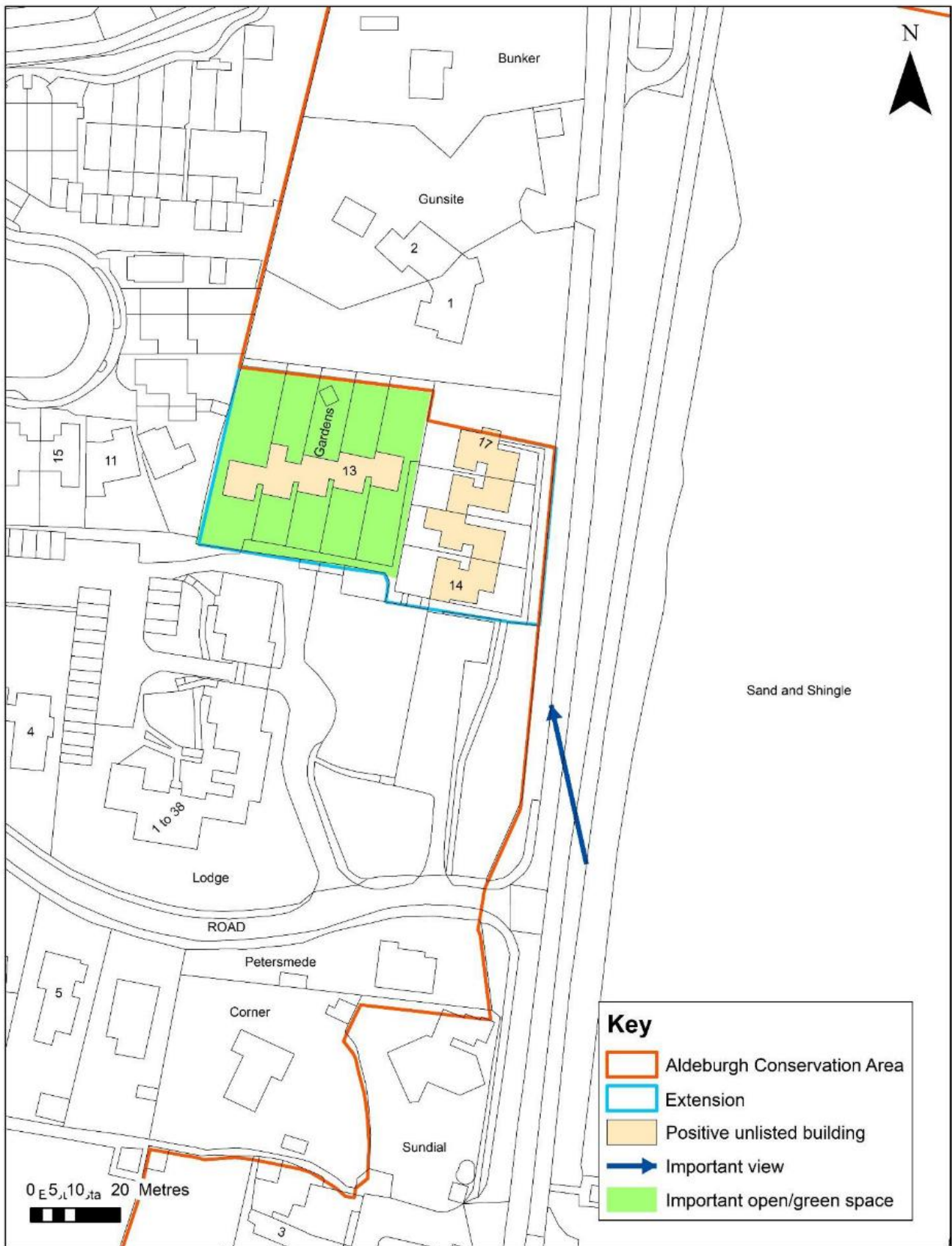


Area 1: Aldeburgh Lodge Gardens

Thorpe Road



Map 2: Extension Area 1



Past and present

This area comprises a small pocket of sloping land at the northern end of the Conservation Area. The area borders the north side of Character Area 4: 'Market Cross Place' of the Aldeburgh Conservation Area but it is also highly visible from Character Area 5: 'The Beach'.



Figure 1 Aldeburgh Lodge, depicted on the OS Map 1904

This area was formerly part of the grounds of Aldeburgh Lodge. The lodge was a substantial classical marine villa, originally built in the 1820s as a seaside retreat for Vernon Wentworth, of Wentworth Castle in Yorkshire. It had gardens running down to the beach, and the house was set within its grounds, isolated within the landscape (as depicted by the First Edition Ordnance Survey Map, Figure 1). Aldeburgh Lodge was sold by the Wentworth family in 1904 to Mr Wilkinson who was a teacher, and used Aldeburgh Lodge as a school between

the years of 1905 to 1937. It was then partially demolished c1939, and damaged in World War Two, leading to it being fully demolished in 1979. Some of the large mature trees of the mansion's gardens still survive.

In 1968 Aldeburgh Lodge was acquired by WM C Reade who built the Aldeburgh Lodge Garden Houses (now demolished) to the design of Glyn Hollister. Thorpe Road was cut through the grounds of Aldeburgh Lodge in the mid-20th century.

On the site of the former gardens, just to the north of the location of the former Lodge, is a group of Modern staggered terraced houses. These were designed by the architects Gordon White & Hood and built in the late 1960s. The houses originally faced Aldeburgh Lodge before its demolition.



Figure 2 Aldeburgh Lodge



Figure 3 View north west towards the buildings in the area from Thorpe Road



Figure 4 View north towards the row of staggered terraces



Figure 5 View towards the bungalows and beach/seafront in the east

Spatial analysis

The main road which traverses this area is the mid-20th century Thorpe Road. The houses within this area were built as a group and are positioned close together; they are set back from the main Thorpe Road, on a private access road off St Peters Road.

The streetscape of the area benefits from a sense of openness, due to the visual connection between the buildings and roads with the seafront to the east. The buildings are set back from the street behind grass verges with hedgerows and boundary walls, which are visually permeable.

Landscaping and open spaces

The houses in Aldeburgh Lodge Gardens are set within well planted plots with a backdrop of a dense tree belt, giving the area a very green and secluded character to the north and west, which leads the eye to the east towards the open seafront. Some of the mature trees within the gardens here are retained from the earlier grounds of Aldeburgh Lodge, and therefore are of historic significance.

Building styles and materials

The late 1960s housing within Aldeburgh Lodge Gardens is unique in its style and materials used; these buildings reflect the modernist forms and materials of the period, with flat roofs, and are faced in red brick with painted timber cladding to the first floor of each house.

Buildings and features contributing positively to the character and appearance of the Conservation Area

This inventory should not be considered to be an exhaustive list of positive

contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 2, which indicates which buildings make a positive contribution.

Nos. 9-13 (cons) Aldeburgh Lodge Gardens are located on the staggered hillside terrace overlooking Thorpe Road. They comprise of five cube-like linked houses, below which are four contemporary bungalows. This modernist development, designed by Gordon White & Hood in the late 1960s, forms a prominent and distinctive landmark when viewed from the beach, or from Thorpe Road.

The Aldeburgh Lodge Gardens development is of architectural interest, designed by the Leicestershire architects Gordon, White, and Hood for Grange Estates. The houses are good examples of their type, flat roofed and faced in red brick with painted timber cladding to the first floor of each house. Large plate glass windows were recently replaced to a uniform design.



Figure 6 No. 9 Aldeburgh Lodge Gardens

Nos. 14-17 (cons) Aldeburgh Lodge Gardens are four linked flat-roofed bungalows, designed to look like two larger dwellings. They are entirely faced in brick and capped with a deep, white fascia. The buildings provide a good and relatively unaltered example of a small 1960s housing development. The bungalows have had some of their external joinery replaced. The Aldeburgh Lodge Gardens development was designed by the Leicestershire architects Gordon, White, and Hood and built for Grange Estates c1968.



Figure 7 Nos. 14 – 17 Aldeburgh Lodge Gardens

Area 2: 19th Century Area

*The Terrace, Beaconsfield Road,
Hartington Road, Fawcett Road, Park
Lane, Lee Road, Crespigny Road, Park
Road, Crescent Road*



Past and present

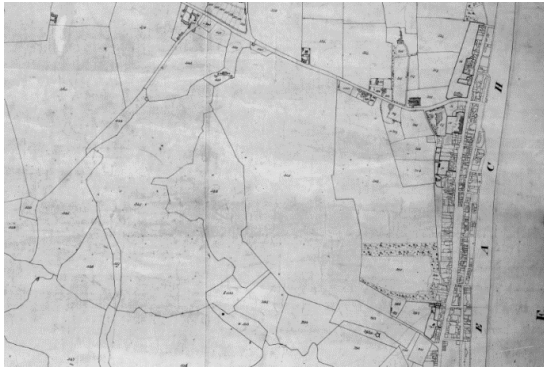


Figure 8 Tithe Map of Aldeburgh 1846



Figure 9 1849 Crespigny Sales Plan



Figure 10 Excerpt of the 1882 OS Map showing undeveloped land and Crespigny House

This area encompasses the 19th and 20th expansion to the west of Aldeburgh's historic High Street. The area was partially established within the former Crespigny Estate. The land here was undeveloped (Figure 8) until the estate was portioned off into plots, which were offered for sale

in the mid-19th century (Figure 9). However, development began later than this, at the turn of the century, as shown by Figure 10 and Figure 11. Some of the street layout is evident on historic maps of the area, and Lee Road is shown on the 1849 map forming part of the Crespigny House sales particulars and on the 1882 Ordnance Survey Map (Figure 10).

The majority of streets within this area were laid out by 1904, as shown on the Ordnance Survey map (Figure 11). Crespigny Road, Champion Road, Hartington Road, Fawcett Road, Beaconsfield Road, Park Lane and Crescent Road are all first evident on the 1904 map. Development along these roads comprised predominantly of terraced cottages, with larger plots and buildings established along Lee Road.

Some elements of the historic grounds of the Grade II Crespigny House are still evident today, such as Crespigny Road, which follows the former driveway to the house. Some mature parkland trees have also been retained across the area, notably along Crespigny Road.



Figure 11 Excerpt of the 1904 OS Map, depicting development within the area



Figure 15 View south along Lee Road



Figure 12 Historic cast iron lamp post base on Crespigny Road



Figure 14 View west along Park Lane



Figure 16 Architectural detailing on Park Lane



Figure 13 Villa on Fawcett Road



Figure 17 View west towards the area from Crag Path, with the gables of The Terrace visible over the rooftops of the historic core of Aldeburgh

Spatial analysis

The majority of the development within this area follows a 19th century street plan. The 1846 Tithe Map of Aldeburgh (Figure 8) shows the extent to which farmland covered the area, particularly to the west of the town. Roads were laid out in the mid to late 19th century, following the historic routes of the former Marsh Lane and the access drive to Crespigny House. This grid layout within the residential streets of Park Lane, Fawcett Road, Lee Road, Crespigny Road, Hartington Road and Beaconsfield Road is still legible today and contributes to the Victorian character of the area and an understanding of its historic development. After the death of Newson Garrett in 1893, the Crespigny Estate turned their attention further west with another scheme for the sale of freehold building plots with Crescent Road at its centre.¹

The area comprises a grid of long and straight residential side streets, with shorter interconnecting streets. Houses are largely set behind small front gardens, however, along Lee Road and Park Lane the area benefits from well planted front gardens, which contribute positively to the streetscape.



Figure 18 Example of the side paths between houses which add interest to the street layout

Punctuating the streets are regular cut throughs and paths, which connect the parallel roads together; these provide long views between streets, and across the backs of houses. Access to long rear gardens is provided to the side and along these paths, which are a characteristic feature within the area.

The Terrace is a notable road in particular within this area, as it sits on the high ground overlooking the historic core of Aldeburgh to the east and the seafront beyond. This gives the space a sense of openness and grandeur. Houses along The Terrace are afforded these wide-reaching views.



Figure 19 View across rooftops from The Terrace

¹ Stephen Barnard, Crescent Road Early History (Aug 2022)

The established character of unified terraced housing stretches across the area. However, there are also examples of large individually designed villas of asymmetrical configuration, particularly on the south side of Park Lane and west of Lee Road. The plots between Lee Road and Crescent Road included a requirement for a building line facing Lee Road. The intention was to create a grander development than the east side of Lee Road, particularly to the north where the plots on the east side were smaller due to their proximity to Fawcett Road. Buildings on the east side of Crescent Road were originally subsidiary to the main houses on Lee Road; however, after the Second World War some owners of Lee Road properties sold building land facing onto Crescent Road with inconsistently sized plots. For example, Crescent Cottage was developed by the then owner of Grey Walls in 1946 and initially called Grey Walls Cottage, Linnell End's plot was sold 1961, the Stables plot was sold in 1988), and Suilven with Apple Orchard's plots sold in 1898.² Despite the variety of buildings here, the boundary lines mean the original scheme for the sale of this part of the Crespigny Estate is still in legible.

Landscaping and open spaces

The landscaping within this area is found in the front garden plots, which have largely been retained. These, although not publicly accessible, make a strong contribution, as bursts of greenery are frequent within garden plots and characteristic of the area. They create a verdant residential character.

Rear garden plots are also notable for properties along the western side of Lee Road. These are substantial plots and stretch to the west to abut Crescent Road. These large, green gardens reflect the grandeur of the properties on Lee Road. Although development has occurred within some of the plots facing Crescent Road, where they have been retained, these gardens make a positive contribution to the residential character of the area.



Figure 20 Large front garden on Lee Road, partially visible from the street

Veteran and mature trees, which were often purposefully retained and incorporated into the development, make a notable contribution, and enhance views throughout the area. 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. They allude to the former use of the area as part of the grounds of large villas and mansions, prior to the sale and development of land here. These now provide attractive landmark features and a strong green aspect to the streetscape.

² Crescent Road Early History, *ibid.*



Figure 21 Mature tree and front garden hedgerow planting on Lee Road at the junction with Crespigny Road

Building styles and materials

The houses within this area predominantly date from the late 19th to early 20th centuries. Architectural features reflect the domestic fashion at this time, and include brick and stone banding, decorative tiles, decorative eaves detail, bay windows, sash windows, stained glass fanlights and windows, and prominent gable ends. The predominant building material is red brick, with some examples of gault brick and painted rendering. Roofs are largely hipped and tiled, with slate and pantiles found across the area. Historic boundary walls have often been retained, and are red brick, often topped with hedges and shrub planting, which makes a positive contribution to the historic residential character of the area.



Figure 22 Example of red brick villa with bays, sashed windows, decorative banding, and dog toothed eaves detailing

A high portion of buildings have retained their historic timber windows, which adds great interest to the area. The area has a strong character due to the consistency in building materials. There is also a sense of cohesion in the rhythm created by building types and massing, including long stretches of terraced housing (Figure 23).



Figure 23 Terraced housing on Park Lane

Dotted throughout the area are groups of detached and semi-detached houses, mainly along Lee Road, Crescent Road, Church Walk and Alde Lane where the plot sizes are notably larger. Corner plots are also substantially larger, and provide glimpses into planted gardens, breaking up the views and development.

Buildings and features contributing positively to the character and appearance of the Conservation Area

This inventory should not be considered to be an exhaustive list of positive contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 3, which indicates which buildings make a positive contribution.

The Terrace

Our Lady and St Peter Roman Catholic Church was built 1924-5 and designed by Arthur Young and Allan D Reid. It is located at the top of the hill affording views to the east towards the sea. It is aligned north to south, with four bays, in a knapped flint construction with stone dressings under an Arts and Crafts inspired high pitched roof. The east end was unfinished and is in red brick with weatherboarding. The battlemented round tower was reduced following Second World War bomb damage, as shown in Figure 25.³ The church is set within a small but well planted plot, with a hedge border, which contributes positively to the streetscape.



Figure 24 Church of Our Lady and St Peter c.1930s (source Suffolk Churches)



Figure 25 Church of Our Lady and St Peter

Nos. 21 and 23 The Terrace are a pair of rendered and painted two storey villas, first shown on the 1904 OS Map. They make a positive contribution due to their historic and architectural interest. They are two storeys, with entrances paired in the centre of the elevation, with historic tiled porches, and two storey canted bays at each end. The bays and door surrounds are detailed, and both properties retain their original plate glass sash windows. They have dog toothed eaves detailing. The buildings are set behind a very small front garden with a low wall. They look out towards the sea, with long views over the historic core of Aldeburgh.



Figure 26 Nos. 21 - 23 The Terrace

Nos. 25 to 29 The Terrace comprises three attached villas, set above basements and with broad steps up to the front doors. They have finely detailed iron railings which separate the street from the lightwell areas to the basements. The

³ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p.78.

buildings are notable for their prominent brick Dutch gables, which contribute positively to the streetscape. There are two storey canted bays with robust brick detailing to window openings. All three properties have had their original joinery replaced.



Figure 27 Nos. 25 - 29 The Terrace

Nos. 31 and 33 The Terrace are a pair of large red brick properties. Their projecting gabled frontages are linked with a recessed element in the centre, giving the impression of two detached houses. They are late 19th / early 20th century in date. Both buildings retain their original sash windows with plate glass to the lower leaf and 12 panes over 2 to the upper. Over the ground floor canted bays are bracketed balconies with elaborately detailed iron railings, which contribute to the seaside character of the residential development here.



Figure 28 Nos. 31 - 33 The Terrace

No. 39 The Terrace is a good example of a large, detached villa of the early 20th century, occupying a sizeable plot on the corner of The Terrace and Beaconsfield Road. The building appears to retain all of its original joinery, including a tile hung canted bay window to the south east corner, and a covered two storey balustraded veranda. To the south front there appears to be a further balcony linking the corner bay and a projecting gable. The house appears to have been designed to maximise the potential of its setting and views.

It has a large garden plot to the south, which is planted with trees and shrubs, and punctuates the streetscape with greenery.



Figure 29 No. 39 The Terrace

Beaconsfield Road

Nos. 8 and 10 Beaconsfield Road are first shown on the 1904 OS Map. They have been somewhat altered; however their central bays are in red brick with prominent two storey bay windows, canted to the ground floor and square above with tile hung detailing. Both properties have been extended; more sympathetically at No 8, which has an attractive two storey gable to the recessed section, to the side of an entrance porch. Both properties retain original joinery.



Figure 30 Nos. 8 - 9 Beaconsfield Road

Hartington Road

No. 5 Hartington Road is first shown on the 1904 OS Map. It is built in red brick, two storeys in height, with slate roof covering. It has ground floor canted bay windows with plain 2 over 2 plate glass sash windows. There is a blind window to centre of the first floor, above the main entrance. The eastern side of the building has retained decorative pierced and scalloped detailing along the eaves, which can be found on houses along Hartington Road at nos. 16 – 24 and 15. This creates a sense of unity along the streetscape.



Figure 31 No. 5 Hartington Road

Crespigny Lodge was the gate lodge of Crespigny House, tucked in a corner between Champion Road and Hartington Road within the curtilage of Crespigny House. It is one-and-a-half storeys with a mansard roof covered in Westmorland Slates, incorporating 5 flat roofed casement dormers. The walls are rendered with an ashlar pattern and painted. The ground floor windows have 3 and 4 light sashes with glazing bars. It is unusual in its form and use of materials within the area, and also makes a positive contribution to the area's historic interest due to its former use and connections with Crespigny House.



Figure 32 Crespigny Lodge

Nos. 18-24 Hartington Road is a terrace of five dwellings first appearing on the 1904 OS Map (No 16 is modern and not included). The terraces are two storey, built in red brick with a slate roof covering.

There is a ground floor canted bay to each dwelling. They are notable for their attractive sash windows with margin panes, many of which survive, although some are replacement examples and No. 22 has modern window replacements which detract from the architectural interest of the row.



Figure 33 Nos. 22 and 24 Hartington Road, showing a comparison of windows

Fawcett Road

No. 3 Fawcett Road (Brethren's Meeting Room) is of historic and architectural interest. It was built in the early 20th century, and comprises a two storey structure, with painted render elevations. Its gable end fronts Fawcett Road, with a red clay pan tile roof covering. It has retained its original plate glass sash windows to its east elevation. The building was likely constructed as a mission room and caretaker's cottage c1902. It was occupied by the Plymouth Brethren from before WWI and is shown as a mission room on the 1904 OS map. It is notable as a rare surviving example of a Brethren Mission Room dating from pre-1914.



Figure 34 Mission Room, Fawcett Road

Nos. 9-11 (Hunsdon Villas) were built in 1908 and comprise of a pair of red brick houses with entrances paired in the centre and two storey canted bays at each end. The building has a shallow pitched slate roof with decorative dog toothed eaves. The houses have good brick detailing to the eaves and over door and window openings, with a grey brick band at first floor level. Both properties retain their original doors and have sash windows with margin lights to the perimeter, which helps maintain a sense of unity and contributes positively to the street. They sit behind a small front garden plot, which is planted with shrubs, with a low brick wall to the north, which contributes to the verdant residential character.



Figure 35 Nos. 9 - 11 Fawcett Road

Nos. 12 and 14 Fawcett Road are a pair of late 19th / early 20th century villas, two storey, built in red brick, with prominent chimney stacks to each gable end. The two storey canted bays have recessed plain brick panels. There are expressed brick quoins to the corners and recessed porches grouped to the centre with decorative segmental arch openings. No. 14 retains its attractive sash windows with 6 pane upper sash over plate glass lower sash. The low red brick wall which bounds the plot makes a positive contribution to the street.



Figure 36 Nos. 12 and 14 Fawcett Road

Nos. 23 and 25 (Lynton Villas) Fawcett Road are a pair of villas built in 1898; they are two storey red brick villas with

projecting gabled bays topped with finials. The pair have decorative gault brick gauged arches over door and windows, and projecting brick aprons below first floor windows. The architectural detail makes a positive contribution to the street; however, the majority of doors and windows have been replaced with unsympathetic units.



Figure 37 Nos 23 and 25 Fawcett Road

No. 26 is a flat roofed Modern Movement house of 1935, a unique style within the area. It was designed by C. H. Huke for himself and built by W. C. Reade of Aldeburgh. The building is rendered brick. The projecting taller section to the left-hand side adds interest to the massing of the building. Replacement windows are mostly in the character of the original units. The building is notable due to its age, type and stylised composition; it is a good example of Modern Movement housing and sits in stark contrast to the dominant red brick vertically composed houses in this and the surrounding streets.⁴

⁴ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p82 and *The Modern House Revisited* (1996) p122.



Figure 38 No 26 Fawcett Road

Nos. 27-45 Fawcett Road comprises a long stretch of terraced villas, dating to the turn of the century. They are of interest as a group of well preserved, red brick villas, which create a strong sense of rhythm along the street. They have two storey canted bay windows, and shallow pitched roofs with slate covering and centrally located chimneys. Many have retained their original plate glass sash windows, which add to the architectural interest of the row. There are some bespoke details to each pair of villas; for example, California Villas has a brick pediment feature over its entrances, May Villas have dog toothed eaves and terracotta tile detail, and many of the pairs have gault brick detailing. The varied detailing of these villas contributes to their architectural interest, and as a group they make a notable and positive contribution to the streetscape.



Figure 39 Villas on the west of Fawcett Road

Park Lane

Nos. 7-29 Park Lane dominate the north side of the street. This row of terraces was built in 1904 in two phases by Lady Latymer to house fishermen. The stretch comprises terraced two storey houses, with entrance doors grouped along the party walls and broad single storey canted bay windows. The main façade is in red brick with contrasting gault brick bands to the heads of the ground floor openings and to the heads and sills of the first floor windows. The majority of the houses retain their original door and window joinery. The houses are set back from the street, behind small front gardens enclosed with dwarf brick walls. Many of these are planted with shrubs and flowers, which make a positive contribution to the streetscape.⁵

⁵ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p82



Figure 40 View north east along Park Lane

No. 4 Park Lane is an impressive red brick villa (now painted) of two phases. The right hand section is of a more typical design, and is shown on the 1904 OS Map, whereas the left hand section was built in 1924 (with a date plaque) and is more ornate in appearance. There is a canted two storey bay window to the right, which is balanced by a large projecting chimney stack to the left with a carved tablet set under a pediment to the upper section of the chimney breast. To the ground floor the stack is flanked by oculus windows. The building makes a notable positive contribution to the streetscape due to its unique detailing. It has a low, decorative boundary wall, partially with iron railings.



Figure 41 Date plaque on north elevation of No 4 Park Lane

No. 6 (Cotmandene) Park Lane is a grand, early 20th century symmetrical double pile red brick villa with sophisticated detailing.

It has a central recessed porch with canted first floor window over, flanked by two storey canted bay windows topped with prominent gables supported on timber brackets. The property retains its original door and window joinery, which adds to its architectural interest.



Figure 42 No. 6 Park Lane

Lee Road

No. 1 Lee Road is a large villa dates to the late 19th century. It is constructed in red brick and has a recessed central bay with an enclosed timber porch. This is flanked by two large bays topped with prominent gables. The façade has retained architectural detailing, such as brick banding, flat headed arches above windows. It has notable chimney stacks, orientated diagonally, which add interest to the roofscape. The building is set within a generous corner plot, with shrubs and making a positive contribution.



Figure 43 No. 1 Lee Road

No. 2 Lee Road is located on the corner with Park Lane and is a detached villa dating to c1926. It has pebble-dashed elevations with a faux timber-framed gable end on the north elevation. The property retains its original door and window joinery, which adds to its architectural interest. This includes the bay and open porch to the west elevation, a corner bay set diagonally across the north west corner and a two storey bay window to the north elevation. Its narrow front garden is bounded by a very low red brick wall.



Figure 44 No. 2 Lee Road

No. 15 Lee Road is a sizeable detached red brick villa likely dating from the early 20th century. It has a recessed centre with enclosed timber porch flanked by two storey canted bay windows with hipped lead roofs over. Above this are two gables. It has retained its 6 over one sash windows. The building is set within a generous plot, with border shrubs making a positive contribution.



Figure 45 No. 15 Lee Road

Nos. 17 and 19 Lee Road are first depicted on the 1904 OS Map; they comprise a pair of impressive red brick villas. They have two storey bay windows with prominent gables over. Open porches are grouped to the centre of the entrance elevation. Of interest are the unusual glazing bar arrangements to the upper sash units, being divided into 8 panes above two panes, and with single pane of plate glass to the lower sash (to No. 19). As with many of the properties on the west side of Lee Road, the buildings here have generous plot sizes, which are well planted with shrubs and small trees, visible from the street. These make a positive contribution to the sense of status and residential tranquillity of the area.



Figure 46 Nos. 17 and 19 Lee Road

Nos. 21 and 23 Lee Road are a pair of attractive late 19th century gault brick

houses. They are notable for their use of gault brick, which is unusual within the area and adds interest to the historic material palette here. There are two storey canted bays on the front elevation with flat roofs grouped to the centre of the entrance elevation. They have a slate roof covering. To the roof are large, canted dormer windows. The windows on the main façade are 3 over 3 pane sash windows with margin lights. No. 21 has a side porch addition, with the original door opening to the main elevation partly filled in to form a window. The pair are set well back from the road, within a well planted garden, which makes a positive contribution to the green historic character of the area, and grandeur of properties on the west side of Lee Road. Also of note is the George VII post box built into the boundary wall.



Figure 48 Post box on Lee Road

Nos. 48 and 50 Lee Road are a pair of late 19th / early 20th century houses, with two storey canted bays to the ends of the entrance elevation. The property displays an unusual use of stone decoration; the pilaster framed bay windows and segmental arch head to the recessed central porches are notable highlights. Both houses retain original joinery, including leaded light entrance doors and timber side panels, and eight panes over single plate glass sash windows to the bays. The building makes a positive contribution due to its age and as an example of unusual decorative detailing.



Figure 47 Nos. 21 and 23 Lee Road



Figure 49 Nos. 48 and 50 Lee Road

Nos. 29 and 31 Lee Road are a late 19th century pair of cottages, in red brick (although no. 29 is now painted). They have pantile roof covering, which is in contrast with the predominance of slate roofs in the area. The roof is gabled, with end chimney stacks. There are two storey canted bay windows with flat lead roofs. Both properties retain their 2 over 2 pane sash windows, which add to the architectural interest of the pair.



Figure 50 Nos. 29 and 31 Lee Road

No. 52 Lee Road is a notable example of a detached 20th century bungalow first shown on the 1927 OS Map. It has pebble-dash elevations with pantile roof continued over the open porch / veranda. The porch joinery is original, and the whole is a good example of the bungalow type, in an understated design and composition.



Figure 51 No. 52 Lee Road

No. 64 Lee Road is a dominant red brick house of the late 19th / early 20th century. It is three storeys in height with red brick elevations. There are brick lintels over window openings of contrasting bands of red and gault brick. The building has a crenulated brick parapet to the sides and prominent crow-step front gable, which are visible from along Lee Road and some surrounding streets. The property retains its original 2 over 2 pane plate glass windows, which add to its architectural interest.



Figure 52 No. 64 Lee Road

Nos. 70-76 Lee Road comprises a row of four late 19th / early 20th century two storey houses. They have red brick elevations, with slate roofs and ground floor projecting bays. The detailing of the ground floor canted bay windows, with their sash windows with margin lights and the scalloped eaves boards, reflect the detailing of houses found on Hartington Road.



Figure 53 Nos. 70 to 76 Lee Road

Nos. 82-84 Lee Road are a symmetrical pair of buildings by John Stevens Lee built in 1913 (thought to be a pupil of the celebrated early twentieth century architect, Edwin Lutyens). The pair are in red brick, in a horseshoe composition with a central covered courtyard between them. They have simple architectural detail, including flat head arches over ground floor windows, and a tiled hipped roof. They were built for Lady Latymer.⁶ There are mature trees within the gardens, which are visible from the street and make a positive contribution.



Figure 54 Nos. 82 and 84 Lee Road

No. 41 Lee Road was built in c1900. This is a detached two storey dwelling with attic accommodation. It has a slate covered hipped roof, with pebble-dash upper elevations and decorative panels of render, all unpainted. The ground floor is in red brick. There is a decorative porch canopy running the entire width of the entrance façade, with slate roof supported on elaborate brackets, which adds interest to the building and streetscape. The house retains its original joinery, including the distinctive glazing bar arrangement to the upper sashes of the ground floor sash windows, which contribute to its interest.



Figure 55 No. 41 Lee Road

⁶ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015). P82

Crespigny Road

Grafton House, No. 8 Crespigny Road is first depicted on the 1882 OS Map. It is an unusually ornate and well detailed two storey house, using contrasting gault brick detailing to form a band course to the return elevations and full height corner pilasters and stout projecting surrounds to first floor windows. It has hipped ends to the roof, and ground floor canted bay windows, with circular stone detailing above. The house retains its original window joinery, which adds to the interest of the building. It has a contemporary brick boundary wall to Crespigny Road, topped with a clipped hedge, which makes a positive contribution to the streetscape.



Figure 56 No. 8 Crespigny Road

The boundary wall of no. 8 extends to front onto Park Road and displays intricate detail along its brick piers which are of note and make a positive contribution.



Figure 57 Decorative piers

Beacon Cottage, Crespigny Road is of uncertain construction date - it appears not to be shown on the 1957-8 OS Map but is shown on the 1971 edition. It is a well-detailed storey-and-a-half structure, with black glazed pan tile roof and prominent shaped gable. There is a stout canopied doorcase to the north elevation. The red brick boundary wall is also of note and pre-dates the main house, making a strong contribution to the sense of enclosure on Crespigny Road.



Figure 58 Historic walls on Crespigny Road

Crespigny House is listed Grade II. The original building of 1775 is contained within the west ranges, extended and altered to the east in 1914. It can only be glimpsed from the surrounding streets

giving the impression of a substantial mansion in a handsome garden setting.

Park Road

The Gables, Park Road is a sizeable, detached property first shown on the 1882 OS Map. It occupies a plot which extends from Lee Road to Park Road, with its prominent façade fronting onto Lee Road with extensive gardens stretching south to Park Road. It was originally used as a holiday retreat by the Thompson family of Kensington during the late 19th and early 20th centuries and finally purchased by them in 1913. The southern elevation was remodelled for William Thompson in 1920. It has a double pitched slate roof, with prominent gables to the south and north elevation. There are projecting two storey canted bay windows to the south elevation, with tile hanging, linked by a plain tiled porch roof. Of note are the unusual brick quoin detail to the corners (which are repeated at Belstead House, Park Road) and complimentary brick detailing to the arched first floor openings to the west elevation. The building was altered to the designs of the architect Hugh Pilkington for the Thompson family 2005.



Figure 59 The Gables, Lee Road elevation

No. 13 Park Road is a large detached red brick villa likely dating from the late 19th

century. It has two storey canted bay windows with hipped lead roofs over. Above this is a hipped roof. The building has yellow brick detail, unusual for the area, to the flat headed arches above the ground floor windows and along the flank walls in a chevron pattern. The building is set within a generous plot, with formal planting, trees and shrubs making a positive contribution. It also has a red brick boundary wall with piers and an iron gate which adds to the historic residential character of the area.



Figure 60 No 13, Park Road

No. 23 Park Road is a late 19th / early 20th century detached two storey villa, rendered, with a symmetrical south elevation and central door flanked by small canted single storey bay windows. It has a slate covered roof with stacks to the east and west pitches. The building is located prominently on the corner of Park Road and Lee Road. Recent sales particulars describe this house as being of timber-framed construction. The building and its large garden make a positive contribution to the area, and mark the entrance to Lee Road, a grand residential street within the area.



Figure 61 No. 23 Park Road

No. 27 Park Road is a pair of red brick houses dating from the late 19th century. The building is two storeys in height, with a hipped plain tile roof and central chimney stack. The windows to the right-hand side have had modern plastic replacements. The building has interesting architectural detailing in the central plain pilaster with plain pilasters to each side as well. The building makes a positive contribution. It is set within a well planted plot, with trees and shrubs making a positive contribution to the streetscape. It also has a red brick boundary wall which adds to the historic residential character of the area.



Figure 62 No. 27 Park Road

The Former schoolmaster's house, No. 29 Park Road dates to c1908. It is two-storeys, built in brick with stone dressings, plate glass sashes and a two-storey canted bay. It has a replaced pantile roof. Its western return elevation to the schoolyard is blind at ground floor level. The building is of architectural interest and group value with the neighbouring school building, due to its former use as the schoolmaster's house.



Figure 63 No. 29 Park Road

Aldeburgh Primary School and boundary wall dates to c.1875. The lease of the site was organised by Peter Bruff in 1874 and soon after a school was erected to the designs of Frederick Barnes of Ipswich. Barnes, a pupil of Sydney Smirke, is also known to have exhibited paintings at the Royal Academy.

The original school building is a single storey gabled structure in a restrained seventeenth century vernacular style, of painted and rendered red brick with white brick buttresses, under a slate roof. It has small pane casement windows. There are some later additions of lesser interest.⁷ The school has also been known as Aldeburgh National School and Aldeburgh Town School.

⁷ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)

It has a decorative rendered low boundary wall with heavy moulded brick coping embellished with Moorish niches.



Figure 64 Aldeburgh Primary School and boundary wall

In 1973, the renowned English composer, conductor and pianist Benjamin Britten donated £1,000 towards the construction of a music room at Aldeburgh Primary School. His intention was that such a room would be available to the community at large as well as to the school children. When it became clear that a new school was not going to be built, Britten agreed for his donation to be invested in a trust fund until such a time as it became feasible to provide a music room for the school. In 1999, Aldeburgh Primary School requested trustees of the Music Room Trust to build a room on the school site dedicated to the teaching and performing of music. Contributions to the cost were made from the Lottery Fund and the Britten Pears Foundation.

Crescent Road

Crescent Road contains a number of buildings which have been developed throughout the twentieth century, which as a group, contribute to the character of the street. **The Stables** and **Linnell End**, however, are early examples. The buildings appear on the 1905 Ordnance Survey map.

Its name, building line and form indicate the previous use of the building. It is a two storey building in an L-plan. The western façade of the building is in painted brick under a slate roof and has irregular apertures. It has retained many sash and casement windows which make a positive contribution.



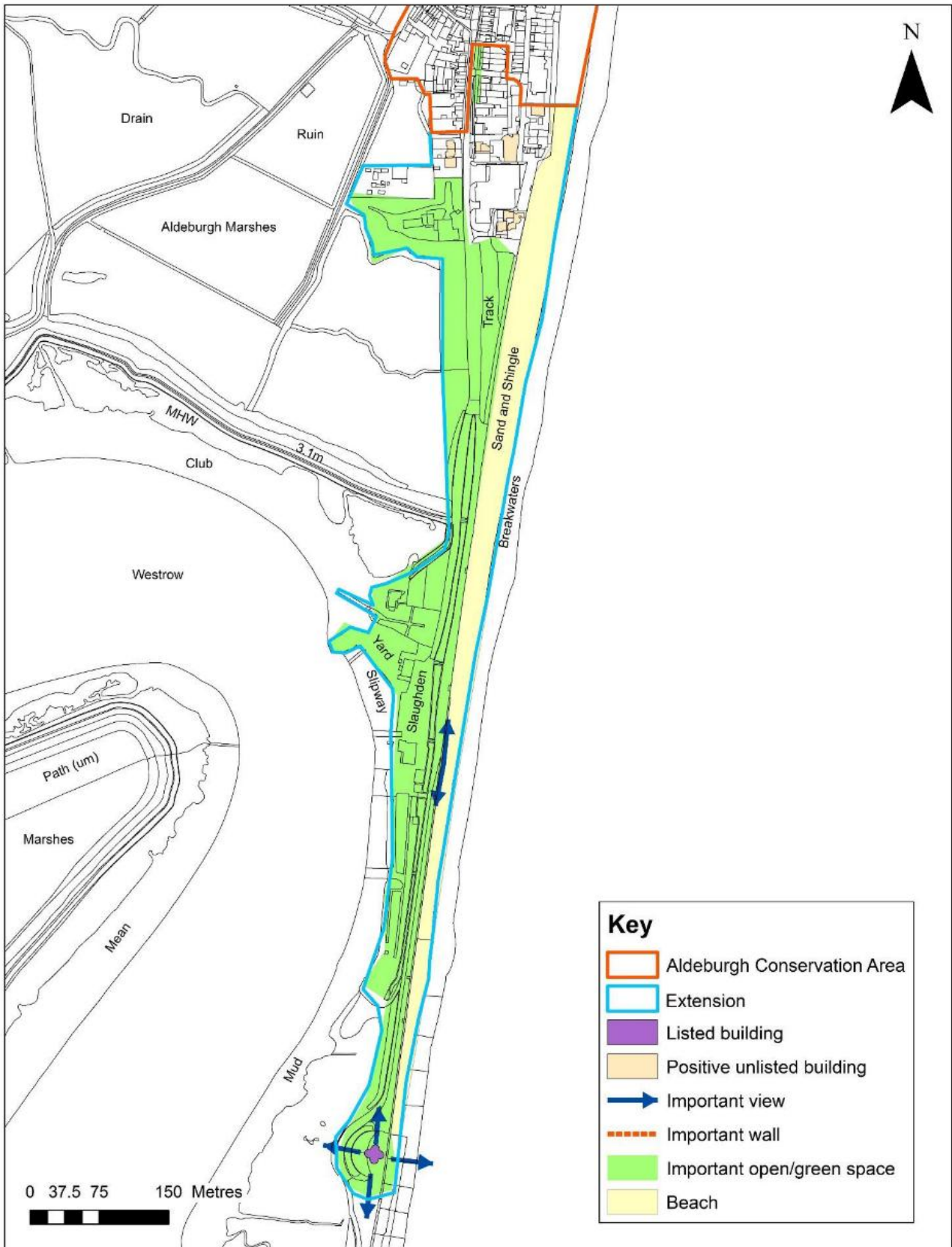
Figure 65 Linnell End and The Stables, Crescent Road

Area 3: Slaughden Martello Tower

*Slaughden Road, Brudenell Street, Crag
Path*



Map 4: Extension Area 3



Past and present

This area was once the location of the small hamlet of Slaughden. Slaughden Quay was shown on a map in 1570-80, and recorded in 1679 as a 'commodious quay with warehouses and fish houses' and facilities for fish drying.⁸ The area was known as an important fishing village, and comprised a small number of buildings and equipment for shipbuilding. However, the area was at risk of flooding, and "in 1953 the sea came over and took the lot. All the sheds, all the boats".⁹ It is now home to a long narrow shingle bank with a sea wall, with a variety of post medieval buildings and features.



Figure 66 Fort Green area depicted on the OS Map 1883

The north of the area includes the landmark building Fort Green Mill, which was first built in 1824. The Fort Green Windmill is shown on the 1883 Ordnance Survey map, labelled as being a corn mill. The mill is a notable feature within the area, as it is prominent along the coast and the only surviving example of a number of mills which once existed in Aldeburgh.¹⁰ There was also once an old limekiln to its

north and some further buildings to its north west, although these no longer exist.

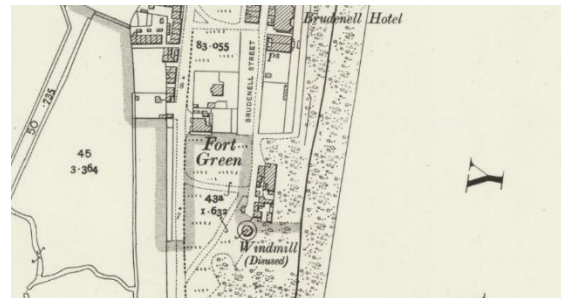


Figure 67 Fort Green area depicted on the OS Map 1904

The mill is shown as being disused on the 1904 Ordnance Survey map of the area (Figure 67Error! Reference source not found.), and it was converted into a private residence that same year. Development along the west of Slaughden Road also dates to the late 19th and early 20th centuries, with residential development on the High Street being established in the early 20th century.



Figure 68 Fort Green Mill pre-1902 (source: Wikimedia commons)

The majority of the land around Fort Green functioned as an undeveloped green space until the 1970s, although has also served as a defensive site from the Napoleonic Wars to the Second World War.

⁸ Suffolk HER ADB 026

⁹ Aldeburgh District Local History Society, The Last Child of Slaughden Interview, 2008

¹⁰ Suffolk Mills Group, Windmills of Suffolk, <https://www.suffolkmills.org.uk/archivewindmills.html>

The Grade II* Listed Martello Tower (1808-10), along with Second World War Anti-tank cubes, extend to the south of this area and demonstrate Aldeburgh's ongoing defensive military history. The Martello Tower was built in 1808 – 1810 (restored in 1973) by the Royal Engineers to the design of Colonel Twiss, who was responsible for the design of many military defences, and Captain Ford, a military engineer who first put forward a proposal for a chain of gun-towers.¹¹ It was converted into residential use in 1932, and later commandeered by the military to use as a watch tower in 1940. It is unusual due to its large moat, and it is also the most northerly and largest of those built during the Napoleonic War.

The area to the north of the Martello Tower, the former settlement of Slaughden, is shown as being in use as a series of wharfs, boat yards, a quay, and landing stage are located along the River Alde. A series of associated buildings line the river bank, which once included an inn. The Aldeburgh Yacht Club was first founded in 1897, although is now set within a modern club-house, constructed around the turn of the twenty-first century. In 1987 the Yacht Club had around 100 members, and has grown substantially since then, now with around 2,000.¹²

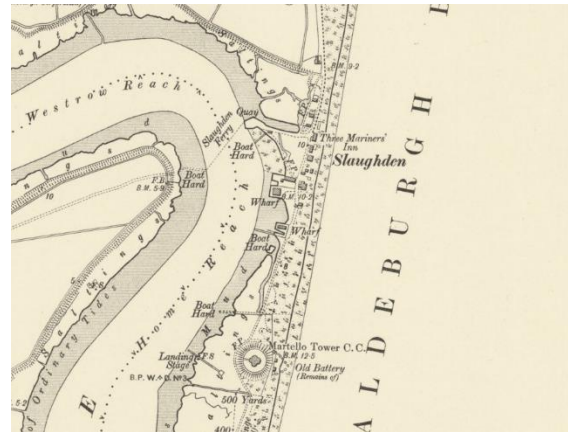


Figure 69 Excerpt of the 1905 OS Map, showing Slaughden and the Martello Tower

To the north, surrounding Fort Green, the Boatyard and Car Park are both shown as being established by the 1970s Ordnance Survey map of the area, and the prominent Latymer House was built on the site of an old bowling green in the late 1970s.

Spatial analysis

The layout of this area is shaped by its proximity to the seafront; the streets run parallel to the shoreline, and create narrow plots between Crag Path, Brudenell Street, and Slaughden Road. The original footprint of the green which was once located here is partially preserved by the location of the car park, which contributes to an openness in the layout of development. The streetscape of these areas benefits from this sense of openness, which creates a strong sense of place.

The south of the area leads to the Martello Tower and is formed by a long and narrow sliver of land between the sea and the River Alde, along which runs Slaughden Road and a track to the Tower.

¹¹ Historic England List Entry, Martello Tower, <https://historicengland.org.uk/listing/the-list/list-entry/1269724>

¹² Oral History, Aldeburgh Voices, Elizabeth Roney, <https://aldeburghoralhistory.weebly.com/elizabeth-roney.html>

The area encompasses non-residential maritime uses that relate to the historic coastal character of the town; at its midpoint is the Aldeburgh Yacht Club. The building is used by the club, and has associated outbuildings and boats surrounding it. These features are all indicators of the area's historic and continued use as a working landing point, with the sound and appearance of the boats kept here contributing positively to the way the area is experienced. There is a small car park for visitors, which is a small space with very little furniture to detract from the open character.

Landscaping and open spaces

The area between Fort Green and the Martello Tower includes wide, long reaching views and a sense of openness which largely defines the character of this area. This open space, which the river, sea and marsh setting also contribute towards, is an integral part of the Conservation Area extension.

The area comprises a narrow stretch of land extending from the marshes which is set between the river and sea. The flat topography, views, and sparsity of buildings contrasts with the rest of the Aldeburgh Conservation Area, adding to its unique character and appearance. The unmade Slaughden Road visually stretches into the distance, terminating with views of Aldeburgh town to the north and the Martello Tower to the south. Both are important way finders and create a strong sense of place here. Views towards the marshes, along the river and towards the sea also strengthen this sense of place along the Suffolk heritage coast.



Figure 70 View south along the track towards the Martello Tower, with the Yacht Club to the right and shingle beach to the left, the openness of the area evident in the long view

Vegetation and grasses flank the track and add some greenery to the area.

The beach is also included within this area, and makes an important contribution, representing the historic development of the area and strong connection between the settlement and the sea. A reinforced concrete sea wall sits low against the edge of the beach, which means there is little visual disruption between the beach and the track. There are concrete steps leading down from the track set along the sea wall, providing access. The beach is formed by a wide expanse of shingle sloping down towards the sea. Sea defences are located to the south, towards the Martello Tower.

Small grass verges and front garden plots to the north of the area, closer to the settlement of Aldeburgh, also make a positive contribution.

Buildings styles and materials

To the north within the Fort Green area, building materials range from painted render, to red and gault brick. Roofs are typically hipped, and with slate or pan tiles.

The boatyards and Yacht Club are predominantly built using modern materials.

Buildings and features contributing positively to the character and appearance of the Conservation Area

This inventory should not be considered to be an exhaustive list of positive contributors within the area. It is intended solely to showcase historic buildings within the area and provide an overview of the architectural quality of the area. It should be read alongside Map 4, which indicates which buildings make a positive contribution.

Listed Structures

Martello Tower, Grade II*, List Entry Number: 1269724 also Slaughden Martello tower, Scheduled Monument, List Entry Number: 1006041

The tower was built in 1808-10 by the Royal Engineers to the design of Colonel Twiss and Captain Ford. It was built to a unique quatrefoil design which supported four rather than three cannon.¹³ It was later sold in 1932 and converted into a house. The entrance to the west is set in stone reveals and reached by an elevated timber walkway. In each of the four lobes is one ashlar-faced round-headed window. The eastern segment of the moat has been eroded by the sea. The tower was restored between 1971 and 1974, when it was bought by the Landmark Trust, many of the 1930s features were removed during this process.



Figure 71 Martello Tower, Grade II*, List Entry Number: 1269724 from south



Figure 72 Martello Tower with the sea behind

Unlisted structures

Old Mill House, Old Mill Cottage, and Studio Cottage (Formerly Mill House), Fort Green. The Fort Green Mill is a four storey wind powered tower corn mill built in 1824. It was once powered by four massive patent sails which were fixed to its domed cap.

In 1902 the windmill was converted into a house, and considerably extended in a free Arts and Craft vernacular style for the Reverend Black. Black's architect was the London based Robert Alexander Briggs RA, (1858-1916) who was also a distinguished author on architectural subjects. The

¹³ English Heritage, An Assessment of East Coast Martello Towers, p95

builders responsible for the work were G. O. Knowles of Aldeburgh.

Briggs added a second five story tower to the immediate north of the windmill, which has a steeply pitched overhanging tile roof and a dentilled eaves cornice. Narrow dormers and a tall weather vane accentuate the vertical impact of the tower. At its base is a porch with a fine gothic door surround of stone. Above the entrance arch is an inscription in Danish which translates as 'The Lord shall preserve thy going out and thy coming in.' The Rev. Black was married to a Dane.

The Mill House was requisitioned during the early years of World War Two and adapted to serve as a battery observation post to guard the coast from German invaders; a gun tower was also added. The surviving elements of these World War Two period alterations are in themselves of considerable significance. The Aldeburgh defences came under sustained attack in 1940.

Mill House was subdivided to form three dwellings in the later twentieth century, but many features of interest remain.



Figure 73 Old Mill House from the west



Figure 74 Old Mill House from the east

The **Anti-Tank Cubes, South of Fort Green** are a line of concrete cubes dating from the Second World War, originally forming part of the same Emergency Coastal Defence Battery and the observation post which was once housed at Mill House. These cubes would originally have formed part of a defensive line which would also have been supported by anti-tank scaffolding and mine fields.¹⁴ They are a significant feature of Aldeburgh's military history and are still very much intact.

¹⁴ R Liddiard & D Sims, A Guide to Second World War Archaeology in Suffolk Vol.2. Walberswick to Aldeburgh (Aylesham, 2014). C

Hegarty & S Newsome, Suffolk's Defended Shore (English Heritage, London 2007)



Figure 75 Anti-tank cubes

Nos. 290-294 (Even) High Street are a pair of much extended properties, likely dating to the mid-19th century, in a classical style which faces south onto Fort Green and west onto High Street. It is a prominent site at the entrance to the town from the Fort Green car park.

The site first appears developed on the 1882 Ordnance Survey map. The property is labelled the Latymer Club on the 1927 OS map, by which time its garden had been converted to a bowling green. Lady Latymer (formerly Mrs E. E. Money-Coutts), whom this was named for, was a prominent local philanthropist of the period. Consent to convert the building into three houses was granted in 1988.

It is built of brick with rendered façades, slate roof and overhanging eaves. It has plate glass sash windows and a late 20th century balcony. On the principal elevation is a robustly designed bracketed classical doorcase made of painted timber with a rectangular glazed fanlight; four light plate glass sashes to window openings.

Early maps show a large courtyard of service buildings to its rear which was later

used as a builder's yard. This courtyard has recently been replaced by a housing development called Coastguard Court.



Figure 76 Nos. 290 – 294, High Street

Latymer House, No. 29 Brudenell Street is designed by Craig Driver of Hoopers Architects, and built 1999-2001. Its design echoes that of the converted former windmill nearby. Of particular note is the north elevation which consists of an unbroken curve of brick. The site was formerly occupied by a bowling green associated with No. 292 High Street.¹⁵



Figure 77 Latymer House, Brudenell Street

Stone Frigate, Brudenell Street is a highly distinctive detached mono-pitched roof house of c1965 which faces south, and east onto Crag Path. It is two storeys to Brudenell Street and one to Crag Path. The building is in brick with some boarded timber cladding. It has a south facing two

¹⁵ N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015) p84

storey veranda supported on simple wooden columns. There is a deck terrace to eastern elevation.



Figure 78 Stone Frigate, Brudenell Street

Extension Area Management Plan

Alterations to existing buildings

Loss of original features

There are some smaller changes which have occurred throughout the extension areas which have negatively impacted their character. A key threat is the incremental loss of original windows and doors, which where it has occurred, has served to detract from historic and architectural interest of the buildings.

Loss of boundary walls

The loss of historic boundary walls is also a detrimental occurrence throughout the area, and they have, at times, been replaced with unsympathetic modern close board fencing. This breaks the historic character and appearance of the streetscapes.



Figure 79 Example of modern fencing on Lee Road

Rooflights

Historic England's Advice Note 2 states that: *The insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance. Harm might be avoided if roof lights are located on less prominent roof slopes.*

There are areas where rooflights have had a detrimental impact on the historic fabric of buildings and the streetscape within the 19th century area, where the unbroken roofscapes make a positive contribution to the street. Rooflights should only be installed on the rear elevations, and there should be resistance to any more which are proposed on forward pitches.



Figure 80 Comparison between Nos. 48 and 50 Lee Road, where the latter has had rooflights installed

Key spaces and routes

Car parking

On-street parking is a detracting element in places, particularly along the sea wall and Lee Road including the residential side roads which join it. Although this is balanced by the survival of front gardens and boundary hedges, which may otherwise have been turned over to parking.