



## Strategic Planning Committee

Members are invited to a **Meeting of the Strategic Planning Committee** to be held in the Deben Conference Room, East Suffolk House, Melton, on **Monday, 8 January 2024 at 10.30am.**

This meeting will be broadcast to the public via the East Suffolk YouTube Channel at [https://youtube.com/live/phy\\_krP1Ris?feature=share](https://youtube.com/live/phy_krP1Ris?feature=share).

### Members:

Councillor Sarah Plummer (Chair), Councillor Mark Packard (Vice-Chair), Councillor Paul Ashdown, Councillor Paul Ashton, Councillor Tom Daly, Councillor Mike Deacon, Councillor Julia Ewart, Councillor John Fisher, Councillor Andree Gee, Councillor Katie Graham, Councillor Toby Hammond, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Mike Ninnmey, Councillor Graham Parker, Councillor Malcolm Pitchers, Councillor Rosie Smithson, Councillor Geoff Wakeling, Councillor Kay Yule.

An Agenda is set out below.

<b>Part One – Open to the Public</b>		<b>Pages</b>
<b>1</b>	<b>Apologies for Absence and Substitutions</b>	
<b>2</b>	<b>Declarations of Interest</b> Members and Officers are invited to make any declarations of interests, and the nature of that interest, that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.	
<b>3a</b>	<b>Minutes - October 2023</b> To confirm as a correct record the minutes of the meeting held on 2 October 2023.	<b>1 - 9</b>
<b>3b</b>	<b>Minutes - November 2023</b> To confirm as a correct record the minutes of the extraordinary meeting held on 2 November 2023.	<b>10 - 12</b>
<b>4</b>	<b>Energy Projects Update</b> To receive a presentation on Energy Projects within East Suffolk from the Deputy Leader and Cabinet Member with responsibility for Economic Development.	

<b>Part One – Open to the Public</b>		<b>Pages</b>
<b>5</b>	<b>Planning Policy and Delivery Update ES/1806</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>13 - 22</b>
<b>6</b>	<b>Authority Monitoring Report 2022/23 ES/1807</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>23 - 64</b>
<b>7</b>	<b>Southwold and Walberswick - adoption of conservation areas and conservation area appraisals ES/1808</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>65 - 487</b>
<b>8</b>	<b>Making of new Article 4 directions for the North Lowestoft and South Lowestoft/Kirkley Conservation Areas ES/1809</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>488 - 532</b>
<b>9</b>	<b>Planning Performance Report – July to September 2023 ES/1810</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>533 - 544</b>
<b>10</b>	<b>Appeals Performance Report – 12 September 2023 to 7 December 2023 ES/1811</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>545 - 601</b>
<b>11</b>	<b>Enforcement Performance Report - July to September 2023 ES/1812</b> Report of the Cabinet Member with responsibility for Planning and Coastal Management.	<b>602 - 606</b>
<b>12</b>	<b>Major Sites Update</b> To receive a verbal update from the Cabinet Member with responsibility for Planning and Coastal Management on major development sites in East Suffolk.	
<b>Part Two – Exempt/Confidential</b>		<b>Pages</b>

**There are no Exempt or Confidential items for this Agenda.**

**Close**



Chris Bally, Chief Executive

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<b>Unconfirmed</b>
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Minutes of a Meeting of the **Strategic Planning Committee** held in the Conference Room, Riverside, Lowestoft, on **Monday, 2 October 2023 at 10.30am.**

**Members of the Committee present:**

Councillor Paul Ashdown, Councillor Tom Daly, Councillor Mike Deacon, Councillor Julia Ewart, Councillor John Fisher, Councillor Andree Gee, Councillor Katie Graham, Councillor Toby Hammond, Councillor Colin Hedgley, Councillor Mike Ninnmey, Councillor Mark Packard, Councillor Malcolm Pitchers, Councillor Rosie Smithson, Councillor Geoff Wakeling, Councillor Kay Yule

**Other Members present:**

Councillor Rachel Smith-Lyte, Councillor Sarah Whitelock

**Officers present:**

Naomi Goold (Energy Projects Manager), Eloise Limmer (Senior Design and Conservation Officer), Matt Makin (Democratic Services Officer (Regulatory)), Andrea McMillan (Planning Manager (Planning Policy, Delivery and Specialist Services)), Bethany Rance (Senior Planner (Energy Projects)), Philip Ridley (Head of Planning and Coastal Management), Katherine Scott (Principal Planner (Development Management, Technical Lead)), Alli Stone (Democratic Services Officer (Governance)), Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

**1 Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Paul Ashton, Debbie McCallum, Graham Parker and Sarah Plummer. Councillors Rachel Smith-Lyte and Sarah Whitelock attended the meeting as substitutes for Councillors Ashton and Plummer.

In the absence of Councillor Plummer the meeting was chaired by Councillor Mark Packard, Vice-Chair of the Committee.

**2 Declarations of Interest**

Councillors Katie Graham and Sarah Whitelock both declared a Non-Registerable Interest in item 9 of the agenda as ward member for Aldeburgh and Leiston.

### **3 Minutes**

On the proposition of Councillor Pitchers, seconded by Councillor Ashdown, it was by a unanimous vote

#### **RESOLVED**

That the minutes of the meeting held on 3 July 2023 be agreed as a correct record and signed by the Chair.

**NOTE:** during this item, a query was made regarding the status of the changes to the scheme of delegation considered at the meeting held on 3 July 2023. Officers confirmed this issue would be considered by the Audit and Governance Committee at its next meeting.

### **4 Energy Projects Update**

The Committee received a presentation on energy projects in East Suffolk from Councillor Tom Daly, Cabinet Member with responsibility for Energy and Climate Change.

Councillor Daly summarised the motion on energy projects that had passed by the Full Council at its meeting of 27 September 2023, noting its impact on the Council's position relating to energy projects in the district.

Councillor Daly provided a summary update on Nationally Significant Infrastructure Projects (NSIPs) in East Suffolk, providing updates on Sizewell C, East Anglia One North and East Anglia Two offshore wind farms, Sealink, North Falls, Five Estuaries, and the Norwich to Tilbury Grid Reinforcement project.

Councillor Daly summarised the proposed LionLink multipurpose interconnector and noted that alternative landfall and onshore cable corridor options were being considered. The Committee was advised that officers were reviewing the materials and would respond to the consultation.

Councillor Daly summarised how the Council was looking forward in respect of energy projects and encouraged Members to contact the Council's Energy Projects team with all NSIP queries.

The Chair invited questions to Councillor Daly. In response to a question from Councillor Hedgley on the impact of the proposed Energy Bill, Councillor Daly said it was unclear at this stage what the ramifications of the bill would be, but they could possibly be significant. Councillor Daly acknowledged the concerns regarding development and the government's suggestions to reopen gas and oil fields, and said that the Council needed to be in a position to make its feelings known on the impact of proposed changes on the district.

The Chair queried if the Council had sufficient resources in place to manage the NSIP work within the district; Councillor Daly said that the Energy Projects team was

performing to a high standard and presented factual information in a way that made his role much easier.

In terms of the team's ongoing position, Councillor Daly concurred that a lot of NSIP related work would be required by the team to fulfil the Council's statutory duties and its duty to the community, and highlighted that NSIP Development Consent Orders (DCOs) granted made provision for funds that the Council could draw down to ensure that it was fully resourced to accommodate the work generated by NSIPs in the district.

In response to a question from Councillor Hammond relating to judicial reviews being brought against DCOs that had been granted, Councillor Daly said that those bringing the reviews were confident that there would be some degree of possible outcome. Councillor Daly considered that the judicial reviews, if they did not overturn the DCOs, could influence changes to certain elements of the NSIPs.

Councillor Ashdown referred to Councillor Daly's speech at the Full Council meeting of 27 September 2023, specifically on changing DCOs, and asked how this could be achieved. Councillor Daly stated that in his speech he had acknowledged that the DCOs had been granted by the Secretary of State and had highlighted that there would be opportunities to incentivise NSIP developers to improve elements such as connection sites.

Councillor Ewart noted the impact of Sizewell C highway developments in Kelsale and asked if any assurances had been received from Suffolk County Council (as highways authority) on roadways. The Energy Projects Manager, at Councillor Daly's invitation, advised that infrastructure for the development of Sizewell C would be coming forward and that local authorities were liaising with Sizewell C Ltd on the timing of this. The Energy Projects Manager assured the Committee that as soon as information on the progression of infrastructure was available it would be shared with all members of the Council; officers were party to discussions on highways infrastructure, but this element was being led by Suffolk County Council.

**NOTE:** Councillor Smith-Lyte arrived at this point of the meeting (10.52am).

Councillor Ninnmey questioned if there had been any consideration towards using Bradwell as a connector route. The Head of Planning and Coastal Management, at Councillor Daly's invitation, responded and advised that the connection infrastructure at Bradwell had been removed when the nuclear station stopped generating power, and that new connectors would be required; he advised that he could further update Members outside of the meeting.

There being no further questions, the Chair thanked Councillor Daly for his presentation.

## **5 Enforcement Performance Report - April to June 2023**

The Committee received report **ES/1667** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided information on the performance of the enforcement section of the Development Management team.

Councillor Yule introduced the report, which was taken as read, and invited officers to comment. The Planning Manager (Development Management, Major Sites and Infrastructure) referred to the action plan considered by the Committee earlier in the year, to enhance the efficiency and the abilities of the enforcement section; he reported that extra capacity had been achieved and that Mia Glass had been appointed to the role of Enforcement Officer, and that Ms Glass' previous post of Assistant Enforcement Officer had also been filled.

The Committee was advised that the enforcement section was now fully staffed and that work was being undertaken with colleagues in ICT to improve the document management system, with these changes expected in December 2023.

Councillor Yule thanked officers for their hard work to improve the enforcement section and increase its transparency.

There being no questions, Councillor Yule moved the recommendations in the report, which were seconded by Councillor Ashdown. The Chair invited the Committee to debate the proposals. Councillor Ashdown commented that the service of the enforcement section had improved tremendously and applauded officers for taking the action plan forward.

There being no further debate the Chair proceeded to the vote and it was unanimously

#### **RESOLVED**

That the contents of the report be noted.

### **6 Planning Performance Report – April to June 2023**

The Committee received report **ES/1668** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management team in terms of the timescales for determining planning applications.

Councillor Yule introduced the report, which was taken as read, and invited officers to comment. The Principal Planner (Development Management, Technical Lead) gave a presentation summarising the planning performance figures for the period 2021-2023 and highlighted that the Council had exceeded the government targets for determining both major and non-major applications.

The Chair invited questions to Councillor Yule. Councillor Pitchers noted that the Council had not met its stretch targets for determining major and non-major applications and asked what the consequences of this was. The Principal Planner, at Councillor Yule's invitation, noted that these stretch targets exceeded the ones set by government and that the Council had met the mandatory targets.

Councillor Hedgley sought clarification on the difference between a major and a non-major application. The Planning Manager explained that a major application was defined as being for development of at least 10 dwellings or over at least one hectare.

The Chair asked if the government targets were likely to be changed. The Planning Manager replied that this could happen when new planning fees were introduced in the near future, and that all Members would be updated as and when this occurred. Councillor Yule noted that the government was looking to change the planning system but reiterated that, at present, the Council was exceeding the current targets; she thanked officers for their hard work in achieving this.

Councillor Yule moved the recommendations in the report, which were seconded by Councillor Deacon. There being no debate, the Chair proceeded to the vote and it was unanimously

## **RESOLVED**

That the contents of the report be noted.

### **7 Appeals Performance Report – 22 May 2023 to 11 September 2023**

The Committee received report **ES/1669** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

Councillor Yule introduced the report, which was taken as read, and invited officers to comment.

The Principal Planner (Development Management, Technical Lead) highlighted the summaries of each decision in Appendix A to the report and noted the specific reasons given for grounds to appeal. The Principal Planner highlighted two appeal decisions, where the appeal had been refused, where an appellant could not demonstrate the need for rural worker housing and two other appeals where the Newbourne specific policy in the Local Plan relating to cluster development in the countryside had been engaged.

The Head of Planning and Coastal Management considered the appeals decisions received demonstrated the importance of the Local Plan in decision-making and highlighted the robust defences that could be mounted with a plan in place. Councillor Yule added that there was a positive financial impact from very few appeals being upheld, given the cost implications to the Council when that happened.

The Chair invited questions to Councillor Yule. In response to a question from the Chair it was noted that the number of appeals had increased since the previous meeting of the Committee held in July 2023.

Councillor Ashdown expressed his pleasure to see that the appeal at Tingdene North Denes Caravan Site, Lowestoft had been dismissed and asked how quickly enforcement action on the site could be progressed; he also noted that the appeal at Land at The Paddock, 4 The Street, Lound had been dismissed and asked if the four-month timescale for restoration ordered could be met. The Head of Planning and Coastal



Management advised that he would brief Councillor Ashdown fully on both matters after the meeting.

Councillor Pitchers referred to appeal dismissal at 26 Highland Drive, Worlingham and queried why there were no learning points or actions. The Planning Manager, at Councillor Yule's invitation, noted that learning from the reason the appeal was upheld, that the fence was in keeping with the character of the area, was being applied to similar cases in the Worlingham area.

Councillor Yule moved the recommendations in the report, which were seconded by Councillor Ashdown. The Chair invited the Committee to debate the proposals. Councillor Hedgley congratulated officers on the successful defence of the appeal relating to Marchwood, Martlesham Road, Little Bealings and was of the view it set a benchmark for the future.

There being no further debate the Chair proceeded to the vote and it was unanimously

### **RESOLVED**

That the contents of the report be noted.

## **8 Planning Policy and Delivery Update**

The Committee received report **ES/1670** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents and supporting Neighbourhood Plan preparations, and on housing delivery. Updates were also included, as appropriate, for Specialist Services (Design and Conservation, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team, along with an update on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

Councillor Yule introduced the report, which was taken as read, and invited officers to comment. The Head of Planning and Coastal Management updated the Committee that the national implementation of mandatory biodiversity net gain was to be delayed and that all Members would be notified when further information was made available by the government. The Planning Manager (Policy, Delivery and Specialist Services) added that this delay was likely to be to January 2024 and that the Council's Principal Ecologist continued to prepare for its implementation.

The Chair invited questions to Councillor Yule. Councillor Graham asked if officers were aware of the views from Suffolk Wildlife Trust ecologists that the proposed 10% biodiversity net gain was insufficient and would work with them to set a more ambitious target of 20%. The Planning Manager, at Councillor Yule's invitation, confirmed she was aware of this position but that the mandatory requirement would be 10% and a higher percentage could not be required without it being reflected in the Local Plan; she confirmed that officers were engaging with Suffolk Wildlife Trust around its ambitions.

In response, the Chair sought clarification on the ability for the Council to impose a higher requirement. The Head of Planning and Coastal Management advised that tier one (county and unitary) authorities were producing local nature recovery strategies and that the Suffolk strategy would provide an evidence base for the countywide position.

The Committee was advised that it would be premature to review the relevant policies of the Local Plan until this process was complete and it was known if there was an evidence base to do so; the Head of Planning and Coastal Management added that the Council was able to encourage developers to uplift biodiversity net gain targets where there was evidence they could do so.

In response to a query from Councillor Daly, the Head of Planning and Coastal Management confirmed the Suffolk Local Nature Recovery Strategy would hold weight. Following some discussion, it was suggested that a briefing for all members of the Council on this subject be held following the conclusion of the Committee's next meeting in January 2024.

Councillor Yule moved the recommendations in the report, which were seconded by Councillor Pitchers. There being no debate, the Chair proceeded to the vote and it was unanimously

#### **RESOLVED**

That the contents of the report be noted.

#### **9 Designation of three extensions to the existing Aldeburgh Conservation Area and adoption of a 2023 Supplement to the existing 2013 Aldeburgh Conservation Area Appraisal; Designation of a new Conservation Area at Aldeburgh Park and adoption of a 2023 Conservation Area Appraisal and Management Plan**

The Committee received report **ES/1671** of the Cabinet Member with responsibility for Planning and Coastal Management, which asked it to consider proposals to extend the existing Conservation Area in Aldeburgh and adopt a Supplement to the existing Appraisal for the extensions; and to consider a proposal to designate a new Conservation Area named Aldeburgh Park in Aldeburgh and adopt an Appraisal and Management Plan for it.

Councillor Yule introduced the report and explained that this had been a significant piece of work; she expressed surprise that the areas proposed to be included in both the existing and new conservation areas were not already protected.

The Chair invited questions to Councillor Yule. Councillor Hedgley sought confirmation that there had been no major objections to the proposals. The Senior Design and Conservation Officer, at Councillor Yule's invitation, highlighted the summary of consultation responses contained within the report and noted that although there had been some objections from independent householders, all main bodies consulted had been in favour of the proposals.

Councillor Yule moved the recommendations in the report, which were seconded by Councillor Whitelock. The Chair invited the Committee to debate the proposals. There was broad support of the proposals across the Committee, with several Members complimenting officers for the hard work in producing them. Members of the Committee expressed a desire that heritage assets across the district be protected; Councillor Ninmeyer suggested that a district-wide strategy was needed.

Councillor Hedgley highlighted the importance of including Non Designated Heritage Assets (NDHAs) in neighbourhood plans. Councillor Gee, commending the proposals, noted the number of heritage assets lost in Lowestoft over the years.

Councillor Yule said that she would discuss with the Design and Conservation Team whether work could be undertaken with all members of the Council to identify heritage assets in their wards, so that the Council can be more aware of what needs to be conserved within the district.

The Planning Manager (Policy, Delivery and Specialist Services), at Councillor Yule's invitation, remarked that several neighbourhood plans being prepared were taking the opportunity to identify NDHAs and noted that although this status does not provide the same protection as inclusion on the National Heritage List for England, it gives a degree of protection in planning terms.

There being no further debate the Chair proceeded to the vote and it was unanimously

#### **RESOLVED**

1. That the designation of three extensions to the existing Aldeburgh Conservation Area as shown in the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix B be agreed.
2. That the adoption of the Extension of the Aldeburgh Conservation Area Supplement to Conservation Area Appraisal (October 2023) to the existing Aldeburgh Conservation Area Appraisal (2013) as included at Appendix C be agreed.
3. That the designation of a new Conservation Area to be named Aldeburgh Park as shown in the map attached at Appendix D and including those properties and land included in the schedule attached at Appendix E be agreed.
4. That the adoption of the Aldeburgh Park Conservation Area Character Appraisal and Management Plan (October 2023) as included at Appendix F be agreed.
5. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Extension of the Aldeburgh Conservation Area Supplement to Conservation Area Appraisal, and Aldeburgh Park Conservation Area Character Appraisal and Management Plan, prior to them being published.
6. That it be agreed that the designation date of the proposed Conservation Area extensions and new Aldeburgh Park Conservation Area will be Friday, 6 October 2023

to allow time – without prejudging the committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.

**10 Strategic Planning Committee's Forward Work Programme**

The Committee considered its forward work programme. Following discussion, there was a consensus that an all-member briefing on logistics transport infrastructure should be arranged. The Clerk advised that Democratic Services would liaise with Planning officers to arrange the briefing.

The meeting concluded at 11.55am.

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Chair

<b>Unconfirmed</b>
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Minutes of an extraordinary meeting of the **Strategic Planning Committee** held in the Deben Conference Room, East Suffolk House, Melton, on **Thursday, 2 November 2023 at 3.00pm.**

**Members of the Committee present:**

Councillor Paul Ashton, Councillor Tom Daly, Councillor Mike Deacon, Councillor John Fisher, Councillor Andree Gee, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Mark Packard, Councillor Graham Parker, Councillor Kay Yule

**Other Members present:**

Councillor Amanda Folley, Councillor Sarah Whitelock

**Officers present:**

Matt Makin (Democratic Services Officer (Regulatory)), Andrea McMillan (Planning Manager (Policy, Delivery and Specialist Services)), Robert Scrimgeour (Principal Design and Conservation Officer), Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

**1 Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Paul Ashdown, Julia Ewart, Katie Graham, Toby Hammond, Mike Ninmey, Malcolm Pitchers, Rosie Smithson and Geoff Wakeling.

Councillors Amanda Folley and Sarah Whitelock attended the meeting as substitutes for Councillors Smithson and Graham respectively.

**2 Declarations of Interest**

Councillors Tom Daly and Sarah Whitelock both declared Non-Registerable Interests in item 3 of the agenda, as it related to a Conservation Area within their ward.

**3 Variation of the designation of the Aldeburgh Conservation Area to exclude five properties erroneously included in the western extension designated on 6 October 2023**

The Committee received report **ES/1715** of the Cabinet Member with responsibility for Planning and Coastal Management, which proposed to vary part of the existing Conservation Area in Aldeburgh to exclude five properties that were erroneously included in the western extension designated on 6 October 2023.

Councillor Yule, introducing the report, noted the error in the report presented to the Committee at its meeting on 2 October 2023 which had resulted in five properties in Crescent Road, Aldeburgh being erroneously included in the western extension of the Aldeburgh Conservation Area. Councillor Yule advised that it was considered timely to exclude these properties by varying the designation of the Conservation Area, as set out in the report's recommendations.

The Chair invited the Principal Design and Conservation Officer to comment on the report; he apologised for the error in the original report, which was the result of human error. The Committee was advised that although the five properties had been removed from the mapping at appendix A to the original report they had not been removed from the definitive list at appendix B to that report, which was the basis of the statutory designation following the Committee's resolution at its meeting of 2 October 2023.

The Committee was informed that officers were unaware of the error until one of the properties responded to the confirmation of the extension and that on the advice of the Council's Legal team, it was sought to resolve this error by varying the designation of the Conservation Area; the affected properties had been advised of this process in writing.

The Principal Design and Conservation Officer explained that one property had objected to the variation on the basis of completeness, as the other properties in Crescent Road would remain in the Conservation Area. The argument had been considered reasonable but when the five buildings were assessed as a group, the Principal Design and Conservation Officer considered that they did not relate to the historic character of Crescent Road due to their modern design and it was difficult to argue for their inclusion in the Conservation Area. Officers had replied to the property to this effect and had received no further correspondence.

The Chair invited questions to Councillor Yule. Councillor Hedgley asked if Crescent Road was unadopted; Councillor Whitelock, who was ward member for Aldeburgh and Leiston, was able to confirm this was correct.

Councillor Deacon thanked the Principal Design and Conservation Officer for his candour and sought further clarification on how the error had occurred, as he recalled that the report to the Committee on 2 October 2023 had referenced their removal following consultation. Officers were able to confirm that although this was referenced in the report, as the list at appendix B included the five properties and this was the basis of the Committee's resolution, they had been included in the statutory designation.

Councillor Yule proposed the recommendations in the report, which were seconded by Councillor Deacon. The Chair invited the Committee to debate the proposals.

Councillor Daly was in favour of the variation of the designation, considering that the Conservation Area, broadly popular in Aldeburgh, would be more robust and defensible as a result.

Councillor McCallum sought further explanation on the exclusion of some of the properties from the Conservation Area, as their removal would "cut in" to its boundary. The Principal Design and Conservation Officer acknowledged that this would make the boundary uneven but reiterated that the design and character of the buildings did not contribute to the historic character of the area and it was considered logical to remove them.

There being no further debate the Chair moved to a vote and it was unanimously

**RESOLVED**

1. That the variation of that part of the Aldeburgh Conservation Area that includes the five properties included in the schedule, attached at Appendix A to the report, to exclude them from the designation be agreed.
2. That it be agreed that the variation of designation date will be Friday, 3 November 2023.

The meeting concluded at 3.18pm.

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Chair

**STRATEGIC PLANNING COMMITTEE**

**Monday, 08 January 2024**

<b>Subject</b>	Planning Policy and Delivery Update
<b>Cabinet Member</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Andrea McMillan Planning Manager (Policy, Delivery & Specialist Services) <a href="mailto:Andrea.McMillan@eastsoffolk.gov.uk">Andrea.McMillan@eastsoffolk.gov.uk</a> 01394 444567
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a> 01394 444434
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a> 01394 444434

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



## Purpose and high-level overview

### **Purpose of Report:**

This report provides an update on key elements of the current work programme, including the preparation of Supplementary Planning Documents and Neighbourhood Plans, and on housing delivery. Updates, as appropriate, are also included for Specialist Services (Design and Heritage, Arboriculture and Landscape (including Rights of Way) and Ecology) that form part of the Planning Policy and Delivery Team. An update is also provided on the delivery of infrastructure to support growth through the Community Infrastructure Levy (CIL).

### **Options:**

This report is for information only.

### **Recommendation/s:**

That the content of the report is noted.

## Corporate Impact Assessment

### **Governance:**

The Local Plan Working Group oversee the preparation of many of the documents referred to in this report.

### **ESC policies and strategies that directly apply to the proposal:**

A range of Local Plan policies for East Suffolk.

### **Environmental:**

No impact.

### **Equalities and Diversity:**

This report is for information only, so no equality impact assessment is required. However, undertaking an assessment is an integral element for most of the projects in the work programme.

### **Financial:**

The work of the Team is undertaken within existing budgets, with grant income generated through support provided on Neighbourhood Planning. Grant funding is also provided from Defra in relation to Biodiversity Net Gain.

### **Human Resources:**

No impact.

### **ICT:**

No impact.

### **Legal:**

No impact.

**Risk:**

The work programme of the Team is significant and crucial to the delivery of many aspects of the East Suffolk Strategic Plan. Staff capacity is an ongoing risk although the majority of posts within the Team are currently filled.

**External Consultees:** None

## Strategic Plan Priorities

Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
<b>T01</b>	<b>Growing our Economy</b>		
P01	Build the right environment for East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>T02</b>	<b>Enabling our Communities</b>		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>T03</b>	<b>Maintaining Financial Sustainability</b>		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
<b>T04</b>	<b>Delivering Digital Transformation</b>		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
<b>T05</b>	<b>Caring for our Environment</b>		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XXX</b>	<b>Governance</b>		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<b>How does this proposal support the priorities selected?</b>			
It is acknowledged that the Council adopted a new Strategic Plan in November 2023, and the report template will be updated in due course.			

The Planning Policy and Delivery work programme makes a significant contribution to the delivery of the Strategic Plan themes identified above, cutting across all of the themes. The primary priority and 11 secondary priorities identified above reflect the wide range of projects in the work programme.

## Background and Justification for Recommendation

1 Background facts	
1.1	This report provides an update on the current Planning Policy and Delivery work programme. The Council's two Local Plans (Suffolk Coastal Local Plan, September 2020 and Waveney Local Plan, March 2019) provide up to date Local Plan coverage for the District, and the work of the Planning Policy and Delivery Team continues to focus on the delivery of these Plans.
1.2	The current Planning Policy and Delivery work programme contains a number of projects to support the delivery of the Local Plans. These include providing guidance to support the implementation of planning policies through the preparation of Supplementary Planning Documents (SPDs). The Design and Heritage service has a programme of projects including Conservation Area Appraisal and Management Plan reviews and the review of Article 4 directions in Conservation Areas. The Specialist Services Team, which comprises the Design and Heritage, Ecology, and Landscape and Arboriculture (including Public Rights of Way) services, is continuing to provide ongoing expert input across the Planning Service including in respect of development management, Nationally Significant Infrastructure Projects and planning policy, as well as on wider Council projects.
1.3	The updates in this report focus on projects and include the progress being made on the preparation of Supplementary Planning Documents and Neighbourhood Plans, as well as projects in the Design and Heritage Team and in relation to Biodiversity Net Gain. An update is also provided on housing delivery towards meeting the requirements set out in the adopted Local Plans.
1.4	An update on the work of the Infrastructure Team relating to the collection and spend of the Community Infrastructure Levy and Section 106 monies is also provided in this report.

2 Current position	
2.1	<b>Key milestones achieved over the past three to four months, since the last report to Strategic Planning Committee, are set out below.</b>
2.2	<p><b><u>Neighbourhood Plans:</u></b></p> <ul style="list-style-type: none"> <li>• Wickham Market Neighbourhood Plan – Referendum held on 12<sup>th</sup> October 2023 and the Neighbourhood Plan was 'made' on 22<sup>nd</sup> November 2023.</li> <li>• Carlton Colville Neighbourhood Plan –Examination underway.</li> <li>• Easton Neighbourhood Plan – Regulation 16 consultation underway between 10<sup>th</sup> November and 22<sup>nd</sup> December 2023</li> <li>• Playford Neighbourhood Plan - Regulation 16 consultation underway between 10<sup>th</sup> November and 22<sup>nd</sup> December 2023</li> </ul>

	<ul style="list-style-type: none"> <li>• Lowestoft Neighbourhood Plan – second round of Regulation 14 consultation held between 30<sup>th</sup> October and 11<sup>th</sup> December 2023</li> <li>• Westerfield Neighbourhood Plan – Regulation 14 consultation underway between 25<sup>th</sup> November 2023 and 19<sup>th</sup> January 2024</li> <li>• Preparation of Neighbourhood Planning housing guidance is underway.</li> <li>• Following feedback from the Town and Parish Forum in the summer, a forum session on Neighbourhood Planning was held for Town and Parish Councils on 23<sup>rd</sup> November.</li> </ul>
2.3	Public consultation on the Draft <a href="#">Custom and Self Build Supplementary Planning Document</a> was held between Wednesday 6 <sup>th</sup> September and Wednesday 18 <sup>th</sup> October 2023.
2.4	Public consultation on the Draft <a href="#">Healthy Environments Supplementary Planning Document</a> is underway between 15 <sup>th</sup> November 2023 and 10 <sup>th</sup> January 2024.
2.5	Public consultation on the Draft <a href="#">Rural Development Supplementary Planning Document</a> is underway between 15 <sup>th</sup> November 2023 and 10 <sup>th</sup> January 2024.
2.6	Work has continued on a <b>review of the Supplementary Planning Document for the Kirkley Waterfront and Sustainable Urban Neighbourhood</b> which was adopted in 2013. The review will update the SPD in relation to policies contained in the 2019 Waveney Local Plan. A site visit for Councillors was held on 17 <sup>th</sup> November 2023 and the initial scoping consultation on the SPD is anticipated to take place in March-April 2024.
2.7	<p><b>Design and Heritage:</b></p> <p>Recent progress in relation to the review of Conservation Areas and their Appraisals and Management Plans is set out below:</p> <ul style="list-style-type: none"> <li>• The appraisals for a proposed new Conservation Area at <b>Aldeburgh Park</b> and three proposed extensions to the existing <b>Aldeburgh Conservation Area</b> were presented to Strategic Planning Committee on 2<sup>nd</sup> October 2023 for approval, and came into effect from Friday 6<sup>th</sup> October. A subsequent report was presented to Strategic Planning Committee on 2<sup>nd</sup> November to vary the Aldeburgh Conservation Area designation to exclude five properties, this came into effect on 3<sup>rd</sup> November.</li> <li>• A six week public consultation concluded on 16<sup>th</sup> March 2023 on the proposal to amalgamate and extend the existing Southwold Conservation Area and Southwold Harbour Conservation Area and the draft new <b>Southwold Conservation Area Appraisal and Management Plan</b>. Consultation responses have been considered and the proposals are presented to Strategic Planning Committee on 8<sup>th</sup> January 2024.</li> <li>• Proposals to incorporate the Walberswick Quay Conservation Area as an extension to the Walberswick Conservation Area were publicly consulted on from 16<sup>th</sup> October to 27<sup>th</sup> November 2023 alongside a draft Supplement to append to the existing Walberswick Conservation Area Appraisal. Consultation responses have been considered and the proposals are presented to Strategic Planning Committee on 8<sup>th</sup> January 2024.</li> <li>• Consultants are due to be commissioned imminently in relation to the review of the <b>Halesworth Conservation Area Appraisal and Management Plan</b>.</li> </ul> <p>Progress on other Design and Heritage projects includes:</p> <ul style="list-style-type: none"> <li>• Consultants' fieldwork in support of a pilot review of the existing <b>Article 4 directions in place in both Lowestoft Conservation Areas</b>, taking account of changes in the 2021 National Planning Policy Framework (NPPF) on their use, is complete. Proposals relating to the cancellation of the existing Article 4 directions and confirmation of new ones are presented to</li> </ul>

	<p>Strategic Planning Committee on 8<sup>th</sup> January 2024. Consultants' fieldwork in support of the ongoing review of the other existing Article 4 directions in place in the Waveney area, plus a pilot in the Suffolk Coastal area (Marlesford Conservation Area), taking account of changes in the 2021 National Planning Policy Framework (NPPF) on their use, is underway and ongoing.</p> <ul style="list-style-type: none"> <li>The awards ceremony for the 2023 Quality of Place Awards took place on Wednesday 29<sup>th</sup> November, with winning projects in the categories of design, building conservation and community.</li> </ul>
2.8	<p><b>Biodiversity Net Gain:</b></p> <p>The mandatory requirement for Biodiversity Net Gain, as introduced through the 2021 Environment Act, is set to come into force in January 2024. An <a href="#">Interim Planning Guidance Note</a> was prepared by Suffolk Local Planning Authorities in May 2023 to provide advice on how biodiversity net gain should be demonstrated and considered through planning applications in a consistent manner under current planning policies. Preparations for the introduction of the mandatory requirement are underway, including through the creation of two new posts in the Ecology team which have been recruited to. Guidance and Regulations were published by the Government at the end of November 2023. Training is taking place for officers and Councillors.</p>
2.9	<p><b>Housing Delivery:</b></p> <p>Housing growth planned for in the Local Plans has continued to come forward, with many sites either under construction, consented, subject to planning applications or subject to early discussion with the Planning Service. The annual housing requirement figure for East Suffolk is 916 dwellings, based on the figures in the two adopted Local Plans for the District. For the year 2022/23, 812 dwellings were delivered, 155 of which were for affordable housing. During the first two quarters of 2023/24 (April to September) 351 net additional dwellings were reported as completed (of which 122 were affordable) (provisional figures), compared to 399 completed in the same period of the previous year. A comparison of dwellings under construction shows that as at 30<sup>th</sup> September 2023 1,254 dwellings were under construction compared to 1,271 at the same point in the previous year, showing that supply is continuing to come forward. Of those under construction 252 are affordable homes. We have seen a decrease in the number of dwellings started in the past quarter, which is understood to coincide with changes to Building Regulations in June 2023.</p> <p>The annual update of the <a href="#">Housing Land Supply Statement</a> was published in November 2023, and sets out the following position as at 31<sup>st</sup> March 2023:</p> <ul style="list-style-type: none"> <li>The Suffolk Coastal Local Plan area has a housing land supply of 6.34 years;</li> <li>The Waveney Local Plan area has a housing land supply of 5.62 years.</li> </ul> <p>Work is underway on an update to the Housing Action Plan, with a focus being taken on analysing specific sites that appear to be slow in coming forward.</p>
2.10	<p><b>CIL Collection and Spend and Exacom:</b></p> <ul style="list-style-type: none"> <li>£4,868,094.78 total CIL has now been received since the start of the financial year (1 April 2023). This means we are on target to receive approx. £6m by the financial year end, which is in line with previous years, although is likely to be a lower annual figure than in 2022/23.</li> <li>Neighbourhood CIL (NCIL) allocations were made by the Statutory Deadline of 28 October 2023. Including the April NCIL payments, a total of</li> </ul>

	<p>£865,244.57 has been allocated to all relevant Town and Parish Councils this year.</p> <ul style="list-style-type: none"> <li>• It's been quiet period with CIL spending currently with the majority of activity being focussed on supporting the work of infrastructure providers to ensure timely and accurate bids are submitted for the April 2024 District CIL Bid Round.</li> <li>• The Infrastructure Funding Statement for 2022-23 has now been published in line with statutory requirements. This latest Statement includes an update on the progress of all of the District CIL funded projects, together with photographs. We have also been working closely with Communications Teams to promote these projects further.</li> <li>• Promotions and events have been scheduled and delivered for many of the recently completed infrastructure projects that have previously been funded by East Suffolk CIL.</li> <li>• The Sizewell C Legal Agreement is now recorded on the Exacom PFM system which means the clauses relating to financial contributions can all be seen via the Developer Contributions Dashboard on the Planning webpages – all Sizewell C obligations have the pre-fix SZC to clearly differentiate them from S106 contributions.</li> <li>• CIL Training was provided to Members in October 2023 and this was recorded with the slides being also available to those that were unable to attend. The training was well received by those able to attend.</li> <li>• Training on spending and reporting on Neighbourhood CIL was provided at the recent Neighbourhood Plans event.</li> <li>• The new Levelling Up and Regeneration Act (LURA) has recently received Royal Assent with the impacts of this now being discussed in terms of delivery of the required changes. This affects planning permissions, developer contributions, affordable housing, infrastructure delivery and statutory reporting.</li> <li>• Members of the Team recently attended the national conference on Infrastructure Levy, CIL and s106 and we await further announcements in the new year.</li> </ul>
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<b>3 How to address current situation</b>	
3.1	<b>During the next 3 to 4 months, some of the key project milestones will include:</b>
3.2	<p>With respect to <b>Neighbourhood Plans</b>:</p> <ul style="list-style-type: none"> <li>• Carlton Colville Neighbourhood Plan - Examination will be completed.</li> <li>• Easton Neighbourhood Plan – Regulation 16 consultation to be concluded and Examination to be underway</li> <li>• Playford Neighbourhood Plan – Regulation 16 consultation to be concluded and Examination to be underway</li> <li>• Lowestoft Neighbourhood Plan – second round of Regulation 14 consultation to be concluded</li> </ul>

	<ul style="list-style-type: none"> <li>• Westerfield Neighbourhood Plan – Regulation 14 consultation to be concluded</li> <li>• A Regulation 14 consultation for the Otley Neighbourhood Plan is expected shortly.</li> <li>• Guidance for Neighbourhood Plan groups on delivering new housing through their plans will be progressed with consultation anticipated in the new year.</li> </ul>
3.3	Comments received to the draft <b>Custom and Self Build Supplementary Planning Document</b> will be considered in finalising the SPD which is anticipated to be adopted in early 2024.
3.4	The consultation on the Draft <b>Healthy Environments Supplementary Planning Document</b> will have been completed. Comments will be considered in finalising the SPD which is anticipated to be adopted in Spring 2024.
3.5	The consultation on the Draft <b>Rural Development Supplementary Planning Document</b> will have been completed. Comments will be considered in finalising the SPD which is anticipated to be adopted in Spring 2024.
3.6	Progress will be made with the <b>review of the Supplementary Planning Document for the Kirkley Waterfront and Sustainable Urban Neighbourhood</b> .
3.7	The <b>Authority Monitoring Report</b> , subject to consideration by Strategic Planning Committee, will be published. As noted in the report to Strategic Planning Committee on the Authority Monitoring Report, there is a requirement to undertake an assessment of a local plan prior to the fifth anniversary of adoption to consider whether it needs to be updated, and this assessment will therefore need to be undertaken in relation to the Waveney Local Plan by 20 <sup>th</sup> March 2024.
3.8	<p><b>Design and Heritage:</b></p> <ul style="list-style-type: none"> <li>• Subject to approval by Strategic Planning Committee the proposed extensions to the <b>Southwold Conservation Area</b> will come into effect from Friday 12<sup>th</sup> January 2024.</li> <li>• Subject to approval by Strategic Planning Committee the proposed extension to the <b>Walberswick Conservation Area</b> will come into effect from Friday 12<sup>th</sup> January 2024.</li> <li>• Subject to approval by Strategic Planning Committee, the cancellation of the Article 4 direction and Confirmation of a new Article 4 direction for the North Lowestoft Conservation Area and for the South Lowestoft and Kirkley Conservation Area will be subject to consultation between 22<sup>nd</sup> January and 1<sup>st</sup> March 2024.</li> <li>• Work on the <b>Halesworth Conservation Area</b> draft appraisal and boundary review will continue.</li> <li>• Following the Article 4 pilots, the review is being rolled out across other Conservation Areas in the former Waveney area. Consultants have been appointed to initiate a 3-year phased project to undertake a review of the remaining Article 4 directions in Conservation Areas in the Waveney area and to consider pilots in the Suffolk Coastal area.</li> </ul>
3.9	<p><b>Biodiversity Net Gain:</b></p> <p>Preparation for the mandatory requirements will continue to take place, with the requirements due to come into force in January 2024. The requirements will apply to applications submitted from the point it comes into force, and will initially apply to major development with smaller development to follow from April 2024. The Council is also engaging with other authorities in Suffolk on the preparation of the Local Nature Recovery Strategy.</p>

3.10	<p><b>Housing Delivery:</b></p> <p>As stated in paragraph 2.9 above, there were 1,254 dwellings under construction at the end of March 2023, similar to the same time the previous year. Over the coming months, the Planning Service will continue to support the delivery of housing set out in the Local Plans, including through the determination of planning applications and through ongoing support for bringing forward strategic sites such as supporting master-planning.</p> <p>Whilst the Council is not currently required to prepare a Housing Action Plan due to having ‘passed’ the most recent Housing Delivery Test (2022 results published in December 2023), the Housing Action Plan is reviewed annually and the latest review is anticipated to be published in early 2024.</p>
3.11	<p><b>CIL Collection/Spend and Exacom:</b></p> <ul style="list-style-type: none"> <li>• The end of the financial year marks the start of the busiest period for the Infrastructure Team with the finalisation of CIL income, Neighbourhood CIL Payments to be made, the 2024 District CIL bid round to manage and potentially new CIL Spending Working Group Members to train. In addition there are other new elements of work taking off such as First Homes and Biodiversity Net Gain all of which are touched on as part of the Team’s roles.</li> <li>• It is expected that new Infrastructure Levy Draft Regulations are to be consulted on in early 2024, and this was confirmed at the recent Infrastructure Levy national conference.</li> </ul>
3.12	<p><b>National update:</b></p> <p>The Levelling Up and Regeneration Act received Royal Assent in October 2023. The Act introduces a number of changes, including changes to the preparation of Local Plans; a requirement on authorities to prepare a design code; the introduction of National Development Management Policies; new Supplementary Plans; provision for Neighbourhood Priorities Statements to be prepared by communities; the introduction of Environmental Outcomes Reports and the introduction of Infrastructure Levy. Secondary legislation to take forward the provisions of the Act is anticipated during 2024.</p> <p>Some consultation on areas of detail has already taken place by the Government, including a consultation on <a href="#">plan-making reforms</a> held between July and October 2023, and consultations on <a href="#">Environmental Outcomes Reports</a> and <a href="#">Infrastructure Levy</a> earlier in 2023. It is anticipated that there will be further consultations during 2024, in particular on changes to the National Planning Policy Framework and on National Development Management Policies.</p> <p>Under the current planning system, revisions to the <a href="#">National Planning Policy Framework</a> were published on 19<sup>th</sup> December 2023 following <a href="#">consultation</a> undertaken between December 2022 and March 2023. An overview of the revisions will be provided at the Strategic Planning Committee meeting.</p>

<b>4 Reason/s for recommendation</b>	
4.1	This report is for information only.



## Appendices

**Appendices:**

None.

**Background reference papers:**

None.

**STRATEGIC PLANNING COMMITTEE**

**Monday, 08 January 2024**

<b>Subject</b>	Authority Monitoring Report 2022/23
<b>Report of</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Adam Nicholls Principal Planner (Policy and Delivery) <a href="mailto:adam.nicholls@eastsoffolk.gov.uk">adam.nicholls@eastsoffolk.gov.uk</a> 01502 523044  Caroline Clamp Planning Assistant (Policy and Delivery) <a href="mailto:Caroline.clamp@eastsoffolk.gov.uk">Caroline.clamp@eastsoffolk.gov.uk</a> 01502 523027
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a> 01394 444434
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a> 01394 444434

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

## Purpose and high-level overview

### **Purpose of Report:**

1. The Authority Monitoring Report (AMR) is produced annually to provide information on the progress of producing and implementing the Council's Local Plans.
2. The Council monitors planning applications throughout the year to provide a basis on which to judge the implementation and effectiveness of policies contained within Local Plans and Neighbourhood Plans. Monitoring data collected by the Council is used alongside information collected from other sources such as Suffolk Observatory, Office of National Statistics and Natural England.
3. The 2022/23 AMR covers the monitoring period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023.

### **Options:**

The Council is required to prepare and publish its AMR in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), so there are no other credible options.

### **Recommendation/s:**

1. That the Council publishes the East Suffolk Authority Monitoring Report covering the period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023.
2. That the Head of Planning and Coastal Management Service, in consultation with the Cabinet Member for Planning and Coastal Management, be given delegated authority to make any necessary minor typographical or presentational changes to the documents prior to formally publishing them.

## Corporate Impact Assessment

### **Governance:**

The Local Plan Working Group oversees the preparation of the Authority Monitoring Report.

### **ESC policies and strategies that directly apply to the proposal:**

The two adopted Local Plans for East Suffolk (Waveney Local Plan and Suffolk Coastal Local Plan).

### **Environmental:**

No direct impact, although many environmental indicators are reported in the AMR.

### **Equalities and Diversity:**

This report is for information only, so no Equality Impact Assessment is required. However, some of the information and analysis relates to equalities and diversity (such as affordable housing completions and various health and economic indicators).

**Financial:**

The AMR has been prepared by the Planning Policy and Delivery Team, who continually monitor the progress of the Local Plan policies and planning applications that are received and determined by the Council. The financial costs of this are already accounted for within existing staff budgets for Planning and Coastal Management.

**Human Resources:**

No impact.

**ICT:**

No impact.

**Legal:**

The AMR has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and will be published on the Council's website. It will also be made available for inspection at the Council's two principal offices (Riverside, Lowestoft and East Suffolk House, Melton) during office hours.

**Risk:**

None directly, but the AMR highlights where there are potential environmental, social and/or economic risks which may need mitigating/addressing.

<b>External Consultees:</b>	None
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## Strategic Plan Priorities

Select the priorities of the <a href="#">Strategic Plan</a> which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
<b>T01</b>	<b>Growing our Economy</b>		
P01	Build the right environment for East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>T02</b>	<b>Enabling our Communities</b>		
P06	Community Partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>T03</b>	<b>Maintaining Financial Sustainability</b>		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
<b>T04</b>	<b>Delivering Digital Transformation</b>		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>

P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
<b>T05</b>	<b>Caring for our Environment</b>		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XXX</b>	<b>Governance</b>		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<b>How does this proposal support the priorities selected?</b>			
The Authority Monitoring Report collates and analyses a wide range of environmental, social and economic data and information of relevance to East Suffolk, especially in relation to the implementation of the policies of the two Local Plans.			

## Background and Justification for Recommendation

<b>1 Background facts</b>	
1.1	The Council produces the Authority Monitoring Report (AMR) each year to show progress on producing and implementing the Local Plans. This report covers East Suffolk as a whole and provides specific information relating to the Suffolk Coastal Local Plan, Waveney Local Plan and Neighbourhood Plans.
1.2	The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires key pieces of information to be covered by an Authority Monitoring Report, such as: <ul style="list-style-type: none"> <li>• Progress on the Local Plan against the timetable in the Local Development Scheme;</li> <li>• Details of any Neighbourhood Plans or Neighbourhood Development Orders that have been ‘made’ (adopted);</li> <li>• Any action taken under the Duty to Co-operate;</li> <li>• Details of any policies not being implemented;</li> <li>• Net amount of additional affordable housing; and</li> <li>• Total housing (and affordable housing) completed against annual requirements.</li> </ul>
1.3	Previous years’ AMRs <a href="#">have published all information within a single, lengthy, report</a> , with background information available on the Council’s <a href="#">Open Data portal</a> . For the 2022/23 year, a full review of the AMR production process was undertaken, with a desire to streamline the reporting process and make it more user-friendly by making better use of technology.
1.4	The 2022/23 AMR comprises two main elements. Firstly, a concise ‘regulatory’ report has been produced (see Appendix 1), which contains the key information required by the legislation (see paragraph 1.2 above). Secondly, more detailed analysis of key and supporting information, including some time-series information, has been produced in a ‘StoryMap’ format, called the <a href="#">Planning Delivery Dashboard</a> . As in previous years, the Open Data portal is available for people to download information in various different formats (like GIS shapefiles and Excel spreadsheets).

1.5	This AMR therefore covers the monitoring period 1 <sup>st</sup> April 2022 to 31 <sup>st</sup> March 2023 and provides monitoring information against indicators in the Local Plans, such as housing completions, town centre uses, environmental designations and the planning applications that the Council received.
1.6	The Suffolk Coastal Local Plan was adopted in September 2020. This is therefore the second AMR covering a full year of monitoring information. The Local Plan covering the former Waveney area was adopted in March 2019 and this is therefore the fourth monitoring report covering the Waveney Local Plan.
1.7	The previous individual local authorities have a long and established history of producing AMRs. Suffolk Coastal District Council and Waveney District Council both first published an AMR in December 2005 to cover the monitoring period 2004/05, and they have been produced every year since (as a single East Suffolk AMR since 2018/19).

## 2 Current position

2.1	In accordance with the Regulations and examples of best practice, the AMR for East Suffolk (see Appendix A) includes sections which focus on specific aspects of the Local Plan preparation and monitoring process.
2.2	Chapter 1 introduces the document, with Chapter 2 outlining the progress against the Local Development Schemes. As both Local Plans are adopted and no Local Plan preparation work took place during 2022/23, there were no milestones for this monitoring period.
2.3	As set out in Chapter 3, many Neighbourhood Plans progressed their production during 2022/23, with five 'made' (adopted) – Bungay; Halesworth; Lound, Ashby, Herringfleet & Somerleyton; Oulton; and Worlingham. As at 31 <sup>st</sup> March 2023, there were a total of 19 'made' Neighbourhood Plans.
2.4	Chapter 4 relates to the developer financial contributions, which comprise Community Infrastructure Levy (CIL) receipts and S106 legal agreement and RAMS habitat mitigation. The Council is required to produce an annual Infrastructure Funding Statement (IFS), which details developer contribution income, allocations and spending as well as the Infrastructure List; the list of projects that developer contributions may fund to support the Local Plans growth. The <a href="#">2022/23 IFS</a> was approved by Cabinet in September 2023 and contains financial reports relating to CIL and Section 106 contributions, which no longer need to be reported in the AMR. However, the headline figures, which are included in the AMR, for 2022/23 are: <ul style="list-style-type: none"> <li>• CIL received in the monitoring period was £6.8m (a £600,000 increase from the previous year)</li> <li>• Total developer contributions (S106 contributions and RAMS habitat mitigation) received by East Suffolk Council was £400,000, a drop from the previous year. Other contributions, for highways works or education purposes (for example), were made to direct to Suffolk County Council). Any contributions directly received by other bodies are reported in their own Infrastructure Funding Statements</li> <li>• The East Suffolk CIL Charging Schedule was adopted in June 2023 and came into effect on 1<sup>st</sup> August 2023. This replaced (for new planning permissions) the Waveney and Suffolk Coastal CIL Charging Schedules</li> </ul>

2.5	Under the Localism Act 2011, Local Planning Authorities are required to engage constructively, actively and on an on-going basis in relation to strategic cross-boundary planning matters. East Suffolk Council regularly engages with neighbouring authorities and other prescribed bodies to ensure co-operation on various matters throughout the production and implementation of Local Plan documents, such as the emerging Great Yarmouth Local Plan. This is reported in Chapter 5.
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2.6

Chapter 6 details how the Suffolk Coastal and Waveney Local Plans have been implemented, performed and delivered over the monitoring period:

- Housing – 812 new homes were completed during the monitoring period (452 in Suffolk Coastal and 360 in Waveney), a small decline compared to 822 in the previous year. In terms of affordable homes, a total of 155 were completed (113 in Suffolk Coastal and 42 in Waveney), a decline compared to 225 in 2021/22, although recent figures show that the delivery of affordable housing can vary considerably from year-to-year, largely because affordable housing tends to be completed in large groups at the same time rather than market units, which are delivered more steadily. An update to the Council’s Housing Action Plan is currently underway, setting out some commentary on the current state of the housing market in the district and potential actions to improve the delivery of housing. It is anticipated this will be published early in 2024;
- Planning appeals – a significant decline in appeals (a total of 47 compared to 64 in 2021/22) but the dismissal rate remains high (about 70%), which shows that the Council is continuing to generally make appropriate decisions. Very few “costs awards” were made by Inspectors because of “unreasonable” behaviour by the Council in defending appeals;
- Employment – overall there has been a relatively small increase in employment floorspace across East Suffolk. The main development was two warehouses at Orwell Logistics Park, totalling 51,600m<sup>2</sup>. Of employment floorspace lost, the majority (6,000m<sup>2</sup>) was the demolition of the former Suffolk Coastal District Council’s offices at Woodbridge prior to it being re-developed for housing;
- Retail – the number of vacant units in the town centres changed relatively little overall, with some rising slightly, some falling slightly and some remaining unchanged. Lowestoft continues to have the highest proportion of vacancies, increasing from 24% to 26% and there were small increases in Beccles, Halesworth and Woodbridge (with vacancy rates of about 10%). Small improvements were seen in Aldeburgh and Felixstowe, with Aldeburgh having the lowest vacancy rate overall, with only a single unit (just over 1%);
- Climate Change – Just one planning application was approved against Environment Agency advice on flood risk, but this was due to there already being a ‘fallback’ position for residential development for the conversion, so it could not sensibly be resisted. In addition:
  - the [East Suffolk Cycling & Walking Strategy](#) was adopted in October 2022
  - there was continued work (with Great Yarmouth Borough Council, North Norfolk District Council and the Broads Authority) on the preparation of a single [Coastal Adaptation Supplementary Planning Document](#), which was adopted in September 2023;
- Natural Environment – Air quality is generally good in the district. No instances of nitrogen dioxide above the national objective level of 36µg/m<sup>3</sup> have been recorded in recent years.. Of the two remaining Air Quality Management Areas, one at Woodbridge had been under the limit for some years and was formally de-designated in September 2022. The other AQMA, at Stratford St Andrew, has seen improvements too and it is hoped that it will continue to stay below the 36µg/m<sup>3</sup> limit, which could lead to the de-designation process eventually too;



	<ul style="list-style-type: none"> <li>• <u>Historic Environment</u> – key points are: <ul style="list-style-type: none"> <li>○ North Lowestoft Conservation Area continues to be considered “at risk” by Historic England, due to some unsympathetic works to various buildings but a feasibility study for the North Lowestoft Heritage Action Zone (which ended on March 2023), Scores and Triangle Market area was prepared in October 2021 as part of measures to improve the area. The trend is now “improving”, a positive trend from the “deteriorating significantly” position of some previous years</li> <li>○ One replacement Conservation Area appraisal was approved, (Thorpeness, in June 2022) with public consultation for a new Conservation Area for Aldeburgh Park and a review of the Southwold Conservation Areas undertaken in early 2023</li> </ul> </li> </ul>
2.7	<p>The 2012 Regulations require that any non-implemented Local Plan policies are identified, with the reasons why and any appropriate steps being taken to rectify this. Only one policy is now not being implemented – part of Suffolk Coastal Local Plan policy SCLP9.2, Sustainable Construction. This is because Part L of the Building Regulations now requires a 30% reduction in CO<sub>2</sub> emissions, higher than the 20% set out in SCLP9.2. The policy won’t be monitored any more, as essentially all new dwellings will need to achieve this standard and it will be secured through the Building Control inspection regime.</p> <p>Four policies (SCLP5.17 Gypsies, Travellers and Travelling Showpeople, WLP8.5 Gypsy and Traveller Sites, SCLP8.3 Allotments and SCLP5.15 Residential Moorings, Jetties and Slipways) have not been used in decision-making so far. As with various site allocations policies where the sites have not yet come forward, this is consistent with the lack of relevant applications to require assessment against these policies and so does not indicate that these policies are “failing”.</p> <p>As a note, the Waveney Local Plan will be five years old in March 2024, and the required assessment of whether it should be reviewed will be prepared and published in 2024.</p>
2.8	<p>Chapter 7 relates to the Sustainability Appraisals that support the Local Plan documents. Tables provide a summary of potential significant effects (positive and negative) identified in the Council’s Sustainability Appraisals. Monitoring of these enables the potential significant effects to be assessed and any remedial action to be taken if required.</p>
2.9	<p>The AMR for the monitoring period 2022/23 shows that the policies in the Local Plans and Neighbourhood Plans across the district are generally performing as expected. The policies are all evidence based and examples of best practice. They provide consistency of decision making for those wishing to bring forward applications and certainty for the local communities in respect of the future development and infrastructure requirements across the District.</p>

### **3 Relationship to Housing Land Supply**

3.1	<p>The AMR largely reports on progress on the implementation of the Local Plans over the past monitoring year. The Council also has a duty to annually update its housing land supply position, to set out its supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against the housing requirement.</p>
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3.2	As both of the Council’s Local Plans are less than five years old, the supply is measured against the housing requirements in the Local Plans (where plans are over five years old, the assessment is made against housing need calculated using the Government’s standard methodology). Account is also taken of any shortfall in delivery over the plan period and an appropriate buffer is then added on top, as required by the National Planning Policy Framework – for East Suffolk, this is 5% for the figures as at March 2023.
3.3	The five-year supply is made up of many sites of a range of sizes, including most sites with full planning permission, some sites with outline permission and some allocations in Local Plans and Neighbourhood Plans. To be included, sites must meet the definition of ‘deliverable’ as set out in the National Planning Policy Framework. For some categories of site, including allocations without permission and larger sites with outline permission, to be included clear evidence must be provided to demonstrate that housing completions will begin on site within five years. An appropriate allowance is also made for windfall development – these are developments that are not yet known however reflects that the Local Plans contain policies to support appropriate development coming forward that is not allocated (for example development within Settlement Boundaries and affordable housing on ‘exception’ sites).
3.4	The <a href="#">Statement of Housing Land Supply as at 31<sup>st</sup> March 2023</a> was published in November 2023, and are little changed from the previous year, with just small reductions. For both Local Plan areas, there is more than the minimum 5-year supply: <ul style="list-style-type: none"> <li>• Suffolk Coastal Local Plan area: 6.34 years (previously 6.47 years)</li> <li>• Waveney Local Plan area: 5.62 years (previously 5.78 years)</li> </ul>
3.5	Whilst the numbers are similar, the updated assessment includes sites granted permission over the course of 2022/23, whilst some sites included last year now feature in the housing completion figures. A large number of dwellings sit outside the five-year supply period, where there is insufficient evidence that completions will take place during the next five years. This includes many dwellings on allocated sites as well as dwellings with outline consent (especially the largest sites, which can have long lead-in times). However, as time goes on progress will be made and these sites should feature in the five-year supply in the future, just as sites currently being developed will in turn drop out of the supply and be recorded as completions in future AMRs.
3.6	The Council also has a Housing Action Plan which it updates each year and which has been reviewed again in 2023 (to be published in early 2024). The Housing Action Plan contains actions to support the delivery of housing. These actions will, by supporting appropriate housing development coming forward, contribute towards the maintenance of a five-year supply.
3.7	The Housing Action Plan highlights that some of the factors affecting housing delivery are national, such as high interest rates and falling house prices, but also sets out a series of actions for the planning service and wider Council to support the delivery of housing. To date, Housing Action Plans have included actions such as engaging with landowners and developers to understand any issues affecting development (and whether the Council can assist with resolving any such issues), updating the Local Validation List and recruiting to vacant posts.

## 4 Reason/s for recommendation

4.1	In order to publish the AMR for the monitoring period 2022/23, the Council's Constitution outlines that Strategic Planning Committee is required to review and monitor the operational impact of the Council's planning policies and development management activities.
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## Appendices

### Appendices:

<b>Appendix A</b>	East Suffolk 'Regulatory' Authority Monitoring Report 2022/23
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### Background reference papers:

Date	Type	Available From
November 2023	Statement of Housing Land Supply as at 31 <sup>st</sup> March 2023, and appendices	<a href="http://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/housing-land-supply/">www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/open-data/housing-land-supply/</a>
Various	Housing Action Plan	<a href="http://www.eastsuffolk.gov.uk/planning/housing-action-plan/">www.eastsuffolk.gov.uk/planning/housing-action-plan/</a>

# East Suffolk Authority Monitoring Report 2022/23

Covering the Suffolk Coastal Local Plan area  
and the Waveney Local Plan area

An update on progress of the Local Plans,  
delivery of policies and proposals and other  
monitoring information for East Suffolk

Published January 2024



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Whilst every effort is made to ensure the accuracy of data in this report, it cannot be guaranteed free of errors.

# 1 Introduction

1.1 East Suffolk is covered by two adopted Local Plans.

Local Plan Document	Adopted date	Geographical coverage
Waveney Local Plan	20 <sup>th</sup> March 2019	Former district of Waveney (excluding the Broads Authority area)
Suffolk Coastal Local Plan	23 <sup>rd</sup> September 2020	Former district of Suffolk Coastal

1.2 Authority Monitoring Reports (AMRs) provide an assessment on the progress of the preparation of Local Plans and monitor the effectiveness of polices including the delivery of site specific allocations.

1.3 The [Broads Authority](#) produces its own monitoring report, which includes the parts of East Suffolk which lie within the Broads Authority area.

1.4 Authority Monitoring Reports must include:

- progress on the Local Plan against the timetable in the Local Development Scheme;
- details of any neighbourhood plans or neighbourhood development orders that have been adopted;
- any Community Infrastructure Levy receipts;
- action taken under the Duty to Co-operate;
- details of any policies not being implemented;
- net additional dwellings (and affordable housing) completed in monitoring year; and
- total housing (and affordable housing) completed against annual requirements.

1.5 This Authority Monitoring Report covers the period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023. The report is split into two parts. This document reports the detail set out in the regulations as summarised above.

1.6 The [Planning Delivery dashboard](#) presents information and data for the monitoring year for housing, employment, retail and town centres, climate change, design, and the natural and historic environments and provides an assessment on how the local plan polices are performing. The dashboard also includes time series data and interactive maps e.g. housing completions, retail and town centre surveys and progress on delivery of site allocations.

1.7 Much of the data used to support the AMR is available to view and download as spreadsheets or shapefiles from the Council's Open Data portal at <https://data-east Suffolk.opendata.arcgis.com>.

1.8 Planning information can be found on East Suffolk Council's webpages:

**Planning Policy and Local Plans** [www.eastsuffolk.gov.uk/localplan](http://www.eastsuffolk.gov.uk/localplan)

**Open Data Portal** <https://data-eastsuffolk.opendata.arcgis.com>

**Planning Policy Consultations** [www.eastsuffolk.gov.uk/planning-policy-consultations](http://www.eastsuffolk.gov.uk/planning-policy-consultations)

**Neighbourhood Planning** [www.eastsuffolk.gov.uk/neighbourhood-planning](http://www.eastsuffolk.gov.uk/neighbourhood-planning)

**Self Build and Custom Build Register** [www.eastsuffolk.gov.uk/self-build-and-custom-build-register](http://www.eastsuffolk.gov.uk/self-build-and-custom-build-register)

**Brownfield Land Register** [www.eastsuffolk.gov.uk/brownfield-land-register](http://www.eastsuffolk.gov.uk/brownfield-land-register)

**Community Infrastructure Levy** [www.eastsuffolk.gov.uk/CIL](http://www.eastsuffolk.gov.uk/CIL)

**Planning Applications** <https://www.eastsuffolk.gov.uk/planning-applications-and-enforcement>



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[www.eastsuffolk.gov.uk/planningpolicy](http://www.eastsuffolk.gov.uk/planningpolicy)

## 2 Progress of Local Plan against Local Development Scheme

- 2.1 The Suffolk Coastal Local Plan and the Waveney Local Plan were adopted in September 2020 and March 2019 respectively and no Local Plan preparation work took place during 2022/23. Therefore, there are no milestones for this monitoring period. For reference purposes the Local Development Schemes for each Local Plan can be found at <https://www.eastsuffolk.gov.uk/statement-of-community-involvement-and-local-development-scheme/>.



# 3 Neighbourhood Plans and Neighbourhood Development Orders

- 3.1 Neighbourhood Plans are optional plans prepared by local communities which set out detailed planning policies and proposals for their specific area e.g. a parish. Once 'made' (adopted), they form part of the Development Plan against which planning applications must be determined.
- 3.2 A Neighbourhood Plan allows communities to create a vision and planning policies for the use and development of land for their area, for example, where new homes should be built and what they should look like.
- 3.3 Neighbourhood Development Plans must be in general conformity with the strategic policies in the relevant adopted Local Plan.
- 3.4 With a Neighbourhood Development Order, communities can grant planning permission for development they want to see go ahead in a neighbourhood, for example allowing home extensions to be built without the need to apply for planning permission. No Neighbourhood Development Orders are currently in place in East Suffolk.
- 3.5 During 2022/23 five Neighbourhood Plans have been made:
- Bungay;
  - Halesworth;
  - Lound, Ashby, Herringfleet & Somerleyton;
  - Oulton; and
  - Worlingham.
- 3.6 As of 31 March 2023, there are nineteen made Neighbourhood Plans in East Suffolk.
- 3.7 The most up-to-date information on Neighbourhood Planning including guidance notes can be found at [www.eastsuffolk.gov.uk/neighbourhoodplanning](http://www.eastsuffolk.gov.uk/neighbourhoodplanning).

# 4 Developer Contributions – Community Infrastructure Levy and S106 Agreements (Planning Obligations)

- 4.1 The Community Infrastructure Levy legislation requires the production of annual Infrastructure Funding Statements (IFS). The annual IFS must set out which projects are to be funded by CIL in the future, as well as how much CIL has been collected, what it has been spent on and how much has been passed to parish councils. Similar information is also required to be published in relation to Section 106 legal agreements (planning obligations).
- 4.2 The East Suffolk Infrastructure Funding Statement 2022-23 can be found at <https://www.eastsuffolk.gov.uk/infrastructure-funding-statement/>. As a result, the contents are not duplicated in this AMR, other than the summary figures below for 2022/23. Also see the Council’s CIL Reporting webpage for more details <https://www.eastsuffolk.gov.uk/cil-reporting/>:

CIL received	<b>£6,792,342.81</b>
Total developer contributions (S106 legal agreements & RAMS habitat mitigation) received (including affordable housing commuted sums)	<b>£396,127.29</b>

- 4.3 The East Suffolk CIL Charging Schedule was approved by Council on 28 June 2023 and came into effect on 1 August 2023. Further information on the Community Infrastructure Levy in East Suffolk can be found at <https://www.eastsuffolk.gov.uk/community-infrastructure-levy/>.

# 5 Duty to Co-operate

- 5.1 The Localism Act 2011 requires planning authorities to engage constructively, actively and on an on-going basis with other prescribed bodies in relation to strategic cross-boundary planning matters. There are a number of strategic cross-boundary planning matters that are relevant to East Suffolk, including those which have involved co-operation with adjoining planning authorities throughout the production of the Suffolk Coastal Local Plan and the Waveney Local Plan.

## Suffolk Growth Partnership

- 5.2 [Suffolk Growth](#) is a partnership organisation that brings together local authority teams to develop and deliver the shared inclusive growth agenda. Suffolk Growth has led on the delivery of a number of projects related to enabling growth including the Suffolk Design project and associated guidance. During the monitoring year, the Suffolk Design Streets Guide was adopted by Suffolk County Council in July 2022.

- 5.3 As part of the Suffolk devolution process partners are currently finalising where ongoing activity previously led by Suffolk Growth will sit. This forms part of the new Suffolk Economic Growth Governance structure which will become operational in April 2024 following the closure of New Anglia LEP.

## Coastal Zone Management

- 5.4 East Suffolk Council, along with the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council and the Broads Authority signed a [Statement of Common Ground](#) in relation to Coastal Zone Planning in September 2018. This sets out a series of shared aims and an agreed approach in relation to working together on coastal planning issues.

- 5.5 The day-to-day management of the coast in the district is delivered by Coastal Partnership East, a partnership which brings together the coastal management resources and expertise from Great Yarmouth Borough Council, North Norfolk District Council and East Suffolk Council.

- 5.6 A [Coastal Adaptation Supplementary Planning Document](#), covering the coast from Holkham in Norfolk to Felixstowe in Suffolk, has been prepared as a partnership between East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the Coastal Partnership East Team. Following public consultation between 25 January and 8 March 2023 the SPD was adopted by East Suffolk Council on 5 September 2023 and by the other partnership authorities during September and October 2023.

## Ipswich Strategic Planning Area

- 5.7 The Ipswich Strategic Planning Area (ISPA) comprises the geographic area of the former Suffolk Coastal District, along with Ipswich Borough and Babergh and Mid Suffolk Districts. The authorities within this area have a long-established history of working together on cross-boundary planning matters.
- 5.8 The ISPA Board, comprises a councillor representative from each of these authorities and Suffolk County Council. The function of the Board, as set out in the Terms of Reference, is to provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Strategic Planning Area; to co-operate on the preparation and monitoring of local plans; and to provide a mechanism to ensure that all partners and stakeholders work together to deliver the housing and employment growth requirements for the area and coordinate the delivery of the necessary infrastructure.
- 5.9 The work of the Board has been documented through the production of a Statement of Common Ground, the latest of which was signed in March 2021 to accompany the submission of the Babergh and Mid Suffolk Joint Local Plan.
- 5.10 Action Notes from Ipswich Strategic Planning Area Board meetings, the Terms of Reference and the signed Statement of Common Ground (March 2021) can all be viewed on the ISPA website at [www.ipswich.gov.uk/content/ipswich-strategic-planning-area](http://www.ipswich.gov.uk/content/ipswich-strategic-planning-area).

#### The Norfolk and Suffolk Broads

- 5.11 The Norfolk and Suffolk Broads is a National Park that include Britain's largest protected wetlands and third largest inland waterway. The National Park covers parts of East Suffolk, South Norfolk, Great Yarmouth, Broadland, Norwich and North Norfolk and is managed by the Broads Authority. The Broads overlaps the northernmost part of East Suffolk along the River Waveney and Oulton Broad and takes in parts of Bungay and Beccles.
- 5.12 A 'Memorandum of Understanding' with the Broads Authority was signed by all the Authorities that border the Broads Authority area. This notes the statutory purposes imposed by the Norfolk and Suffolk Broads Act 1989 (as amended) and states the Broads Authority will not have a strategic housing target or the need to deliver a particular quantum of housing or employment development. The Districts will assess, for planning purposes, the housing and employment needs for their administrative areas and deliver wholly outside of the Broads area.
- 5.13 The 'Memorandum of Understanding' and 'Statement of Common Ground' with the Broads Authority are reproduced in the Appendices of the 'Duty to Cooperate Statement for the Waveney Local Plan' which can be viewed at [www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf](http://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf).

- 5.14 A review of the Broads Local Plan has commenced, and an 'Issues and Options' consultation took place in November and December 2022 to which East Suffolk Council responded. A review of both the 'Memorandum of Understanding' and 'Statement of Common Ground' will be required in due course.
- 5.15 East Suffolk and the Broads Authority meet quarterly to discuss strategic planning and cross-boundary matters. During the monitoring year, there has been joint working on a number of projects which partly or wholly extend into the Broads Authority area, namely the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and the Coastal Adaptation Supplementary Planning Document, as referenced in paragraph 5.7 above.

#### Great Yarmouth Borough Council

- 5.16 The former Waveney area and Great Yarmouth Borough Council have an extensive history of working together. Waveney District Council and Great Yarmouth Borough Council signed a 'Memorandum of Understanding' in 2014 that commits the two authorities to work together on strategic planning matters. In February 2020 a [Statement of Common Ground](#) was agreed and signed between East Suffolk Council and Great Yarmouth Borough Council to address cross boundary planning matters.
- 5.17 The two authorities meet quarterly to discuss strategic planning and cross boundary matters. During the monitoring year, there was joint working on the Coastal Adaptation Supplementary Planning Document.
- 5.18 A review of the Great Yarmouth Local Plan has commenced and an 'Options' consultation was held in January and February 2023 to which East Suffolk Council responded.

# 6 Performance and effectiveness of the Suffolk Coastal and Waveney Local Plans

- 6.1 This document is supported by the [Planning Delivery dashboard](#) which provides information and data for the monitoring year for housing, employment, retail and town centres, climate change, design, and the natural and historic environments and provides an assessment on how the local plan polices are performing. The dashboard also includes time series data and interactive maps e.g. housing completions, retail and town centre surveys and progress on delivery of site allocations.
- 6.2 The table below presents some key statistics from the Planning Delivery dashboard:

<b>New homes</b>
812 new homes completed 2022/23
155 affordable homes completed 2022/23
7.6% of all affordable homes were First Homes – the first time this tenure type has been delivered in East Suffolk
55 extra care and 11 sheltered homes completed 2022/23
<b>Retail and town centres</b>
Lowestoft town centre has the highest vacancy rate at 26%, followed by Bungay at 18% and Halesworth at 13% – retail surveys May 2023
89 sqm of ground floorspace within the town centres has been lost to uses other than ‘town centre and leisure uses’ in 2022/23
Outside of designated areas - town centres, district and local centres – 1,036 sqm of town centre and leisure uses floorspace completed in 2022/23. Includes extension to a farm shop, seafront café and new unit on a retail park
<b>Design</b>
24 planning applications for residential development refused 2022/23 partially on design grounds
The requirement to provide a proportion (50% in the Suffolk Coastal Local Plan area and 40% in the Waveney Local Plan area) for sites of 10 or more new homes to accessible M4(2) standards is likely to be superseded by Building Regulations in 2024
<b>Natural and historic environment</b>
No applications for major residential development (10 or more new homes) have been approved within the AONB during 2022/23
There has been no change to sites designated for landscape or wildlife value
30 designated heritage assets on the <a href="#">Heritage at Risk</a> register (3 new assets added this year)

5 historic parks and gardens in the former Waveney area have been added to the [Local List](#). These join the 15 historic parks and gardens in the former Suffolk Coastal area already on the local list

#### Climate change (Coastal erosion, Flood risk, Renewable energy and Sustainable construction)

[Coastal Adaptation Supplementary Planning Document](#) prepared and adopted by East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, The Broads Authority, and the shared Coastal Partnership East Team

4 projects for non-domestic renewable energy have been permitted in 2022/23. 3 schemes are to mount solar panels on the roof of commercial buildings and one solar farm

One application was approved against the advice of the Environment Agency. However, an existing certificate of lawful use would not have restricted the residential use of the building

[Sustainable Construction Supplementary Planning Document](#) adopted April 2022 to provide guidance on the implementation of the sustainable construction policies of the Local Plans

#### Employment

51,300 sqm net additional employment floorspace (10.97 hectares) delivered in East Suffolk 2022/23

Within the countryside, 3,100 sqm net additional floorspace (1.22 hectares) delivered 2022/23

2.3 hectares of employment land on allocated sites has been delivered to date, of 92.6 hectares allocated in the Local Plans

140.6 hectares of land has planning permission or is not yet developed on sites allocated in Local Plans and Neighbourhood Plans

#### Progress on site allocations

A total of 108 sites have been allocated for housing, employment, open space, care facilities or mixed-used development in the Local Plans and Neighbourhood Plans as at 31 March 2023

Approximately 13,316 new homes are allocated on housing or mixed-use sites. 3,866 new homes have been permitted of which 635 are complete

Approximately 108 hectares of land is allocated for employment development, of which almost 5 hectares has completed

- 6.3 Given the update to the NPPF in September 2023, with earlier updates in 2021 and 2019, there are now inevitably some inconsistencies with national planning policy in the two Local Plans; these are dealt with on a case-by-case basis in relation to planning applications.
- 6.4 Similarly, some changes to national legislation – for example, to the Use Classes Order in 2020 – also mean that some Local Plan policies/supporting text inevitably do not reflect these changes. However, this does not necessarily mean that the policies are out-of-date for development management purposes.
- 6.5 Information as required by the regulations is set out below:

## Appeal decisions

Appeal decisions	East Suffolk	<i>Suffolk Coastal</i>	<i>Waveney</i>
Dismissed	32	21	11
Allowed with conditions	14	12	2
Withdrawn	1	1	0
<b>Total determined</b>	<b>47</b>	<b>34</b>	<b>13</b>

- 6.6 In both the former Waveney and Suffolk Coastal area, only a couple of the appeal decisions referenced highlighted a potential lack of clarity in particular policies.
- 6.7 The continuing high dismissal rate (70%) shows that the Council was, overall, continuing to make ‘correct’ decisions on planning applications. Even in cases where appeals were allowed, it does not automatically mean that the Council got these decisions ‘wrong’ – in many such cases, the Inspector simply reached a different planning judgment on the overall balance.
- 6.8 The quarterly [Strategic Planning Committee](#) receives an update on the appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.
- 6.9 In 2022/23, a number of appeals related to the policies on Small Scale Residential Development in the Countryside (Policy WLP8.7) or Housing in Clusters in the Countryside (Policy SCLP5.4). Partly as a result of this (but also due to other queries and uncertainties raised), the Housing in Clusters and Small Scale Residential Development SPD was prepared and adopted in November 2022, to provide greater clarity and guidance on common scenarios and questions for this kind of development.
- 6.10 A notable decision related to the development of the Ringsfield allocation WLP7.14 Land north of School Road. This is a 2.56 hectare site for approximately 30 dwellings but the application was for “up to” 33 dwellings, on 1.86 ha of the site. It was refused on the basis that it would represent over-development of the site, given the low-density character of the surrounding area. However, the appeal was allowed, with the Inspector concluding that the policy did not require the use of the whole site, was acceptable in terms of design, character and density and any proposal to develop the remainder of the site would need to be considered on its own merits at that time.
- 6.11 Two other notable appeal decisions related to specialist accommodation. Firstly, an appeal for a care village comprising an 80-bedroom care home and 72 assisted-cared bungalows in Melton. The Council considered that the location of the development (a countryside location between Ufford and Melton) was harmful, due to being outside of the Melton Neighbourhood Plan’s Physical Limits Boundaries and in the ‘countryside’ as per policy SCLP 3.3 Settlement Boundaries Suffolk Coastal Local Plan, and its impacts on the overall character and appearance of the area. The Inspector concluded that the benefits of the scheme were not outweighed by the harms found in relation to the character and appearance of the area, in effect saying that it was premature (based on the



relative youth of the SCLP) to conclude that the specialist accommodation approach set out in the Suffolk Coastal Local Plan was failing.

- 6.12 The second appeal related to 80 assisted-living units in Halesworth. The Inspector’s main conclusions were that Policy WLP1.2 Settlement Boundaries does not restrict use class C2 extra-care accommodation in the countryside, and also that there is no policy requirement for evidence of the need for extra-care housing to be submitted in any case. The Inspector concluded that the site would deliver wider sustainability benefits and was therefore in conformity with Policy WLP8.2 Affordable Housing and so in conformity with the Local Plan generally.

## Local Plan policies not being implemented

- 6.13 Regulation 34 of the Local Planning Regulations 2012 requires local authorities to identify which of their policies are not being implemented, to state the reasons why, and identify the steps (if any) being taken to rectify this. Such policies may need to be amended or replaced, for example if they no longer reflect national guidance or are no longer relevant to the local area.
- 6.14 Suffolk Coastal Local Plan policy SCLP9.2 Sustainable Construction has a requirement that all new developments of more than 10 dwellings should achieve higher energy efficiency standards that result in a 20% reduction in CO<sub>2</sub> emissions below the Target CO<sub>2</sub> Emission Rate (TER) set out in the Building Regulations. This has been superseded by new [Part L Building Regulations, which was published June 2021 with transitional arrangements until June 2023](#). The updated Part L Building Regulations require an approximate 30% reduction in CO<sub>2</sub> emissions for new residential buildings relative to the 2013 Part L Building Regulation standards. This planning policy requirement will therefore no longer be monitored.
- 6.15 All other policies are being implemented as intended. A review of permissions issued since the adoption of the Local Plans shows that the policies not being used in decision making are generally related to site specific allocations which have yet to be subject to a planning application.
- 6.16 The only other policies not currently being used are SCLP5.17 Gypsies, Travellers and Travelling Showpeople, WLP8.5 Gypsy and Traveller Sites, SCLP8.3 Allotments and SCLP5.15 Residential Moorings, Jetties and Slipways. Again, this is consistent with the lack of relevant applications to require assessment against these policies.

## Housing delivery

Indicator	East Suffolk	Suffolk Coastal	Waveney
Net additional homes completed 2022-23	812	452	360
Affordable homes completed 2022-23	155	113	42

Indicator	East Suffolk	Suffolk Coastal	Waveney
(subset of net additional homes completed)			
<b>Total housing delivered within plan period (plan period date)</b>	<b>N/A</b>	<b>2,710 (2018-2036)</b>	<b>2,157 (2014-2036)</b>

- 6.17 Housing completions in the Suffolk Coastal Local Plan area are equal to the requirement to date over the plan period (2,710 completions and 2,710 requirement). In the Waveney Local Plan area, despite housing completions generally increasing year on year, there has been under-delivery across the plan period (2,157 completions against 3,366 requirement).
- 6.18 The provision of housing for older people within residential institutions (C2) can be included in housing delivery figures. The contribution is based on the accommodation released in the housing market - for every 1.8 bed spaces in an institution, 1 housing unit is assumed. The figures below are in addition to the housing completions reported above.
- 33 equivalent dwellings (58 bedrooms) in the Suffolk Coastal Local Plan area (2018-2023)
  - 30 equivalent dwellings (69 bedrooms) in the Waveney Local Plan area (2014-2023)
- 6.19 In addition to the sites already allocated for housing in the Local Plans and Neighbourhood Plans, in the monitoring year a further site was allocated in the Bungay Neighbourhood Plan for the development of approximately 70 dwellings - Policy H4 Land to the east of St Margaret's Road.

## Employment land delivery

- 6.20 Employment land delivery was strong in 2022/23, with a net figure of 51,311 sqm completed, largely in the form of a single large site on the edge of Ipswich, the re-development of the former Orwell Truck Stop. Relatively little additional land was delivered in the former Waveney area.
- 6.21 Most of the larger allocated sites in the Waveney Local Plan (43ha in total) have yet to come forward, with no progress on the extension of the South Lowestoft Industrial Estate (Policy WLP2.17), for example. However, some of the sites are part of large mixed-used residential-led schemes, such as the North of Lowestoft Garden Village (8ha of employment land, Policy WLP2.13) and Beccles and Worlingham Garden Neighbourhood (5ha employment land, Policy WLP3.1), and in both these cases significant pre-application discussions and public engagement took place in 2022/23. The re-development of some of the Council's own land at the PowerPark in Lowestoft (Policy WLP2.2) is also advancing well, with planning permission being granted for the [Nexus scheme](#) in 2022/23 and construction to take place in 2023/24.

## Environmental policies

- 6.22 No applications for major residential development (10 or more homes) have been approved within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty during 2022/23.
- 6.23 The junction at Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge had an Air Quality Management Area (AQMA) in place for some years, due to elevated levels of nitrogen dioxide. However, after recent improvements, the AQMA was formally revoked in September 2022.
- 6.24 During 2022/23, 17 proposals were refused as being contrary to the Historic Environment policy SCLP11.3 or WLP8.37.

## Statement of Housing Land Supply (5-year land supply)

- 6.25 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites that are sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The supply is required to include a 5% buffer to ensure choice and competition in the market for land or a 20% buffer where there has been a persistent under-delivery of housing as evidenced through the Housing Delivery Test (NPPF para. 74). For sites to be considered deliverable they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within the five years.
- 6.26 The East Suffolk Statement of Housing Land Supply 2023 confirms (as at 31<sup>st</sup> March 2023):
- The Suffolk Coastal Local Plan area of East Suffolk has a housing land supply of 6.34 years.
  - The Waveney Local Plan area of East Suffolk has a housing land supply of 5.62 years.
- 6.27 Further information can be found at <https://www.eastsuffolk.gov.uk/housing-land-supply/>.

## Housing Action Plan

- 6.28 East Suffolk Council produces an annual Housing Action Plan to check the progress and success of actions to secure housing delivery and enable the Council to take early steps to minimise any future risk of under delivery. The Housing Action Plans can be found at [www.eastsuffolk.gov.uk/housing-action-plan/](http://www.eastsuffolk.gov.uk/housing-action-plan/).
- 6.29 The latest Housing Action Plan (HAP) was published in November 2022. The HAP is currently being reviewed and updated, to have a focus on sites that were expected to come forward (i.e. allocated sites in one of the two Local Plans) but which have either not yet come forward at all or have

planning permission but are being built out very slowly or appear to have stalled. It will identify potential actions for the Council to consider in relation to these sites, which could include:

- further conversations with the landowners/developers;
- attempts to acquire the sites by agreement (to be re-developed by the Council and/or another development partner); and
- (if necessary and appropriate) to seek compulsory purchase orders to acquire some such sites, again, to be developed out later by the Council and/or another development partner.

# 7 Sustainability Appraisal

7.1 The Sustainability Appraisal (SA) is an important part of the Local Plan making process. The Sustainability Appraisal process can be simplified as: (Stage A) collecting and analysing baseline evidence to help identify the key issues pertinent for the next Local Plan to address (setting Sustainability Objectives and a sustainability appraisal framework for assessing site allocations and policies), and then (Stage B) working as an iterative assessment of the sustainability of the emerging Local Plan's site allocations and policies, in a parallel process running alongside plan-making, up to the report collation and consultation stages (Stages C and D).

## **'Significant effects'**

7.2 During this process the Sustainability Appraisal identifies which site allocations and policies may have 'significant effects' (positive or negative) against the Sustainability Objectives. The Sustainability Appraisal also establishes monitoring indicators related to the Sustainability Objectives e.g. to meet housing need > monitor how many homes are delivered. The SA monitoring indicators are distinct from, but often overlap with, the Local Plan monitoring indicators reported in the Planning Delivery dashboard with some key statistics provided in Chapter 6. Local Authorities are only required to monitor the performance of Local Plans against Sustainability Objectives where the potential for 'significant effects' was identified. This helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.

7.3 This chapter therefore reports on the performance of the Local Plans for the 2022/23 monitoring period against the subset of Sustainability Appraisal monitoring indicators where 'significant effects' were identified. The findings for the significant effects indicators for each Local Plan are reported in Appendix 1.

7.4 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently, for example through the national Census. Results for some indicators will change rapidly to signal recent changes such as housing completions or employment figures, whilst others such as health indicators will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year. Where data is not available, this has been noted in the table in Appendix 1.

## **Suffolk Coastal Local Plan Significant Effects**

7.5 The Sustainability Appraisal of the Suffolk Coastal Local Plan identified one significant negative effect of the plan, namely the impact on soil and mineral resources. The SA of the Local Plan also identified two significant positive impacts: meeting the housing requirements of the whole community and achieving sustainable levels of prosperity and economic growth throughout the plan area.

## Analysis of current monitoring year: Suffolk Coastal Local Plan

### 7.6 Sustainability Objective: to meet the housing requirements of the whole community

A total of 452 new homes have completed this year, 47 fewer than the previous monitoring year. However, housing completions are exactly equal to the requirement over the plan period to date (2,710 completions and 2,710 requirement). 113 affordable homes were completed this year, just one fewer than the previous year. The policies to deliver the overall housing requirement and affordable homes appear to be performing well.

7.7 For affordable home tenures, the local plan requires 50% for rent, 25% for shared ownership and 25% for discounted market sale. For 2022/23 completions, 65% are rent (social and affordable); 25% shared ownership/shared equity and 11% First Homes. However, a number of these sites were approved under the previous policy which required 75% for rent tenures. As more sites approved under the current policies are developed the proportions of rent and ownership tenures are expected to even out. In 2021 the Government's First Homes Policy came into force. The Planning Practice Guidance suggests that 25% of all affordable housing delivered through developer obligations should be First Homes. The 25% First Homes can be accommodated with the Suffolk Coastal Local Plan Policy SCLP5.10 under the discounted market sale.

7.8 80% of all new homes delivered this monitoring year were houses, a 5% increase on the previous year. There was a 4% decrease in the number of flats (11%) delivered. 42% of the homes delivered were smaller properties (1 and 2 bedroom), with 34% being 3 bedroom homes and 24% being 4+ bedroom homes. The Suffolk Coastal Local Plan requires at least 40% of all new homes to be smaller, 1 and 2 bedroom homes; completions this year meet that requirement.

7.9 No care homes have completed this monitoring year. There is a significant need over the plan period for this housing type. However, much of this will be delivered through the build out of a number of housing allocations in the Local Plan with a specific requirement to provide housing for older people (sites listed at paragraph 5.45 of the Suffolk Coastal Local Plan).

### 7.10 Sustainability Objective: to conserve and enhance soil and mineral resources

As last year, 11% of new homes completed during this monitoring year were on brownfield land (or previously developed land) rather than on greenfield land. The figure for development on brownfield land may appear to be low and not consistent with national policy on making effective use of land, however, there is a limited supply of sustainably located brownfield land in East Suffolk and in particular within the Suffolk Coastal Local Plan area. Data is not available at district level for changes in recorded soil quality, though information for individual sites is available via the UK Soil Observatory.

### 7.11 Sustainability Objective: to achieve sustainable levels of prosperity and economic growth throughout the plan area

The 2022/23 monitoring year saw a smaller total net gain in the amount of employment floorspace delivered (49,717 sqm / 10.9 hectares) compared with the previous year (65,500 sqm / 12.1 hectares). Most of this development was through the build out of part of a single site comprising

two B8 storage or distribution warehouses (51,600 sqm 9.9 hectares). A total of 6,605 sqm of employment floorspace was lost over the 2022/23 monitoring year of which the majority was due to the demolition of the former Suffolk Coastal Council offices at Melton Hill, Woodbridge in order to facilitate its redevelopment as a residential-led mixed use development (Policy SCLP12.32).

- 7.12 Within the rural areas (outside of existing Employment Areas, employment allocations, or Settlement Boundaries), a net gain of 2,700 sqm of employment floorspace was delivered, compared with 4,000 sqm the previous year.
- 7.13 Between the previous (2021) and latest year (2022), there were no significant shifts in the proportions of employment by sector. The biggest change is in the 'Business, administration and support' services sector, which was down from 5.4% to 4.3%, followed by the 'Construction' sector, which had an increase from 5.4% to 6.4%. The largest sector remains the 'Wholesale and retail (including motor sales)' sector at 15.4%, followed by the 'Transport and storage (including postal)' and 'Accommodation and food services' sectors, both at 10.6% of the employment sectors.

## Waveney Local Plan Significant Effects

- 7.14 The Sustainability Appraisal of the Waveney Local Plan identified one significant negative effect against the objective of conserving natural resources. As identified in the Sustainability Appraisal report, this relates primarily to the strategy of distributing growth around the district which involves a level of development on greenfield sites which cannot be entirely mitigated for. The Local Plan was also predicted to have significant positive impacts, across a range of social, environmental and economic sustainability objectives, specifically: conserving natural resources, improving health and well-being, access to key services, meeting housing need, achieving economic growth, and enhancing the rural economy.

### **Analysis of current monitoring year data: Waveney Local Plan**

- 7.15 **Sustainability Objective: to conserve natural resources**  
There was a 5% increase in the percentage of new homes completed on brownfield land (or previously developed land) this monitoring year compared to last year. The percentage of development on brownfield land may appear to be low (35%) and not consistent with national policy on making effective use of land but there is a limited supply of sustainably located brownfield land in East Suffolk. However, the Kirkley Waterfront and Sustainable Urban Neighbourhood is predominately brownfield land and once developed will provide 1,380 new homes in the heart of Lowestoft.
- 7.16 **Sustainability Objective: to improve the health and well-being of the population**  
It is anticipated that as recommendations set out in the [East Suffolk Cycling and Walking Strategy](#) (October 2022) are implemented, cycling and walking to work and school will increase amongst groups that are travelling to a place of work or education and to, from and within centres.

- 7.17 The percentage of adults (16+) that are active for an average of 150 minutes per week is available at district level. The latest data (November 2021-November 2022) does not cover the full monitoring period but does show a slight increase from 62.1% to 65.8%.
- 7.18 The percentage of children aged 10-11 years that are overweight including obese significantly increased in East Suffolk from 29.4% in 2019/20 to 39% in 2021/22, an almost 10% jump. –For comparison, the East of England average figure is 35.4% and the national average figure is 37.8%. The Child Measurement Programme was not undertaken in the year of 2020/21 due to COVID-19 restrictions.
- 7.19 The percentage of adults (aged 18+) who are overweight or obese in East Suffolk is 63.9% in 2021/22, an increase from 61.8% the previous year, meaning the average is at almost two out of three adults carrying excess weight. For comparison, the East of England average figure is 63.9% and national average figure is 63.8%.
- 7.20 There is no new data on life expectancy. Healthy life expectancy and disability-free life expectancy is measured at Suffolk level.
- 7.21 The forthcoming Healthy Environments Supplementary Planning Document (estimated adoption spring 2024) will guide the delivery of built environments that support health, wellbeing and greater inclusivity through better active travel infrastructure, higher quality green open space and play provision, and homes, schools, and workplaces. It is intended that healthier development over time contributes towards improvements to key public health indicators such as healthy life expectancy, disability-free life expectancy, weekly activity engagement, and healthier weight status for adults and children.
- 7.22 **Sustainability Objective: to improve access to key services and facilities**  
No specific metrics for monitoring the performance of the Waveney Local Plan against this Sustainability Objective have been identified. However, the drive to improve the accessibility of key services and facilities has been part of the impetus to bring forward the [East Suffolk Cycling and Walking Strategy](#) (adopted October 2022) and the forthcoming Healthy Environments Supplementary Planning Document (estimated adoption, spring 2024).
- 7.23 **Sustainability Objective: to meet the housing requirements of the whole community**  
A total of 360 new homes have completed this year, an increase from 323 the previous year. However, this is still below the annual target of 374 new homes per year. Despite housing completions generally increasing year on year, there has been under delivery across the plan period (2,157 completions against 3,366 requirement).
- 7.24 The number of affordable homes completed this year fell to 42 compared to 111 the previous year. However, the 2021/22 figure was significantly higher than previous years and on average 61 new affordable homes are completed each year. Across the plan period, 26% of all new homes are affordable homes (554 of 2,157).



- 7.25 The Local Plan requires at least 40% of new homes to be smaller 1 or 2 bedroom homes. It is likely that major sites of 10 or more homes have the greatest capacity to deliver a range of house sizes. 51% of all new homes completed this year are smaller (1 or 2 bedroom), compared to 43% the previous year.
- 7.26 Affordable rent tenures account for 41% of affordable completions this year, compared to 83% the previous year. As sites approved under the current policy (50% rent and 50% shared ownership or discounted market sale) are built out the balance between rent and ownership tenures is anticipated to even out.
- 7.27 One care home (13 bedrooms) was lost this year through change of use to a home for people with specialist needs. As noted above in paragraph 6.12, an 80-unit assisted-living (extra-care) scheme was approved on appeal at Halesworth. There is a significant need for specialist housing, including care homes and nursing homes, over the plan period. Some of this need will be met through the requirement to provide retirement communities as part of the development on allocations such as Kirkley Waterfront and Sustainable Urban Neighbourhood and North of Lowestoft Garden Village.
- 7.28 **Sustainability Objective: to achieve sustained and resilient economic growth**  
An overall net gain of 1,614 sqm employment floorspace was recorded this year (3,089 sqm gained – 1,475 sqm lost). This compares to an overall loss of 2,908 sqm the previous year. Within the existing employment areas, a net gain of 2,472 sqm floorspace was recorded (2,684 sqm gained – 212 sqm lost). The largest increase recorded was for general industrial (B2) totalling 2,400 sqm for the expansion of a plastic manufacturer.
- 7.29 An overall net loss of 92 sqm of town centre uses and leisure floorspace was recorded this year (235 sqm gained but 327 sqm lost). However, this is an improvement on the overall net loss of 1,549 sqm floorspace the previous year. Retail uses recorded a net loss of 39 sqm; cafes/restaurants a net gain of 16 sqm, pubs a net loss of 119sqm and hot food takeaways a net gain of 50 sqm. However, specifically within the town centres a net gain of 30 sqm retail floorspace was recorded; this was through an extension to an existing supermarket in Southwold.
- 7.30 Retail unit vacancy rates in the Waveney Local Plan area's town centres vary from 9% (Southwold) to 26% (Lowestoft) with all, except Bungay town centre with a minor improvement, worsening between the current and previous monitoring year. However, the majority of the district's town centres' vacancy rates compare favourably with the national average figure of 13.9% (Q2 2023, [British Retail Consortium](#)). Although vacancy rates are an important indicator of local economic performance, they should be considered within the context of the general economic and cultural shift away from communities wanting their centres to be mainly for meeting retail needs, to wanting them to offer a more holistic social, leisure and entertainment experience, and opting to meet some or most of their retail needs online instead. Though this general shift will not affect all centres equally, it may be necessary for the resilience of some centres to shrink their overall retail areas, and instead offer a 'quality over quantity' range of goods, services and experiences to their communities.

- 7.31 Employment amongst working age people (16-64 years) in East Suffolk has increased from 77% in 2021/22 to 83.7% in 2022/23. This is higher than the regional rate of 78% and England rate of 75.7%. There have been some shifts between all occupation types between the current (2022/23) and previous years (2021/22). The most significant changes are those employed in ‘associate professional occupations’ (increase from 8.1% to 16.9%), ‘elementary occupations’ (increase from 5.7% to 13.9%) and ‘professional occupations’ (decrease from 22.1% to 15.9%).
- 7.32 Between the previous (2021) and latest year (2022), there were no significant shifts in the proportions of employment by sector. The biggest change is in the ‘Business, administration and support’ services sector, which was down from 5.4% to 4.3%, followed by the ‘Construction’ sector which had an increase from 5.4% to 6.4%. The largest sector remains the ‘Wholesale and retail (including motor sales)’ sector at 15.4%, followed by the ‘Transport and storage (including postal)’ and ‘Accommodation and food services’ sectors both at 10.6% of the employment sectors.
- 7.33 **Sustainability Objective: to enhance the rural economy**  
There was a small amount of net gain in employment uses in rural areas (outside of Settlement Boundaries, existing employment areas and employment allocations), through the conversion of an agricultural building, resulting in 405 sqm of additional employment floorspace.
- 7.34 There were generally low levels of delivery of new housing in the rural areas (outside of Settlement Boundaries), with the exception of Beccles, where a total of 60 new homes were delivered, of which 24 were affordable homes. However, these were within a housing allocation (Policy WLP3.2 Land west of London Road, Beccles). If excluding this plan-led housing allocation (which is adjacent to the current Settlement Boundary on two sides), the figures reduce to 50 total new homes and no affordable homes. No care home, extra care or sheltered housing was delivered outside of Settlement Boundaries during the 2022/23 monitoring year.

# Appendix 1 - Sustainability Appraisal significant effects indicators

## Suffolk Coastal Local Plan – Sustainability Appraisal indicators with significant effects

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2022/23 data (performance compared with previous monitoring period)
To meet the housing requirements of the whole community	Positive	New homes completed in the monitoring year	Total: 452 (decrease, -47) of which affordable homes: 113 (decrease, -1)
		New homes approved in the monitoring year <i>Figures include approval of reserved matters and renewal of consent approved in previous years</i>	Total: 848 (decrease, -199) of which affordable homes: 313 (increase, +52)
		Recorded homelessness rates	<a href="#">MHCLG Homelessness statistics</a> East Suffolk, 2022-23 1,115 Households assessed; 1,089 Households assessed as owed a duty (97.7%) (decrease, -1.2% assessed as owed a duty)
		Net additional dwellings – type, size and tenure	<u>Type</u> House: 80% (increase, +5%) Bungalow: 9% (no change) Flat: 11% (decrease, -4%) Mobile Home 0% (no change, <1%) <u>Size (number of bedrooms)</u>

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2022/23 data (performance compared with previous monitoring period)
			<p>1 bedroom: 16% (increase, +2%)            2 bedrooms: 26% (decrease, -1%)            3 bedrooms: 34% (no change)            4+ bedrooms: 24% (no change)            Not known: &lt;1% (no change)</p> <p><u>Affordable housing tenure types</u>            Social rent: 4% (decrease, -11%)            Affordable rent: 61% (decrease, -4%)            Shared ownership: 23% (increase, +12%)            Shared equity: 2% (decrease, -7%)            First Homes: 11% (first year for completions of this tenure type)</p> <p><u>Care homes</u>            Care home completions: none (decrease, previous year 55-bed care home)</p>
To conserve and enhance soil and mineral resources	Negative	<p>Percentage of development recorded on greenfield or brownfield land (previously developed land)</p> <p>Change in recorded soil quality</p> <p>Allocations recorded on best agricultural land quality (1,2,3)</p>	<p><u>New homes</u>            Greenfield land: 89% (no change)            Brownfield land: 11% (no change)</p> <p>Data not available at Local Authority level – information on soil quality on individual sites is available via the <a href="https://www.uksoilobservatory.org/">UK Soil Observatory</a></p> <p>Agricultural land quality impacts were considered during the assessment of site-specific policies of the Suffolk Coastal Local Plan. The wording of this indicator does not specifically require us to monitor change. The most useful information regarding soil quality impacts is the percentage split of greenfield and</p>

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2022/23 data (performance compared with previous monitoring period)
			brownfield development over this monitoring period as presented above.
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive	Estimated new job creation	No data available.
		Net additional gains in employment land development <i>Use classes E(g), B2 and B8</i>	Gains: 56,322 sqm / 11.4 hectares Losses: 6,605 sqm / 0.52 hectares Net change: 49,717 sqm / 10.92 hectares (decrease, -15,822 sqm)
		Business formation rate	<a href="#">ONS, Business demography, UK, 2021</a> East Suffolk figures: Births 1,050 (increase, +1700) Deaths 880 (increase, +70) Active Enterprises 9,710 (increase, +275) <i>NB 2020 data reported in last year's AMR has since been updated and changes between 2020 and 2021 reported here relate to updated data.</i>
		Number of businesses paying business rates	No data.
		Numbers employed by industry <i>NB proportions are more useful</i>	<a href="#">NOMIS, Business Register and Employment Survey, 2022</a> East Suffolk figures: Agriculture, forestry & fishing (A): 2.7%; Mining, quarrying & utilities (B, D and E): 1.6%; Manufacturing (C): 9.6%; Construction (F): 6.4%; Wholesale and retail including motor trades (G):15.4%; Transport & storage (incl. postal) (H): 10.6%; Accommodation & food services (I): 10.6%; Information & communication (J): 4.8%; Financial & insurance (K): 1%; Property (L): 1.3%; Professional, scientific & technical (M): 4.8%; Business administration & support services (N): 4.3%; Public

Suffolk Coastal Sustainability Objective	Type of effect	SA Indicator	2022/23 data (performance compared with previous monitoring period)
			administration & defence (O): 4.3%; Education (P): 8.5%; Health (Q): 10.6%; Arts, entertainment, recreation & other services (R,S,T and U): 3.7%

## Waveney Local Plan – Sustainability Appraisal indicators with significant effects

Waveney Sustainability Objective	Type of effect	SA Indicator	2022/2023 data (performance compared with previous monitoring period)
To conserve natural resources	Negative	Number and percentage of dwellings completed on previously developed land	Brownfield land: 35% (increase, +6%) Greenfield land: 65% (decrease, -6%)
		Area of high grade agricultural land lost to housing and economic development	<u>Housing - sites of 10 or more dwellings</u> None (no change) <u>Employment development – floorspace of 1,000sqm or more (or 1 hectare or more)</u> None (no change)
To improve the health and well-being of the population	Positive	Proportion of journeys to work on foot or by cycle	The <a href="#">2021 Census</a> was taken on 21 <sup>st</sup> March 2021. The national lockdown, associated guidance and furlough measures will have affected the travel to work topic. Figures based on Wards within the former Waveney district: Working mainly at or from home: 20% (increase, +15%) Travelling to work by bicycle: 4% (decrease, -2%) Travelling to work on foot: 9% (decrease, -2%)

Waveney Sustainability Objective	Type of effect	SA Indicator	2022/2023 data (performance compared with previous monitoring period)
		Percentage of population completing 3 x 30 minutes physical activity per week <i>Data no longer available</i>	<a href="#">Sport England, Active Lives Online</a> , November 2021-November 2022. Adults 16+ active an average of 150+ minutes a week, East Suffolk figures: 65.8% (increase, +3.7%)
		Obesity in the population	<a href="#">Public Health England, Public Health Profiles</a> , National Child Measurement Programme, 2021/22. East Suffolk figures: Children aged 10-11 (Year 6): 39% (increase from 29.4% in 2019/20). <i>NB no Child Measurement Programme undertaken in 2020/21</i> <a href="#">Public Health England, Public Health Profiles</a> , Active Lives Survey, Sport England, 2021/22. East Suffolk level: Adults aged 18+: 63.9% (increase, +2.1%)
		Life expectancy	Life expectancy at birth (East Suffolk, 2018-2020) 80.4 Males 83.8 Females
To improve access to key services & facilities	Positive	Accessibility to key services and facilities	No data available.
To meet the housing requirements of the whole community	Positive	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds	Total: 360 (increase, +37) Of which affordable homes: 42 (decrease, -69) <u>Type</u> House: 80% (increase, +13%) Bungalow: 9% (decrease, -5%) Flat: 11% (decrease, -7%) Mobile Home: <1% (same) <u>Size (number of bedrooms)</u>

Waveney Sustainability Objective	Type of effect	SA Indicator	2022/2023 data (performance compared with previous monitoring period)
			<p>1 bedroom: 18% (decrease, -4%)            2 bedrooms: 33% (decrease, -4%)            3 bedrooms: 29% (increase, +3%)            4+ bedrooms: 19% (increase, +5%)            Not known: &lt;1% (no change)</p> <p><u>Affordable housing tenure types</u>            Social rent: 2% (decrease, -2%)            Affordable rent: 43% (decrease, -40%)            Shared ownership: 60% (increase, 13%)            Shared equity: 0% (decrease, -4%)</p> <p><u>Care homes</u>            Care home completions: loss of 13-bed care home to HMO (decrease, 13 bedrooms) and approval on appeal of an 80-unit assisted-living scheme</p>
To achieve sustained and resilient economic growth	Positive	<p>Amount and type of employment development  <i>Use classes E(g), B2 and B8</i></p> <p>Amount and type of retail and leisure development  <i>Use classes E(a)-E(c), SG drinking establishments, SG hot hood takeaways, E(d) and SG cinema</i></p>	<p><u>Employment development</u>            Gains: 3,089 sqm / 0.21 hectares            Losses: 1,475 sqm / 0.17 hectares            Net change: 1,614 sqm / 0.04 hectares (improvement, 2021/22 reported a net change of -2,908 sqm)</p> <p><u>Retail and leisure development</u>            Gains: 235 sqm            Losses: 327 sqm            Net change: -92 sqm (improvement, 2021/22 reported a net change of -1,549 sqm)</p>



Waveney Sustainability Objective	Type of effect	SA Indicator	2022/2023 data (performance compared with previous monitoring period)
		Jobs density	<a href="#">NOMIS, Jobs Density</a> , 2019 0.79 – East Suffolk as of 2019. No data available for East Suffolk for 2020 and 2021 as sample size is too small to allow data to be produced.
		Employment by occupation	<a href="#">NOMIS, Annual Population Survey</a> , 2022/23 East Suffolk figures: Managers, directors and senior officials: 10.2%; Professional occupations: 15.9%; Associate professional occupations: 16.9%; Administrative and secretarial occupations: 10.4%; Skilled trades occupations: 8.9%; Caring, leisure and other service occupations: 12.3%; Sales and customer service occupations: 6%; Process, plant and machine operatives: 5.7%; Elementary occupations: 13.9%
		Employee jobs by industry	<a href="#">NOMIS, Business Register and Employment Survey</a> , 2022 East Suffolk figures: Agriculture, forestry & fishing (A): 2.7%; Mining, quarrying & utilities (B, D and E): 1.6%; Manufacturing (C): 9.6%; Construction (F): 6.4%; Wholesale and retail including motor trades (G): 15.4%; Transport & storage (incl. postal) (H): 10.6%; Accommodation & food services (I): 10.6%; Information & communication (J): 4.8%; Financial & insurance (K): 1%; Property (L): 1.3%; Professional, scientific & technical (M): 4.8%; Business administration & support services (N): 4.3%; Public administration & defence (O): 4.3%; Education (P): 8.5%; Health (Q): 10.6%; Arts, entertainment, recreation & other services (R,S,T and U): 3.7%

Waveney Sustainability Objective	Type of effect	SA Indicator	2022/2023 data (performance compared with previous monitoring period)
To enhance the rural economy	Positive	<p>Employment uses (E(g), B2 and B8) completed in the rural areas.</p> <p><i>Rural areas defined as outside of Settlement Boundaries (WLP1.2), existing employment areas (WLP8.12) and employment allocations</i></p>	<p><u>Employment uses completed:</u></p> <p>405 sqm gains (decrease, -177 sqm)</p> <p>0 losses (no change)</p> <p>405 sqm net gain (decrease, -177 sqm)</p> <p>Conversion of agricultural building (Bungay)</p>
		<p>Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas</p> <p><i>Rural areas defined as outside of Settlement Boundaries (WLP1.2).</i></p>	<p><u>Net additional homes completed:</u></p> <p>31% of all new homes have completed outside of settlement boundaries (110 of 360). However, 60 of these new homes are within a housing allocation (policy WLP3.2 Land west of London Road, Beccles). If excluding this plan-led housing allocation, adjacent on two sides to the current settlement boundary, the figure reduces to 14%</p> <p><u>Affordable homes completed:</u></p> <p>57% of all affordable homes have completed outside of settlement boundaries – these are all on a single site. However, these homes are within a housing allocation (policy WLP3.2 Land west of London Road, Beccles). If excluding this plan-led housing allocation, adjacent on two sides to the current settlement boundary, the figure reduces to 0%</p> <p><u>Housing for older people:</u></p> <p>No care home completions (no change)</p>



Email us 

**Planning Policy and Delivery Team (Local Plans)**  
planningpolicy@eastsoffolk.gov.uk

**Development Management (Planning Applications)**  
planning@eastsoffolk.gov.uk

Call us 

**Planning Policy & Delivery Team**  
01394 444557 / 01502 523029

**Customer Services**  
03330 162 000

Write to us 

East Suffolk Council  
Planning Policy and Delivery Team  
Riverside, 4 Canning Road, Lowestoft  
Suffolk NR33 0EQ

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**STRATEGIC PLANNING COMMITTEE**  
**Monday, 08 January 2024**

<b>Subject</b>	Southwold and Walberswick – adoption of Conservation Areas and Conservation Area appraisals
<b>Cabinet Member</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Thomas Pierce Design and Heritage Officer <a href="mailto:Thomas.Pierce@eastsoffolk.gov.uk">Thomas.Pierce@eastsoffolk.gov.uk</a> 01394 444610 (as Thomas Pierce will no longer be available after 20.12.2023, please contact the Principal Design and Heritage Officer, Robert Scrimgeour, with any enquiries, at <a href="mailto:robert.scrimgeour@eastsoffolk.gov.uk">robert.scrimgeour@eastsoffolk.gov.uk</a> )
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a> 01394 444434
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a> 01394 444434

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

## Purpose and high-level overview

### **Purpose of Report:**

To consider proposals to designate extensions to the Southwold Conservation Area and adopt a 2024 Conservation Area Appraisal and Management Plan; and to consider proposals to designate an extension to the existing Walberswick Conservation Area and adopt a 2024 Supplement to the existing 2013 Walberswick Conservation Area appraisal.

### **Options:**

Agree the report recommendations for designation; or, alternatively, not to agree them and potentially fail to meet the statutory requirement of the council to, from time to time, review its area and determine whether any further parts of its area should be designated as Conservation Areas; and, if it so determines, to designate those parts accordingly.

### **Recommendation/s:**

1. That the extension of the Southwold Conservation Area as shown in the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix C be agreed. This will include amalgamation of part of the existing Southwold Harbour and Walberswick Quay Conservation Area, which will then cease to exist.
2. That the extension of the Walberswick Conservation Area as shown in the maps attached at Appendix B and including those properties and land included in the schedule attached at Appendix D be agreed. This will include amalgamation of the part of the existing Southwold Harbour and Walberswick Quay Conservation Area, which will then cease to exist.
3. That the adoption of the 2024 Southwold Conservation Area Appraisal (January 2024) included at Appendix F be agreed.
4. That the adoption of the 2024 Supplement to the existing 2013 Walberswick Conservation Area Appraisal included at Appendix E be agreed.
5. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to either the Southwold Conservation Area Appraisal and Management Plan or the Walberswick Conservation Area Appraisal and Management Plan Supplement prior to them being published.
6. That it be agreed that the designation date of the proposed Conservation Areas' designation and extension will be Friday, January 12<sup>th</sup>, 2024 to allow time – without prejudging the committee's decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.

## Corporate Impact Assessment

<b>Governance:</b> No impacts
<b>ESC policies and strategies that directly apply to the proposal:</b> <p>Policy WLP8.39 Conservation Areas of the Waveney Local Plan states that “Development within, or which has the potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations”.</p> <p>At Paragraph 8.228, the same Local Plan states that Conservation Area Appraisals and Management Plans “are updated regularly and provide an overview, of the character, significance and management of the conservation areas.”</p> <p>Policy SCLP11.5 Conservation Areas of the Suffolk Coastal Local Plan states that “Development within, or which has the potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations”.</p> <p>At paragraph 11.33, the same Local Plan states that “Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.”</p> <p>At paragraph 11.34, the same Local Plan states that “Development within Conservation Areas will be required to be consistent with measures set out in the relevant Conservation Area Appraisal or Management Plan, and any related policies in the wider Local Plan.”</p>
<b>Environmental:</b> No impacts
<b>Equalities and Diversity:</b> No impacts
<b>Financial:</b> <p>The Conservation Areas’ designation and extension and the production and adoption of the Conservation Area Appraisal and Management Plan, and Supplement, are covered by the existing budget of the Specialist Services Team.</p> <p>Extensions to an existing Conservation Area will require additional advertising of applications for development with them.</p>
<b>Human Resources:</b> No impacts
<b>ICT:</b> No impacts
<b>Legal:</b> It shall be the duty of a local planning authority from time to time to review the past exercise of functions under section 69 the Planning (Listed Buildings and Conservation

Areas) Act and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.

**Risk:**

There are no risks envisaged in relation to the implementation of the recommendations.

<b>External Consultees:</b>	Owner/Occupiers of all the properties in the proposed extensions to the Southwold Conservation Area and Walberswick Conservation Area were sent letters by post, together with emails to other interested organisations/parties (detailed in the report below).
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## Strategic Plan Priorities

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

P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	<b>Governance</b>		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p>It is acknowledged that the Council adopted a new Strategic Plan in November 2023, and that the report template will be updated in due course.</p> <p><b>How does this proposal support the priorities selected?</b></p> <p>These proposals primarily supports:</p> <p><b>T01 Growing Our Economy</b> of the Strategic Plan, <b>priority of P03</b> - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the <i>“Protection and enhancement of the natural, built and historic environment”</i> by guiding Development Management decisions to preserve or enhance the historic coastal towns of Southwold and Walberswick.</p> <p>These proposals secondarily support;</p> <p><b>T01, Growing Our Economy, priority P01</b> Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i> and</p> <p><b>T02, Enabling our communities, priority P09</b> - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.</p>			

## Background and Justification for Recommendation

1 Background facts	
1.1	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that every local authority shall, from time to time, review their existing area and determine whether any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.
1.2	There are currently 53 Conservation Areas designated across the East Suffolk district. The Council has a programme of reviewing all Conservation Areas over time, as recommended by good practice.
1.3	The Southwold Conservation Area was first designated on 1 <sup>st</sup> January 1971, extended on 24 <sup>th</sup> June 1991 to the east, and on the 26 <sup>th</sup> March 2008 to the north and south. The existing Conservation Area appraisal was adopted in March 2008. The Southwold Harbour Conservation Area was designated in 1996 and the Walberswick Quay Conservation Area was designated in 1991 and both were modified in March 2008. The existing Conservation Area Appraisal for Southwold Harbour and Walberswick Quay was adopted in March 2008. The Walberswick



	Conservation Area was first designated on 18 <sup>th</sup> January 1988 and was redesignated on 18 <sup>th</sup> April 1991. The existing Conservation Area Appraisal was adopted in 2013.
1.4	Prior to 2021 Southwold Town Council had expressed a desire for the existing Conservation Area appraisal to be updated and for a boundary review to be undertaken, with a view to incorporate more of the town, and, in 2021, East Suffolk Council commissioned an initial Appraisal of the existing Conservation Area as well as more of the town to determine its special architectural or historic interest. This initial appraisal also considered the potential of amalgamating the northern section of the Southwold Harbour and Walberswick Quay Conservation Area with the Southwold Conservation Area. In 2023 East Suffolk Council commissioned an initial Appraisal of the southern section of the Southwold Harbour and Walberswick Quay Conservation Area with the intention of amalgamating it with the Walberswick Conservation Area.

<b>2 Current position</b>	
2.1	Southwold is one of the principal towns, and Walberswick is an attractive former fishing village, in the district and are very important assets for their location within the Suffolk and Essex Coast and Heaths National Landscape, their very high quality historic built environment and their importance to the local economy for residents and visitors alike. It is judged that the existing Conservation Areas have afforded the areas of the town and village within them a high level of benefit with respect to preserving and enhancing their character and appearance.
2.2	Southwold, however, has not benefited from a formal review of its Conservation Area boundary, nor the consideration of other areas of merit within the town, for over fifteen years. In compliance with the Council’s statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Southwold Conservation Area in eight areas including its amalgamation with part of the Southwold Harbour and Walberswick Quay Conservation Area. Likewise, amalgamation of the Walberswick Quay extension with the Walberswick Conservation Area provides the opportunity for the existing boundaries to be reviewed and rationalised. As a result of these proposed changes, the existing Southwold Harbour and Walberswick Quay Conservation Area will become obsolete.
2.3	<p>This report will provide a summary of the following;</p> <ul style="list-style-type: none"> <li>• Conservation Area Appraisal and Management Plans;</li> <li>• Proposed boundary changes;</li> <li>• Identification of positive unlisted buildings;</li> <li>• Protection of trees;</li> <li>• Public consultation;</li> <li>• Consequences of proposals;</li> <li>• National and local planning policies; and</li> <li>• Procedures to be taken for formal and informal notification.</li> </ul>

2.4

### **Conservation Area Appraisal and Management Plan**

Paragraph 191 of the NPPF states that the concept of conservation should not be devalued through the designation of Conservation Areas (or their extension) that lack special interest. To provide evidence for this said interest and to guide owners, occupiers and agents and all else interested in the management of these areas through good design and decision making, a Conservation Area Appraisal and Management Plan (CAAMP) have been written. These follow the guidance provided by Historic England in their Advice Note 1 (Second Edition) 'Conservation Area Designation, Appraisal and Management' (Feb 2019), and extensive fieldwork and research.

The special interest of these areas is summarised below.

#### **Eight extensions to the existing Southwold Conservation Area**

The Common. This open space, bordered by Godyll Road, was developed around the turn of the twentieth century, featuring a number of high quality late-19th century residences as well as the Grade II Listed Roman Catholic Church. Retained as open space during the town's development as a resort, it forms a strong link between the town and the surrounding open landscape, therefore contributing to its character and meriting inclusion within the Conservation Area. Its inclusion would also allow for a more coherent Conservation Area boundary.

Nursemaid's Park. Similar to the extension proposed for The Common, Nursemaid's Park was retained as open space during the town's development. Its northern boundary contains some high-quality villas, constructed during the late-19th and early-20th century, and all identified as positive unlisted buildings. Their setting is greatly defined by the existing open space, which as the name suggests was used by governesses and their charges, historically. In addition, it contains a recently constructed memorial to William Godyll, a prominent 15th century merchant in the town. Including Nursemaid's Park would also allow for a more coherent boundary to the existing Conservation Area.

Southwold Business Centre. The existing Southwold Business Centre was constructed on the site of the former Suffolk Regimental Drill Hall and parade ground. The hall itself remains, erected in the 1930s using an innovative prefabricated 'Lamella' roof. The hall was intended to form part of the area's defence in the lead-up to World War II. It is for these reasons it has been judged to merit identification as a positive unlisted building as well as inclusion in the Conservation Area.

2-8 St Edmunds Road. It is proposed to extend the Conservation Area to incorporate nos. 2 to 6 St Edmunds Road as positive unlisted buildings. They were constructed in the early-1930s as social housing, reflecting the town's vigorous approach to improving living conditions in this period. A number of similar dwellings has been identified within the existing Conservation Area boundary, and it is judged that an extension here is merited as representing the town's social history.

Town Farm. This area to the north of Field Stile Road was developed from the 1890s onwards, featuring a number of especially high-quality Arts and Crafts dwellings, including several by the London architect Edward Charles Homer. North Road however also contains social housing constructed by the town corporation, reflecting its proactive approach to alleviating social problems in this period. It is for this diversity of structures as well as their reflection of the town's later development that this extension is proposed.

Northern Extension. It is proposed to extend the Conservation Area to the north to incorporate the North Parade Car Park as well as the adjacent section of beach. This is a sensitive area which affects the setting of the pier, and the extension is intended to acknowledge and protect this sensitivity. This area is also within the setting of the positive unlisted buildings proposed for the eastern end of North Road, adding to its importance.

Seafront Extension. In addition to the northern section of beach to be included in the Conservation Area, it is also proposed to extend it to the south. This will provide a link connecting the historic town with the harbour area. It also recognises the importance that the beach played in the town's historic development as a seaside resort.

Amalgamation of the Southwold and Southwold Harbour Conservation Areas. Following fieldwork to assess whether the existing Southwold and Southwold Harbour Conservation Areas merit amalgamation and whether such an extension to unite the two would be feasible officers judge that the proposal merits implementation. This is due to the strong historic relationship between Southwold town and the harbour area, both historically and currently. Historically, the harbour area was the centre of Southwold's fishing industry which lasted well into the twentieth century. Much of the existing development was created to facilitate it and it continues to define the area's character. Historically, fishermen largely lived in the town but would work from the harbour, creating a strong relationship between the two. Today, the harbour caters more to tourism and recreational sailing, although this is still largely in connection with the town. With such a strong relationship, a potential extension between the two Conservation Areas was evaluated. It was judged that an extension along and to the east of Ferry Road would be appropriate, taking in both the beach and the denes. In light of Southwold's history as a holiday resort, stretching back to the eighteenth century, with the surrounding landscape forming one of its principal attractions, this extension was judged by officers to be justifiable. The boundary will also be extended slightly along the existing north-east, to incorporate the footpath up to the drainage ditch and make it more coherent. This extension will form part of the new Blackshore Character Area.

Extension of the Walberswick Conservation Area by amalgamation with the existing Walberswick Quay Conservation Area  
As an historic fishing village, Walberswick has always had a strong relationship with the quay and incorporating it within the existing Conservation Area will

	<p>reflect that historic connection. The immediate physical proximity between the two areas gives both a strong relationship which continues to this day, and which is reinforced by tourism. Some minor boundary changes are also proposed, including adjustment of the boundary along the Dunwich River to make it more coherent.</p>
2.5	<p><b>Proposed boundary changes and boundary of new area</b></p> <p>The boundaries of the existing Conservation Areas were reviewed following the guidance provided by Historic England in their Advice Note 1 (<i>op.cit.</i>).</p> <p>The proposed boundary changes to the existing Southwold Conservation Area are illustrated in the map attached as Appendix A. This comprises eight areas: two to the west, four to the north, an extension alongside the beach to the east, and amalgamation to the south with the existing Southwold Harbour Conservation Area. One of the northwards extensions will include the creation of a new character area (Town Farm Character Area). The proposed boundary changes to the Walberswick Conservation Area extension, consisting of the existing Walberswick Quay Conservation Area are illustrated in the map attached as Appendix B. This comprises three small areas: one to the north-west, one to the south-east alongside the Dunwich River, as well as a reduction to the north-east.</p>
2.6	<p><b>Identification of positive unlisted buildings</b></p> <p>Some structures/buildings in the CAAMP and Supplement are identified as positive unlisted buildings. These are illustrated on the mapping within the document and described in the text. These are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area. Identifying positive unlisted buildings means that extra care will be taken when considering development proposals that would affect them.</p> <p>Demolition of a positive unlisted building would be subject to the relevant Local Plan policy test at WLP8.39 Conservation Areas with respect to their condition, repair and use.</p> <p>Identifying positive unlisted buildings within the CAAMP and Supplement allows a mechanism for their periodic review and public consultation on which structures are considered to contribute in this way.</p> <p>The fieldwork for identification was undertaken viewed from roads and paths and this work was supplemented with information from published material and map regression studies. The structures identified in the CAAMP and Supplement as being positive unlisted buildings are not claimed to be exhaustive, as other structures of significance may exist that are not readily visible from footpaths and roads.</p>
2.7	<p><b>Public consultation</b></p> <p>Please note that there is no statutory requirement to undertake consultation on proposals to designate a new or extend an existing Conservation Area. However, Historic England’s Advice Note 1 on Conservation Area designation (2019) states</p>

under the heading *'Finalising, reviewing and publicising the Conservation Area boundary'* that *"Involving the community at an early stage is advisable"* (para.76).

The public consultation on the draft proposals to extend the Southwold Conservation Area and also to amalgamate it with the northern section of the Southwold Harbour and Walberswick Quay Conservation Area was undertaken simultaneously and took place between January 26<sup>th</sup> 2023 and March 16<sup>th</sup> 2023 (six weeks).

Inspection copies of the CAAMP were sent to Southwold Library to be displayed during opening hours.

Letters were posted to the owner/occupiers of all properties within the existing Conservation Areas and the proposed extensions to inform them of the proposals; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings, tree protection and Tree Protection Orders (TPOs), permitted development rights and to seek their views on the proposals. The letter advised of the consultation period and gave a weblink to the Council's website where the draft CAAMP could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and with an offer to send a printed copy of any or all documentation on request for those not able to access the information digitally.

Also written to similarly as part of the consultation were the following: the Southwold Ward Member, the Southwold County Councillor, Southwold Town Council, Walberswick Parish Council, Historic England, the Suffolk Preservation Society, Suffolk County Council Archaeological Service, and the Suffolk Coast and Heaths AONB Unit (now the Suffolk and Essex Coast and Heaths National Landscape team).

During the consultation period the associated documents on the consultation webpage of the Council's website had 531 downloads.

Statistics of response numbers and a summary of a sample responses received together with the Council's response/actions is appended to this report (Appendix H).

Following the public consultation, major amendments were made to the text of the CAAMP to reflect comments received, as well as minor amendments to the formatting of the document and maps, for clarity and ease of reading. No changes were made to the boundaries of the proposed extensions.

The public consultation on the draft proposals to extend the Walberswick Conservation Area by amalgamating it with the southern section of the Southwold Harbour and Walberswick Quay Conservation Area was undertaken between October 16<sup>th</sup> 2023 and November 27<sup>th</sup> 2023 (six weeks).

	<p>Inspection copies of the Supplement were sent to Southwold Library to be displayed during opening hours.</p> <p>Letters were posted to the owner/occupiers of all properties within the existing Walberswick Quay Conservation Area to inform them of the proposals; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings, tree protection and TPOs, permitted development rights and to seek their views on the proposals. The letter advised of the consultation period and gave a weblink to the Council’s website where the draft Supplement could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and with an offer to send a printed copy of any or all documentation on request for those not able to access the information digitally.</p> <p>Also written to similarly as part of the consultation were the following: the Southwold Ward Member, the Blything County Councillor and Walberswick Parish Council. As the proposed amalgamation had already been presented during the earlier public consultation for the Southwold Conservation Area, the public consultation for the Walberswick Conservation Area was more targeted.</p> <p>During the consultation period the associated documents on the consultation webpage of the Council’s website had 70 downloads.</p> <p>Statistics of response numbers and a summary of responses received together with the Council’s response/actions is appended to this report (Appendix G).</p> <p>Following the public consultation, minor amendments were made to the text of the Supplement to reflect comments received, as well as minor amendments to the formatting of the document and maps for clarity and ease of reading. No changes were made to the boundaries of the proposed extension.</p>
2.8	<p><b>Consequences of proposals</b></p> <p>The principal consequences of extending an existing Conservation Area are as follows:</p> <ul style="list-style-type: none"> <li>• The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area;</li> <li>• Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;</li> <li>• It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake ‘relevant demolition’ of an unlisted building in a Conservation Area without the necessary planning permission.</li> <li>• Special publicity must be given to planning applications for development in the area;</li> <li>• In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building</li> </ul>

	<p>consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area; and</p> <ul style="list-style-type: none"> <li>• Six weeks’ notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a Tree Preservation Order (s.211 Town &amp; Country Planning Act 1990). The requirement to submit a notice in advance of works to a tree in a Conservation Area is free of charge. It is not an application for permission, simply a notice of intent to carry out the works.</li> <li>• The designation of a Conservation Area shall be a local land charge.</li> <li>• <b>Permitted development rights.</b> These are planning rights granted by the Government to make changes to dwellings (excluding flats) and to some other uses/buildings without the need for applying for planning permission. The dwellings proposed for inclusion in the extensions to the existing Conservation Area and the proposed new Conservation Area in Southwold and Walberswick fall within the Suffolk and Essex Coast and Heaths National Landscape. Both National Landscapes and Conservation Areas (along with The Broads, National Parks and World Heritage Sites) are referred to as Article 2(3) land for the purposes of limiting these Permitted Development Rights. Therefore, existing permitted development rights to change windows and door, add extensions, construct/alter outbuildings and change materials (for example) are already restricted by the National Landscape designation, and will be largely unaffected by inclusion within a Conservation Area.</li> <li>• The main significant change to those Permitted Development rights is for renewable energy installations (i.e. solar panels, air source heat pumps, flues for bio-mass boilers) on both residential and commercial premises. The Conservation Area designation would still allow for such features to be installed without the need for planning permission, but it would mean that they could not be installed in certain locations that are more likely to affect the character of the area (e.g. on a wall fronting a highway) without the need for planning permission.</li> <li>• The only other significant change to these Permitted Development Rights, would be those which relate to works of demolition, which would be reduced by the Conservation Area designation, meaning planning permission would be required. However, it should be noted that outside Conservation Areas, Prior Approval Consent from the Local Planning Authority for demolition works can still potentially be required.</li> </ul> <p>Please note that the existing Article 4 directions will remain in place in the geographical areas in Southwold, Southwold Harbour and Walberswick Quay that they currently cover, until proposed new directions are brought to the Strategic Planning Committee at its meeting in April 2024 for consideration.</p>
2.9	<b>National and local planning policies</b>

	<p>A Conservation Area is a designated heritage asset and, as such, great weight is given by the National Planning Policy Framework (NPPF) to its conservation when considering the impact of development proposals on its significance (paragraph 199).</p> <p>The NPPF goes on to state at paragraph 205 that planning authorities should look for opportunities for new development within Conservation Areas and their setting to better reveal their significance. This is akin to the statutory requirement in the Planning (Listed Buildings and Conservation Areas) Act 1990 at section 72(1) for development applications to be judged whether they preserve or enhance the character or appearance of a Conservation Area. Conservation Area designation sets a test for good design which does not preclude development (they are not Preservation Areas).</p> <p>The NPPF goes on to acknowledge at paragraph 207 that not all elements of a Conservation Area will necessarily contribute to its significance. It further states that the <i>'loss of a building... which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm or less than substantial harm'</i>. Therefore, the buildings identified as positive unlisted buildings will be protected by national planning policy. Identification of them is aimed at ensuring that planners, owners and agents are aware of the building's positive contribution.</p> <p>The proposed Conservation Area extensions and amalgamations will be subject to the provisions of Waveney Local Plan Policy WLP8.39 Conservation Areas. This is in addition to the policies within the Southwold Neighbourhood Plan.</p>
2.10	<p><b>Procedures to be taken for formal and informal notification</b></p> <p>Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions will be Friday, January 12<sup>th</sup> 2024. It is necessary for the Strategic Planning Committee's decision to come into effect at a later date to permit time – without prejudging the Committee's decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers. Please see below.</p> <p>At the designation of the extensions to the existing Conservation Areas, the following statutory notifications will take place:</p> <ul style="list-style-type: none"> <li>• The new designations will be advertised in the London Gazette;</li> <li>• The new designations will be advertised in at least one local newspaper;</li> <li>• The Secretary of State will be notified;</li> <li>• Historic England will be notified; and</li> <li>• The inclusion of a building in a Conservation Area is a 'Planning Charge' and all properties within the extensions to the Conservation Areas will be included in Part 3 of the Local Land Charges Register.</li> </ul> <p>The following non-statutory notifications will take place:</p>



	<ul style="list-style-type: none"> <li>• All property owners/occupiers and landowners affected directly by falling within the extensions to the Conservation Areas will receive a letter advising of the designation and the date of designation;</li> <li>• The Town and Parish Councils and Ward Members will be informed;</li> <li>• Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and</li> <li>• Other relevant departments within the Council will be informed.</li> <li>• The Supplement and CAAMP will be available to download from the Conservation Areas pages of the Council’s website.</li> <li>• A press release will promote the new designations</li> </ul>
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### 3 How to address current situation

3.1	Southwold has not benefited from a formal review of its Conservation Area boundary nor the consideration of other areas of merit within the town for over fifteen years. In compliance with the Council’s statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Southwold Conservation Area in eight places. At the same time the opportunity has been taken to add Walberswick Quay to the Walberswick Conservation Area, a logical extension, and to review its boundary.
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### 4 Reason/s for recommendation

4.1	Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 East Suffolk Council has a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in its district from time to time.
4.2	Officers judge that the public consultation exercise undertaken has demonstrated that, amongst those who responded, there is a majority in support of the proposals.
4.3	Officers judge the proposed extensions are appropriate for designation and meet the requirement of the NPPF at paragraph 191 in that, when considering the designation of Conservation Areas, planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. These areas in Southwold and Walberswick have been assessed to have such interest which it is considered desirable to preserve and enhance, and this assessment (for Southwold) has been fully endorsed by Historic England. These proposals will not devalue the concept of conservation through their lack of special interest. The Supplement and CAAMP amply demonstrate the special interest of these areas.
4.4	The proposals, alongside the outcomes of the public consultations, were considered by the Local Plan Working Group at its meetings in August, October and December 2023.
4.5	Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions will be

	Friday, January 12 <sup>th</sup> , 2024. It is necessary for the Committee’s decision to come into effect at a later date to permit time – without prejudging the Committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.
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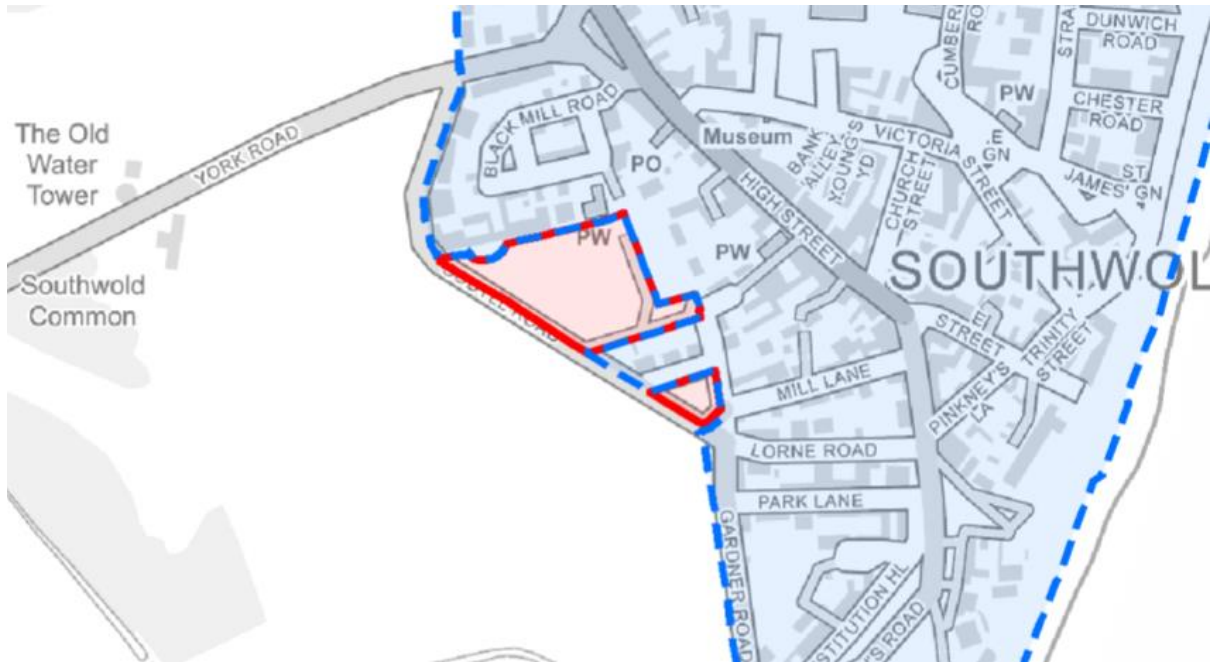
## Appendices

Appendices:	
<b>Appendix A</b>	Maps showing eight areas of proposed extensions to existing Southwold Conservation Area
<b>Appendix B</b>	Schedule of land and property for inclusion within eight areas of proposed extensions to existing Southwold Conservation Area
<b>Appendix C</b>	Map showing one proposed extension to existing Walberswick Conservation Area and an area of exclusion
<b>Appendix D</b>	Schedule of land and property for inclusion within one proposed extension to existing Walberswick Conservation Area
<b>Appendix E</b>	Supplement to the existing 2013 Walberswick Conservation Area Appraisal (January 2024)
<b>Appendix F</b>	Southwold Conservation Area Appraisal and Management Plan (January 2024)
<b>Appendix G</b>	Southwold Conservation Area Appraisal (January 2024) – Structures which make a positive contribution to the Conservation Area
<b>Appendix H</b>	Southwold Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback
<b>Appendix I</b>	Walberswick Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback

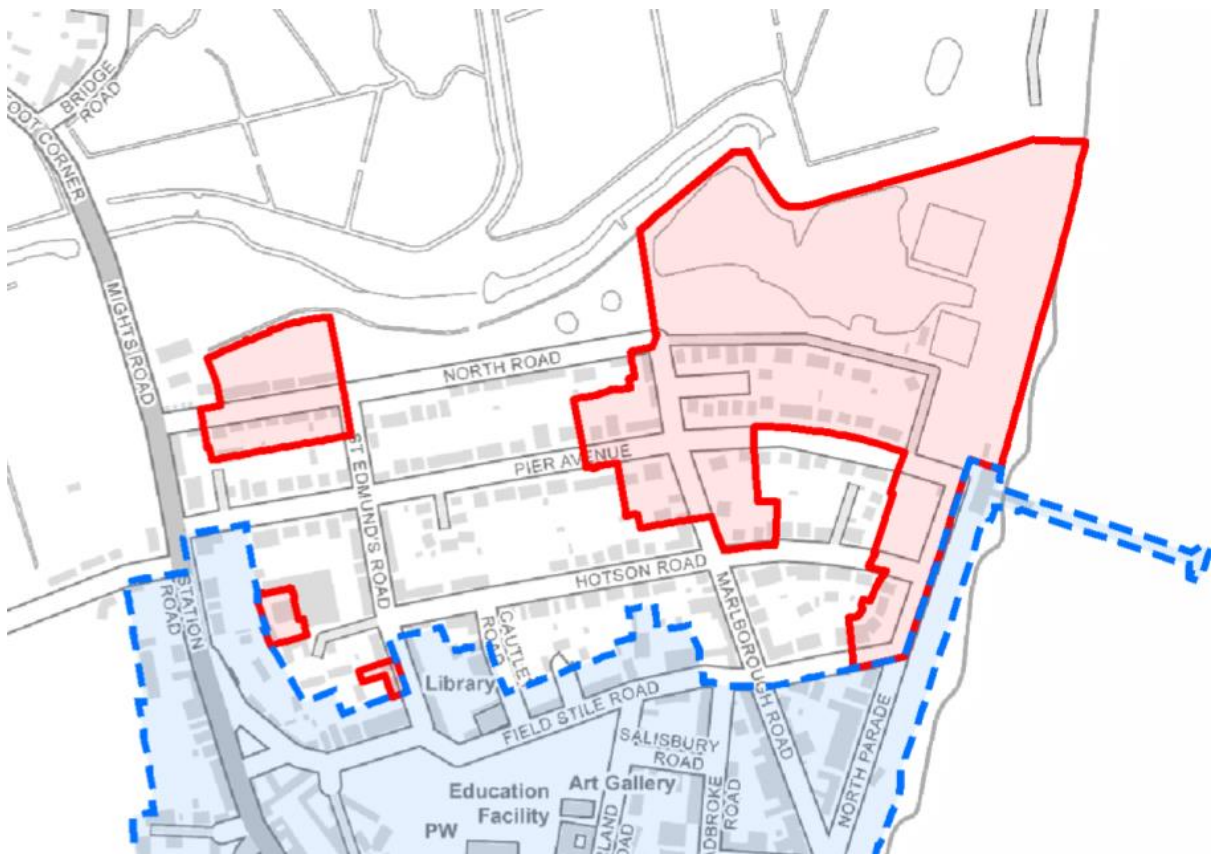
### Background reference papers:

Date	Type	Available From
1990	Planning (Listed Building and Conservation Areas) Act 1990	<a href="http://legislation.gov.uk/ukpga/1990/29">Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)</a>
2019	Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)	<a href="https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/">https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/</a>
2013	Existing Walberswick Conservation Area Appraisal	<a href="https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Walberswick-Conservation-Area-Appraisal-December-2013.pdf">https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Walberswick-Conservation-Area-Appraisal-December-2013.pdf</a>
2008	Existing Southwold Conservation Area Appraisal	<a href="https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf">https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf</a>
2008	Existing Southwold Harbour and Walberswick Quay Conservation Area Appraisal	<a href="https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Harbour-and-Walberswick-Quay-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf">https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Harbour-and-Walberswick-Quay-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf</a>

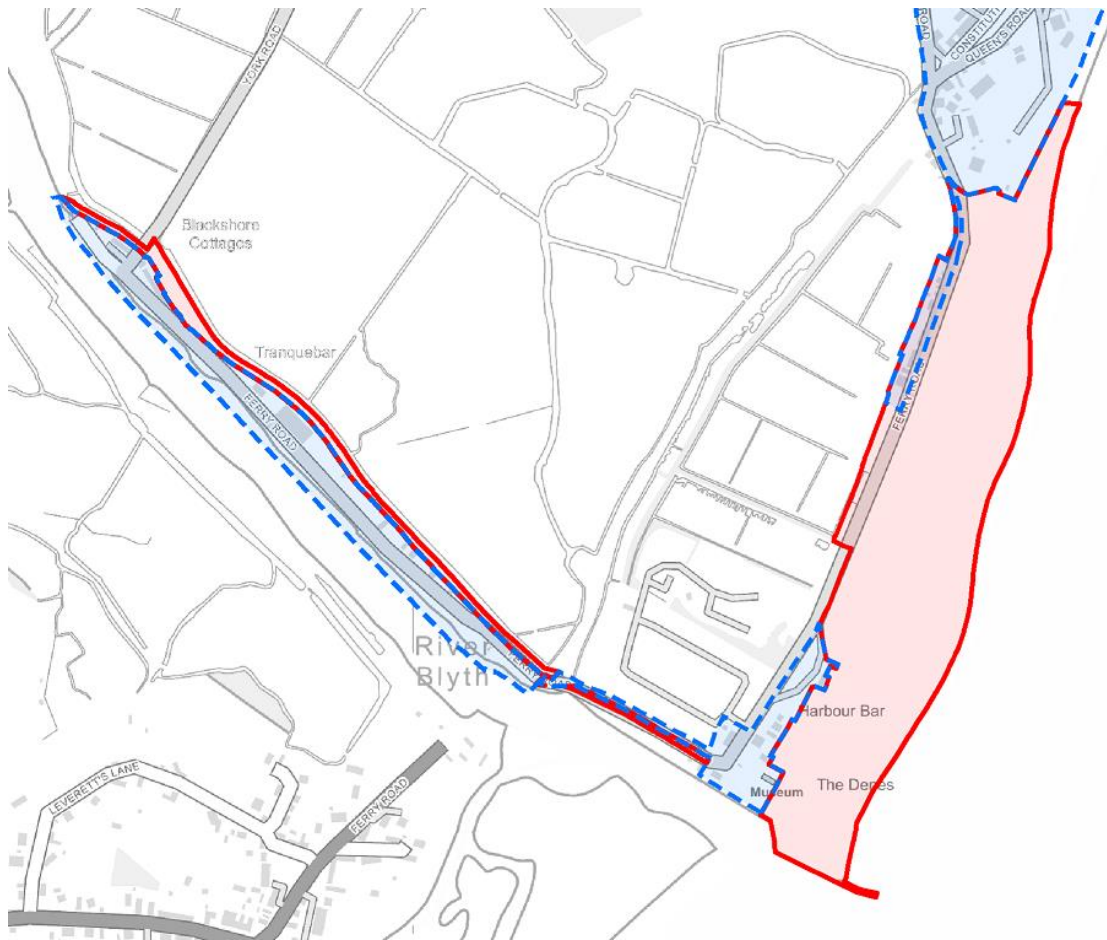




Map showing proposed westward extensions to existing Conservation Area



Map showing proposed northwards extensions to existing Conservation Area



**Map showing proposed southwards and eastwards extensions to existing Conservation Area**

<b>Appendix B</b>	Schedule of land and property for inclusion within eight areas of proposed extensions to existing Southwold Conservation Area
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House Name	House Number	Street	Town	Post Code
Cinque Cottage	5	Ferry Road	Southwold	IP18 6HQ
	39	Field Stile Road	Southwold	IP18 6LX
Etrick	46A	Hotson Road	Southwold	IP18 6BP
	46	Hotson Road	Southwold	IP18 6BP
East Dene	48	Hotson Road	Southwold	IP18 6BP
	50	Hotson Road	Southwold	IP18 6BP
	57A	Marlborough Road	Southwold	IP18 6BT
Froxfield	59	Marlborough Road	Southwold	IP18 6BJ
Seashore	61	Marlborough Road	Southwold	IP18 6BJ
	63	Marlborough Road	Southwold	IP18 6BJ
	65	Marlborough Road	Southwold	IP18 6BJ
	67	Marlborough Road	Southwold	IP18 6BJ
	69	Marlborough Road	Southwold	IP18 6BJ
	71	Marlborough Road	Southwold	IP18 6BJ
	73	Marlborough Road	Southwold	IP18 6BJ
Brook Cottage		North Parade	Southwold	IP18 6LU
Putting And Cafe On The Green		North Parade	Southwold	IP18 6BN
The Haven		North Parade	Southwold	IP18 6LU
The Kedge		North Parade	Southwold	IP18 6LU
Boating Lakes And Kiosk		North Parade	Southwold	IP18 6BH
Fisherman's Hut		North Parade Gardens	Southwold	IP18 6BW
Boreas House	66A	North Road	Southwold	IP18 6BH
	66	North Road	Southwold	IP18 6BH
Seascape	68	North Road	Southwold	IP18 6BH
	70	North Road	Southwold	IP18 6BH
	71A	North Road	Southwold	IP18 6BH
The Turrets	71	North Road	Southwold	IP18 6BH
	72	North Road	Southwold	IP18 6BH
	1	North Road	Southwold	IP18 6BG
	3	North Road	Southwold	IP18 6BG
	5	North Road	Southwold	IP18 6BG
	8	North Road	Southwold	IP18 6BG
	9	North Road	Southwold	IP18 6BG
	10	North Road	Southwold	IP18 6BG
	11	North Road	Southwold	IP18 6BG
	14	North Road	Southwold	IP18 6BG
	15	North Road	Southwold	IP18 6BG
	16	North Road	Southwold	IP18 6BG
	17	North Road	Southwold	IP18 6BG
	20	North Road	Southwold	IP18 6BG

	21	North Road	Southwold	IP18 6BG
	22	North Road	Southwold	IP18 6BG
	23	North Road	Southwold	IP18 6BG
	26	North Road	Southwold	IP18 6BG
	27	North Road	Southwold	IP18 6BG
	28	North Road	Southwold	IP18 6BG
	29	North Road	Southwold	IP18 6BG
	32	North Road	Southwold	IP18 6BG
	34	North Road	Southwold	IP18 6BG
	38	North Road	Southwold	IP18 6BG
	40	North Road	Southwold	IP18 6BG
	67A	North Road	Southwold	IP18 6BH
Hill View	67	North Road	Southwold	IP18 6BH
Lake House		North Road	Southwold	IP18 6BH
	Flat 71	North Road	Southwold	IP18 6BH
	19	North Road	Southwold	IP18 6BG
	24	North Road	Southwold	IP18 6BG
	25	North Road	Southwold	IP18 6BG
	30	North Road	Southwold	IP18 6BG
	36	North Road	Southwold	IP18 6BG
	6	North Road	Southwold	IP18 6BG
	7	North Road	Southwold	IP18 6BG
	12	North Road	Southwold	IP18 6BG
	13	North Road	Southwold	IP18 6BG
	18	North Road	Southwold	IP18 6BG
	76	Pier Avenue	Southwold	IP18 6BL
Town House	78A	Pier Avenue	Southwold	IP18 6BL
	78B	Pier Avenue	Southwold	IP18 6BL
Two Ways	78	Pier Avenue	Southwold	IP18 6BL
	49	Pier Avenue	Southwold	IP18 6BU
Craven Cottage	51	Pier Avenue	Southwold	IP18 6BU
	53	Pier Avenue	Southwold	IP18 6BL
	55	Pier Avenue	Southwold	IP18 6BL
Marram House	60	Pier Avenue	Southwold	IP18 6BU
	64	Pier Avenue	Southwold	IP18 6BU
	66	Pier Avenue	Southwold	IP18 6BU
	68	Pier Avenue	Southwold	IP18 6BU
Pier Court	3	Pier Avenue	Southwold	IP18 6BL
Pier Court	4	Pier Avenue	Southwold	IP18 6BL
	84	Pier Avenue	Southwold	IP18 6BL
Saxon House	86	Pier Avenue	Southwold	IP18 6BL
Pier Court	1	Pier Avenue	Southwold	IP18 6BL
Pier Court	2	Pier Avenue	Southwold	IP18 6BL
Ellesborough House	62	Pier Avenue	Southwold	IP18 6BU
	72	Pier Avenue	Southwold	IP18 6BL
Catton House	74	Pier Avenue	Southwold	IP18 6BL



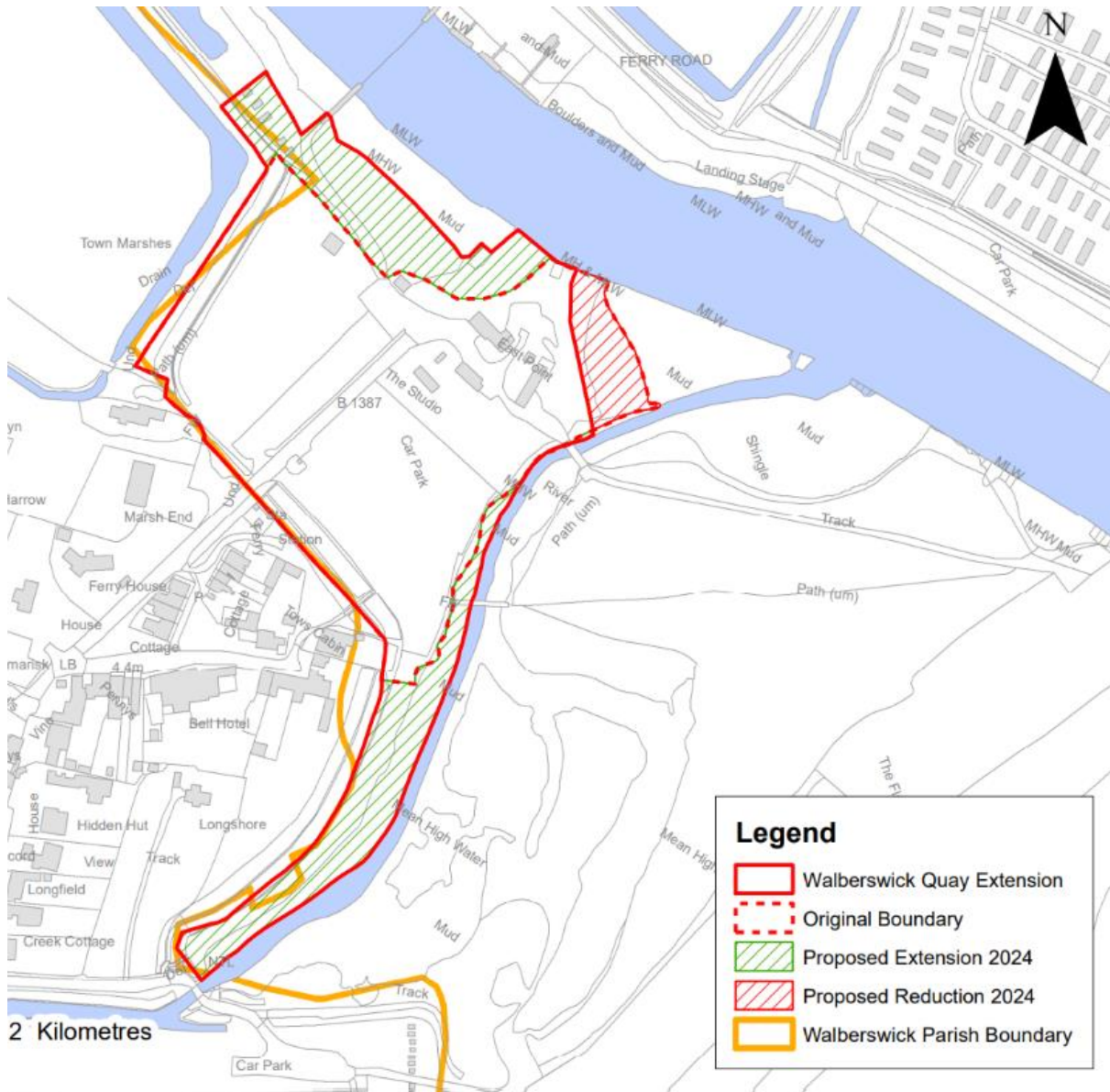
Holly House	80	Pier Avenue	Southwold	IP18 6BL
St Martins		Pier Avenue	Southwold	IP18 6BL
	70	Pier Avenue	Southwold	IP18 6BL
Pier Lodge	80A	Pier Avenue	Southwold	IP18 6BL
Southwold Business Centre	15b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16a	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17a	St Edmunds Road	Southwold	IP18 6JU
	6	St Edmunds Road	Southwold	IP18 6LB
	2	St Edmunds Road	Southwold	IP18 6LB
Southwold Business Centre	15	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16b	St Edmunds Road	Southwold	IP18 6JU
	4	St Edmunds Road	Southwold	IP18 6LB
	8	St Edmunds Road	Southwold	IP18 6LB
Southwold Business Centre		St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	14a	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	14b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	19	St Edmunds Road	Southwold	IP18 6JU
	2	Blackshore	Southwold	IP18 6TA
	3	Blackshore	Southwold	IP18 6TA
	4	Blackshore	Southwold	IP18 6TA
Blackshore Corner		Blackshore	Southwold	IP18 6TA
Blackshore Cottage	1	Blackshore	Southwold	IP18 6TA
Canoe Club		Blackshore	Southwold	IP18 6TA
Chandlers Shop		Blackshore	Southwold	IP18 6TA
Coastal Voyager		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B00		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B01		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B02		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B03		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B04		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B05		Blackshore	Southwold	IP18 6TA



Fisherman's Hut W03		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W04		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W05		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W06		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W07		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W08		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W09		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W10		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W11		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W12		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W13		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W14		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W15		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W16		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W17		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W18		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W19		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W20		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W21		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W22		Blackshore	Southwold	IP18 6TA
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Fisherman's Hut W24		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W25		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W26		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W27		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W28		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W29		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W30		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W31		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W32		Blackshore	Southwold	IP18 6TA
Harbour Café		Blackshore	Southwold	IP18 6TA
Harbour Marine Services		Blackshore	Southwold	IP18 6TA
Justin Ladd's Boatshed		Blackshore	Southwold	IP18 6TA
Managers Accommodation The Harbour Inn		Blackshore	Southwold	IP18 6TA
The Harbours Masters Office		Blackshore	Southwold	IP18 6TA
Motor Vessel G K Evan Harbour Marine Services		Blackshore	Southwold	IP18 6TA
Southwold Sailing Club		Blackshore	Southwold	IP18 6TA
The Harbour Inn		Blackshore	Southwold	IP18 6TA
The Harbours Masters Office		Blackshore	Southwold	IP18 6TA

The Old Fishermans Hut	5	Blackshore	Southwold	IP18 6TA
The Common = 1.05 hectares in area bounded by Godyll Road to the west; housing to the north, south and east.				
Nursemaids Park = 0.15 hectares in area partly bounded by Godyll Road to the west; Strickland Place to the north; Gardner Road to the east.				
Land known north of North Road = 5.59 hectares bounded to the north and west by dykes and drainage ditches; coastal defences to the east; and North Road to the south.				
Play area including skate park to the west of North Parade and north of Pier Avenue = 0.24 hectares bounded to the north by North Road; North Parade to the east; and Pier Avenue to the south.				
Putting green = 0.28 hectares bounded by North Parade to the east; Hotson Road to the south; and Pier Avenue to the north.				
Beach = 13.4 hectares bounded to west by Ferry Road and the existing Conservation Area Boundary; the Mean High Water Mark to the east; and the River Blyth to the south.				
Land between the existing Southwold Harbour and Walberswick Quay Conservation Area and adjacent drainage ditches = 0.97 hectares bounded to the south by the existing Conservation Area boundary; and to the north by drainage ditches.				

**Appendix C** | Map showing proposed Walberswick Conservation Area extension



Map showing the proposed extension (in red boundary including green hatching) and the proposed reduction (red hatching)

<b>Appendix D</b>	Schedule of land and property for inclusion within one area of proposed extension to existing Walberswick Conservation Area
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House Name	House Number	Street	Town	Post Code
East Point		Ferry Road	Southwold	IP18 6TJ
The Craft Room		Ferry Road	Southwold	IP18 6TJ
The Yacht Yard		Ferry Road	Southwold	IP18 6TJ
The Boathouse		Ferry Road	Southwold	IP18 6TJ
The Studio		Ferry Road	Southwold	IP18 6TJ
Holiday Lets, The Upper and Lower Decks		Ferry Road	Southwold	IP18 6TJ
The Little Wooden Hut		Ferry Road	Southwold	IP18 6TJ
Ferry Hut		Ferry Road	Southwold	IP18 6TJ
Fishermans Hut near ferry		Ferry Road	Southwold	
Fishermans Hut 17450 1233		Ferry Road	Southwold	
Fishermans Hut 2		Ferry Road	Southwold	
Fishermans Hut 3		Ferry Road	Southwold	
Area adjacent to the River Blyth = 0.48 hectares with the existing Conservation Area boundary to the south and east; and the Mean High Water Mark of the River Blyth to the north.				
Area adjacent to the River Dunwich = 0.42 hectares with the existing Conservation Area boundary to the west ; and the Mean High Water Mark of the Dunwich River to the east.				
Removal of area adjacent to the confluence of the Blyth and Dunwich Rivers = 0.11 hectares with the proposed Conservation Area boundary aligning with the existing coastal defences				

<b>Appendix E</b>	Supplement to the existing 2013 Walberswick Conservation Area Appraisal (January 2024) – please separate attachment
<b>Appendix F</b>	Southwold Conservation Area Appraisal and Management Plan (January 2024) - please separate attachment
<b>Appendix G</b>	Southwold Conservation Area Appraisal (January 2024) - Structures which make a positive contribution to the Conservation Area – please see separate attachment

<b>Appendix H</b>	Southwold Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback
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## Key Statistics

### Responses received

29

### Overall sentiment

Support	15
Opposition	3
Neutral	11

## Summary table of responses and officer feedback

Summary of comments	Officer response
Southwold is likely to be badly impacted by climate change, resulting in widespread destruction.	The Coastal Management Team were contacted during the public consultation, but no comments were received.
Request for printed copy of documents.	Both documents were printed and posted.
Request for printed copy of documents.	Both documents were printed and posted.
General support for proposals but with the suggestion that more of the northern section of the town be included in the proposed extensions.	The northern extensions to the Conservation Area were carefully considered by officers. However, a number of other areas were not included due to their lack of historic interest as well as the extent of unsympathetic alterations to buildings.
General support for proposals but a complaint that enforcement of planning violations in the existing Conservation Area is wanting.	Any breaches of planning are the responsibility of the Enforcement Team and those that are reported to the team are investigated and followed up.
Objection to proposed extensions as the current planning restrictions are sufficient.	Extending the Conservation Area allows more of the historic character of Southwold to be protected and taken into consideration with development proposals.
General support for proposals though they should include the entire town.	The extensions to the Conservation Area were carefully considered by officers. However, officers are mindful that the Conservation Area concept should not be diluted and potentially undermined by inclusion of the entire town, regardless of the individual quality and character of its different areas.
Objection to the proposed extensions.	The extensions have been proposed as they are believed to possess sufficient architectural



	or historic value to merit inclusion within the Conservation Area.
Support for several of the extensions but objection to the inclusion of Southwold Business Centre, St. Edmunds Road and the proposed Town Farm Character Area.	All of these extensions are believed to possess sufficient architectural or historic value to merit inclusion within the Conservation Area, so this comment is not agreed with.
Request for printed copy of documents.	Both documents were printed and posted.
Support for most of the extensions but objection to inclusion of properties on North Road which apparently were not social housing.	No evidence was provided which contradicts the research undertaken.
Objection to the proposed extensions on the grounds that they will make property maintenance more expensive, with the example of window replacement given.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
General support for proposals.	Noted.
General support for proposals with the exception of North Parade Gardens, which are not believed to merit inclusion.	North Parade Gardens have been included due to their sensitive location near the sea front and the pier. Their inclusion would therefore provide added protection to this important section of the town. Removing them would also create a void within the Conservation Area, undermining the coherency of its boundaries.
General support for proposals and opposition to new energy infrastructure in the vicinity of Buss Creek.	No energy infrastructure is currently proposed for the area surrounding Buss Creek that officers are aware of.
General support for proposals as well as a request for printed copies of the documents.	Both documents were printed and posted.
Objection to the loss of permitted development rights in the extensions but support if inclusion could assist with sympathetic works to buildings.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
Objection to inclusion of Southwold Business Centre, noting that 'the Dome' was recently rejected for listing by Historic England.	Though not statutorily listed, 'the Dome' was identified by officers as meriting inclusion within the Conservation Area due to its historic interest and has rightly been identified as a positive unlisted building.
General support for proposals but with the suggestion that several properties on Marlborough Rd be identified as positive unlisted.	These buildings are not considered to possess sufficient interest to merit identification as positive unlisted.
Enquiry regarding permitted development rights in the proposed extensions.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
General support for proposals.	Noted.

<b>Southwold Town Council</b> gave its support for the proposals but has requested that blanket Article 4 Directions be applied to the extensions.	A project to review Article 4 Directions in the district has already started and is including fieldwork to support their potential application to the Southwold Conservation Area extensions in due course.
Corrections on the text in the document.	Corrections are gratefully received and the text has been amended in response.
Enquiry regarding implications on planning development.	Clarification was provided to the enquirer.
<b>The Southwold and Reydon Society</b> gave its general support for the proposals and supports the town council's request for blanket Article 4 Directions in the extensions. However, it has objected to the inclusion of lower-income housing, on the basis of economic hardship regarding maintenance.	A project to review Article 4 Directions in the district has already started and will consider applying them to the Southwold Conservation Area extensions in due course. As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas. Maintenance is not a planning issue.
<b>Historic England</b> gave its general support for the proposals.	Noted.
Support for inclusion of the boating lake and the pier car park in the conservation area.	Noted.
<b>The Suffolk Preservation Society</b> gave its support for the proposals but has requested that blanket Article 4 Directions be applied to the extensions.	A project to review Article 4 Directions in the district has already started and will consider applying them to the Southwold Conservation Area extensions in due course.
General support for the proposals but objecting objected to the inclusion of lower-income housing, on the basis of economic hardship regarding maintenance.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas. Maintenance is not a planning issue.

<b>Appendix I</b>	Walberswick Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback
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## Key Statistics

Responses received

2

Overall sentiment

Support	2
Opposition	0
Neutral	0

Summary table of responses and officer feedback	
Summary of comments	Officer response
General support for proposals but raising concern over possible coastal erosion.	The Coastal Management Team have been notified and are currently undertaking investigations. However, it is not expected that this will impact the Conservation Area.
<b>Walberswick Parish Council</b> support the proposals but have requested that the Article 4 direction be extended to the whole of the Walberswick Conservation Area.	A project to review Article 4 directions in the district has already commenced and will include consideration of their use in the Walberswick Conservation Area in due course.



**Extension of the Walberswick Conservation Area  
Supplement to the 2013 Conservation Area Appraisal  
January 2024**



*Figure 1 Aerial image of Walberswick Quay, supplied by John Fielding (2018)*

The Southwold Harbour Conservation Area was designated in 1996, Walberswick Quay Conservation Area in 1991 and the Article 4(2) Direction, covering both Conservation Areas, was confirmed in 1997.

In 2023, the Council commissioned this document to include the review and re-appraisal of the Walberswick Quay area, in order to incorporate it into the adjacent Walberswick Conservation Area. This aims to support the management of Walberswick Conservation Area as a whole.

### **Public consultation**

Public consultation took place between October 16<sup>th</sup> 2023 and November 27<sup>th</sup> 2023. This included writing to the parish council and all residents and property owners within the Walberswick Quay area with a link to the consultation document on the Council's website.

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## **Introduction**

The following area has been identified for inclusion as an extension to the Walberswick Conservation Area:

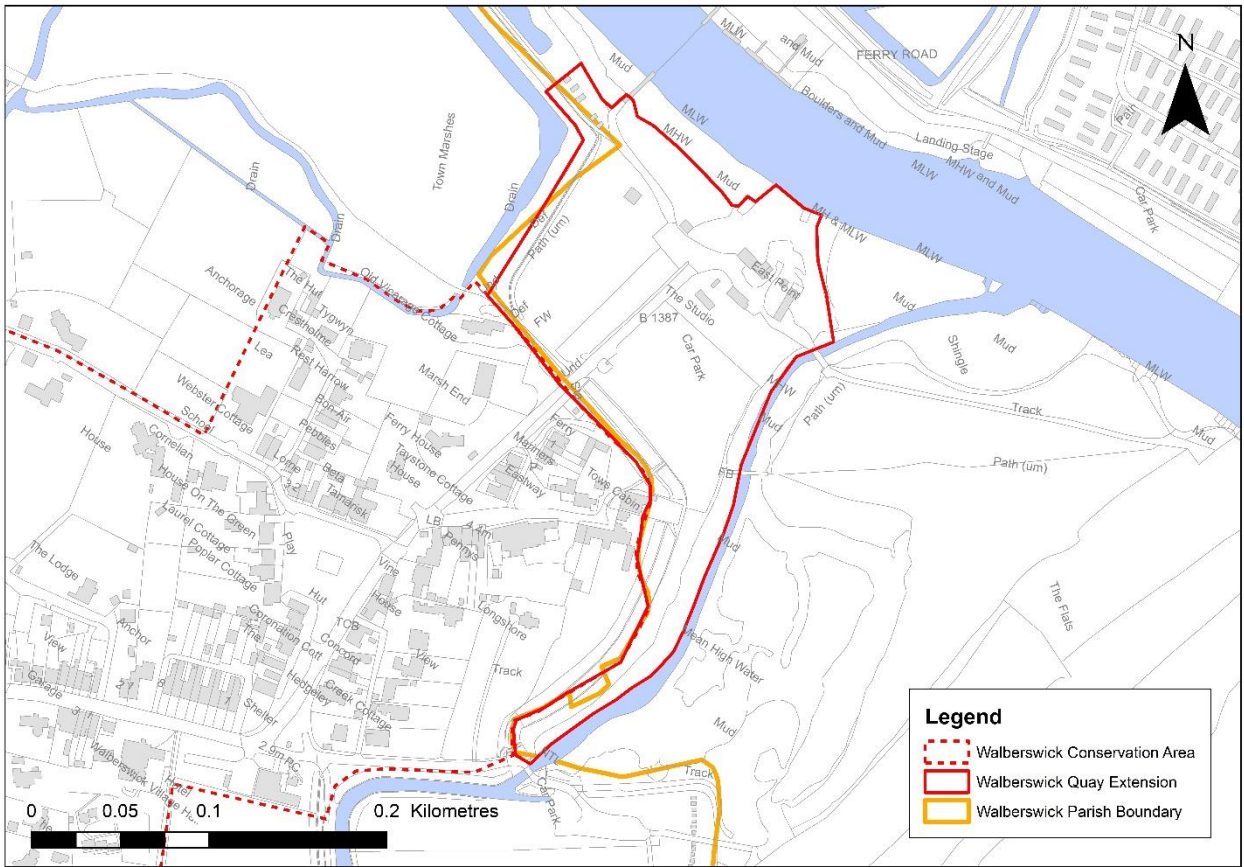
### **Walberswick Quay**

This area comprises the historic quayside to the Northeast of the settlement of Walberswick.

This Conservation Area was first designated in 1991. It includes the historic quayside of Walberswick, located to the east of the village, accessed via Ferry Road (B1387).

The area is bounded by the Dunwich River to the south, River Blyth to the east, and sea bank to the west and north with the village of Walberswick and marshes beyond.

Map 1: Extension Area





## Walberswick Quay



*Figure 2 The Southwold-Walberswick Ferry Crossing*

## Archaeology and history

The name Walberswick likely derives from the Saxon *Waldbert* or *Walhbert* – and “*wyc*”, meaning the shelter, dwelling, village, hamlet, or farm of *Walhberht*, suggesting that there was a harbour here from the Saxon period. The quay has been in continuous use since then.

## The rivers

Prior to the seventeenth century, the Dunwich River ran through the salt marshes following the edge of high ground on which Walberswick was built. Walberswick boats would likely have moored on the northern bank of the river. However, the channel was regularly silted up, causing movement and quays to flood, making it unreliable for navigation and trade. In 1489 a Royal Charter was granted to Southwold to transfer the Haven Port. In 1590, an artificial outlet to the sea from the River Blyth was cut, however this was also regularly blocked by sand deposits.<sup>1</sup> The course of the Dunwich River was diverted into the sea c.1600, and it appears to have changed little since its diversion. In 1757 the River Blyth Navigation Act was granted Royal Assent, which made this portion of the river navigable.

## Trade

As focus shifted away from Dunwich’s harbour, Walberswick and Southwold became a key trading port from the thirteenth century onwards.<sup>2</sup> During the eighteenth-century, the quayside was used for exporting corn, butter, and cheese and

for importing coal, and nearby warehouses were used to store the goods before they were transported. Fishing was also an important trade of the area.

## Ferry crossing

A crossing has been operating along the River Blyth since 1236.<sup>3</sup> Records from the thirteenth century demonstrate that the ferry license holder had the right to charge one halfpenny for a man and horse to cross the River Blyth at this time.<sup>4</sup> The ferry crossing would have been an important crossing point for workers, connecting them to the bustling port and town of Southwold across the Blyth. Throughout the majority of its operation, the journey has been made by rowing boat, although between 1885 and 1940 a chain ferry was used and could transport vehicles and livestock. This was ended following the loss of the pontoon ferry named *The Blythe*, following its dismantling during the War.<sup>5</sup> The rowing boat service was re-introduced in the 1940s, by the same family that still run the ferry to this day and have done for six generations.



Figure 3 Bob Cross, ferryman from the 1970s to 1990s (source Dani Church)

<sup>1</sup> Ibid., page 6

<sup>2</sup> Details of the trade that occurred at the quay from 1451 can be found on the Suffolk County Council Walberswick Parish Heritage website <https://heritage.suffolk.gov.uk/media/pdfs/walberswick.pdf>, page 4

<sup>3</sup> <http://www.walberswickferry.com/history.html>

<sup>4</sup> Dani Church and Ann Gander, *The Story of the Southwold-Walberswick Ferry* (2009)

<sup>5</sup> Ibid and [https://www.walberswickww2.co.uk/assets/Uploads/Walberswick\\_Map/POI\\_pages/figure\\_19.html](https://www.walberswickww2.co.uk/assets/Uploads/Walberswick_Map/POI_pages/figure_19.html)

## **Flooding**

The Flood of 1953 greatly impacted the area of marsh beside the quayside and damaged many of the buildings here. Records from the time illustrate that 'the huts by the ferry had disappeared, "Wave Crest" a wooden tea room set on piles had completely gone, the clay wall that protected the Town Marshes had totally disappeared, but great lumps of mud lay strewn about the marshes, some as big as cars, at the "Old Vicarage" end of the wall there used to sit a WW II Blockhouse, the force of the water swirling past the Blockhouse had gouged out a hole in the marsh and neatly dropped the Blockhouse into it... only a small portion shows above the Marshes today.'<sup>6</sup>



*Figure 4 The 'Craft Barn' after being taken by the floods from its original location beside the Yacht Yard (Source Walberswick Local History Group, 1953 Flood Part 1 Pictures and Memories, 2003)*



*Figure 5 The tearoom 'Wave Crest', a 1912 building that was lost in the 1953 floods. This was situated to the north west corner of the top car park (Source Walberswick Local History Group, 1953 Flood Part 1 Pictures and Memories, 2003)*

To protect against future flooding along the bank of the Dunwich River a concrete wall was built, and this was later raised, and two flood gates were also fitted.

## **Military history**

Walberswick is set within Britain's 'Coastal Crust', a stretch of World War II defences, evidence of which has been left as archaeological remains. The defences were established as the threat of invasion was at its greatest during 1940 and were scattered across the coastal landscape.<sup>7</sup> Along the quayside, beach and marshes, defensive structures included anti-tank cubes, pill boxes and Dragons Teeth (metal spikes set in concrete). Many of these features have since been removed, however, the remains of a partly destroyed pill box are located to the east of the Walberswick Conservation Area boundary (although this was submerged by flooding in the mid-20<sup>th</sup> century).

<sup>6</sup>

<http://walberswick.onesuffolk.net/assets/WLH>

[G/1953-FLOOD-PART-1-WALBERSWICK-PICTURES-MEMORIES.pdf](http://walberswick.onesuffolk.net/assets/WLH)

<sup>7</sup> <https://heritage.suffolk.gov.uk/walberswick>



Figure 6 Location of WW2 structures (Source Walberswickww2.co.uk)

### **Historic maps**

The Tithe Map and Apportionment of 1840 indicates the area was used as the Town Salts and Quay. Plot 552 (located roughly under the modern car park) was the Town Salts, a name possibly associated with the production of salt and curing of fish and owned by the Trustees for the Walberswick Town Land and occupied by James Wigg and others. The Quay (plot 473) was owned by Sir Charles Blois Baronet, occupied by Sarah Lawrence, and comprised a small group of buildings including a long terrace and smaller outbuildings surrounding it. These are likely some of the buildings seen in the background of Figure 11 and Figure 12. The Ferry crossing is also labelled on the Tithe Map, landing opposite the cluster of buildings on the quayside.

The Ordnance Survey maps, dating from 1884 – 1928, show that there was little change in the area throughout the early twentieth century, besides the addition of further huts and quayside buildings.

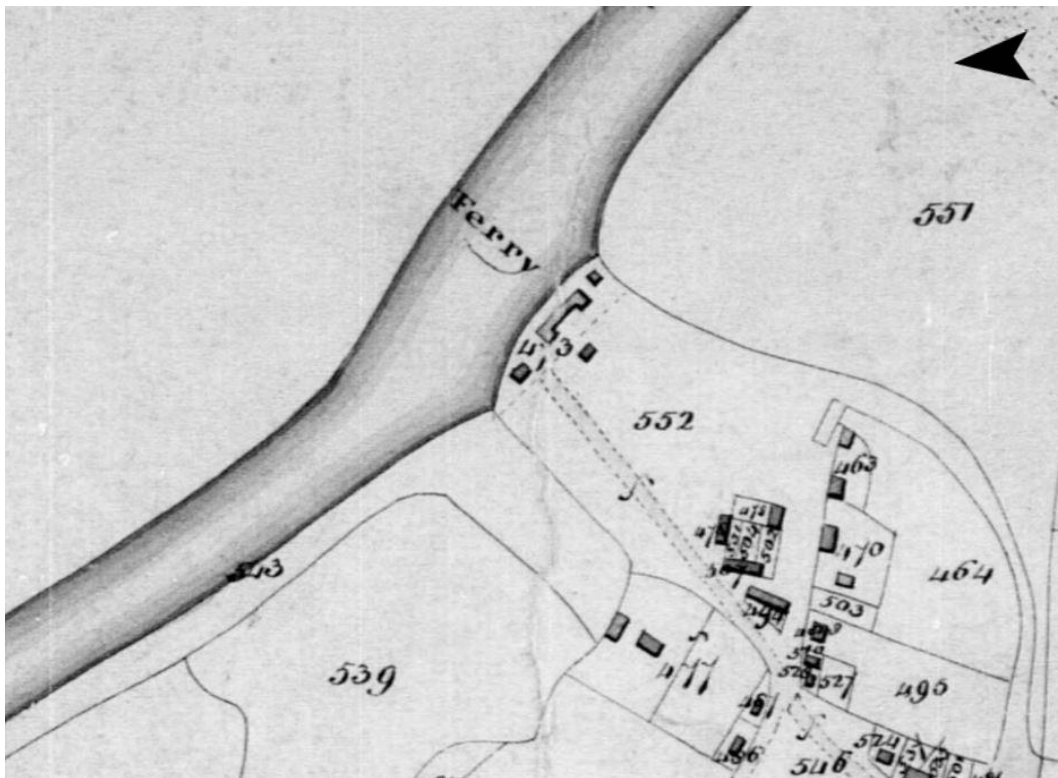


Figure 7 Excerpt of Tithe Map of Walberswick, 1840



Figure 8 Walberswick Quay, depicted on the OS Map 1884

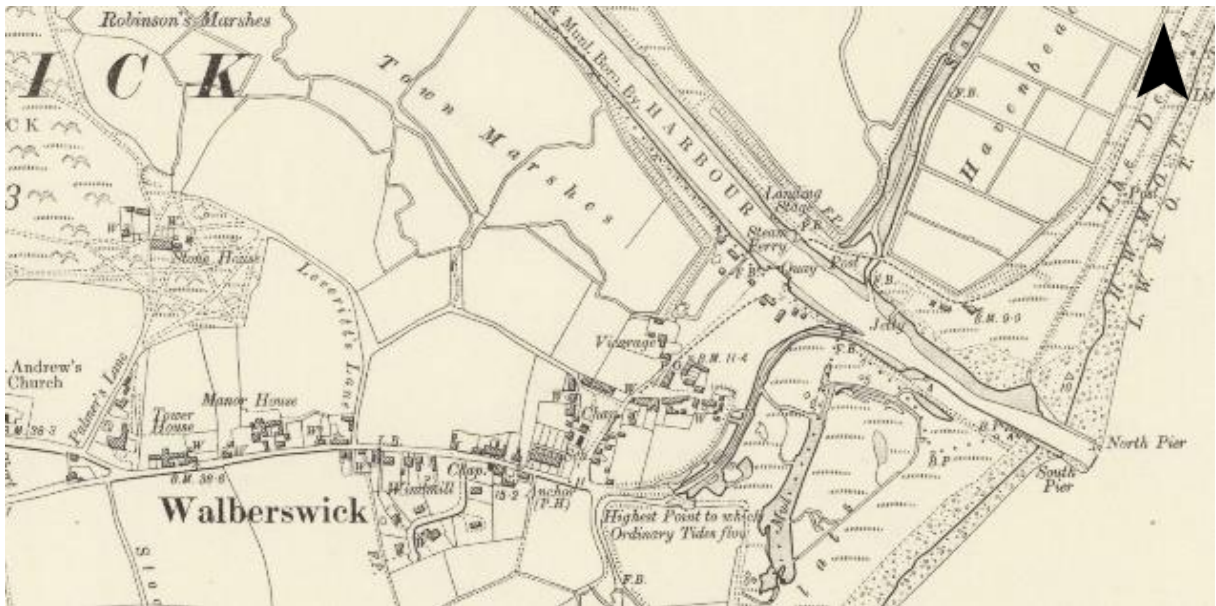


Figure 9 Walberswick Quay, depicted on the OS Map 1905



Figure 10 Walberswick Quay, depicted on the OS Map 1928



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*Figure 11 Walberswick, River Bank 1892 (Courtesy of Francis Frith, Ref: 29933)*



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*Figure 12 Walberswick, The Beach 1896, taken from Southwold Harbour (Courtesy of Francis Frith, Ref: 29933)*

### ***Walberswick today***

Walberswick quayside is a popular destination for day trips and the quay area now contains a large car park to accommodate visitors. The majority of former quay buildings have been converted into residential use.

While 100 years ago there were many more timber sheds on the quay and by the ferry, map and photographic evidence suggests that few if any have survived on their original sites, perhaps washed away by the 1953 flood. Only 'The Old Yacht Yard

(The Boat House),' a brick, weatherboard, and pantile building in the northeast corner of the Conservation Area is of notable age and may have been a barn, although it has been since altered.

There are mooring points on the Walberswick bank of the Blyth that are in use by recreational sailors and the historic ferry boat continues to carry pedestrians and their dogs between Walberswick Quay and Southwold Harbour.



*Figure 13 View south east towards the scattered buildings in the area*





*Figure 14 View along the Dunwich River into the Conservation Area*



*Figure 15 View south east along the sea bank footpath into the Conservation Area*

### General character summary

The village of Walberswick is 2.5 miles east of the A12, between Southwold and Dunwich, within the Suffolk and Essex Coast and Heaths National Landscape and the Suffolk Heritage Coast. Although adjacent to the Village settlement of Walberswick, the quayside is remote in character, containing very few buildings, set within a long stretch of marshland to the north and bounded by the confluence of the River Blyth and Dunwich to the east and south.

The overriding character of the area is dominated by its openness. The sparsity of buildings, which are clustered close to the quayside itself, and the topography of the land afford wide views across the area and out into the wider landscape. These views make a strong contribution to the character of this area.

A large car park dominates the west of the area, with the east comprising small clusters of weatherboarded buildings and sheds set on grassed verges. A small area of grassland is located to the north east of the area, providing a place for seating and recreational use, where views across the River Blyth towards Southwold can be best appreciated.

The area is accessed via Ferry Road (B1387), an unmade road which leads east out of the village, terminating at the quayside.

A footpath also traverses the area, following the sea bank and flanking the eastern side of the car park, to cross at the bridge to the south of the area before continuing to the dunes.



*Figure 16 View north towards the cluster of buildings, with the marshes beyond and the Southwold water tower on the horizon*



*Figure 17 View north across the car park from the sea bank*



*Figure 18 View towards the Conservation Area from the dunes*

## Spatial analysis

Spatially, the stretch of quayside to the north east of the area plays an important role. This contributes to the character of the area visually, but also through the atmosphere and sounds of the water and boats it generates, and by providing a key use for the area and a connection to the historic development of Walberswick.

Set back from the quayside are clusters of buildings, comprising small weatherboarded huts to the north of the area, overlooking the river, with larger barns and storage buildings to the south. These buildings have since been converted into residential and commercial use; however, the majority retain their utilitarian appearance and character.

A large portion of the area is devoted to car parking, which flanks either side of Ferry Road to its north and south. These are large open plots, with unmade surfaces and are prone to flooding particularly to the south. The northern section of the car park comprises a strip of informal, unmade surface, with grassland to the north, which also functions as car parking during the peak of tourism season. The southern section is a larger expanse of unmade hardstanding, split in the middle by a grass verge. The sea bank surrounds the car parks to their north and west, before curving round to the south west to follow the meandering Dunwich River. Hard surfacing continues along the river's edge, although bollards prevent cars from parking here as the strip of land narrows.

The main route within the area runs from the settlement of Walberswick, east towards the quayside. It is prone to flooding, which despite causing damage to the road does contribute to its quayside character. The road connects to the two car parks, situated on each side.

An informal path joins the end of Ferry Road and continues north, following the river's edge and connecting to a footpath on the sea bank. This provides access to mooring along the river, as well as the bridge crossing to Southwold. The footpath also connects the sea bank to the car parks at its southern end, before leading to the dunes and beach.

Due to the open nature of the area, and the expanses of unmade hardstanding and paths, there are a number of informal routes that provide access across it.

Buildings are dispersed throughout the area and informally clustered close to the quayside. The larger buildings to the south are each orientated differently, which adds to an eclectic character. The huts to the north, however, are more typical in that they are in a line facing the quayside, mirroring the fisherman's huts on the Southwold side of the harbour.

The area shares a strong relationship to the River Blyth (alongside which the quay runs) and the more meandering Dunwich River, which, although outside the Conservation Area boundary, make an important contribution to its character and appearance, sharing a historic and visual connection.



*Figure 19 Slipway along the quayside*



*Figure 21 View towards the area from the footpath to the south, leading to the dunes*



*Figure 20 View across the River Blyth*

### **Landscape and open spaces**

Around the Conservation Area to the north and east across the river are the wide-open spaces of the coastal marshes; this sense of openness is also reflected in the area itself. Due to the historic land use of the area, and its proximity to the two rivers here, it has remained largely undeveloped, which makes a strong positive contribution to the way the area is experienced and allows for wide reaching landscape views. The buildings that do exist hark back to the historic buildings of the area: small huts and storage barns and warehouses.

A key open space is formed by the sprawling car park. The three main parking areas are laid with sandy gravel, the material appearing bright and reflecting the sandy dunes and beach to the south. The gravel is interspersed with small islands and verges of grass, creating some sense of separation, and adding greenery to the area, contributing to its informal character. The car parks are bounded by low timber posts, which add character and are in keeping with the material palette found within the area. Although the parked cars detract from the appearance of the Conservation Area, the retention of this open space through its use as a car park is positive and allows for continued appreciation of wide vistas towards the dunes and marshes, particularly during quieter seasons, as well as providing car parking for the many visitors to the area.

Greenery within the area can be found in the grassed verges, banks, and recreational space alongside the river's edge. Two areas of the grassland, one beside the Craft Room and Studio and the other surrounding the northernmost hut along the quayside, are Coastal Marsh Priority Habitats; the grass type found here reflects this character, with a rugged coastal feel.

The open space to the east of the area is interspersed with buildings and structures relating to the continued use of the quayside. Boats, winches, launching trolleys and other materials are scattered across the open grassland. These make an important contribution to the character and appearance of the area, giving a sense of it being a working quayside. Further north is an area which has been left clearer of materials, within which are benches and a heritage interpretation board. This provides a point where the open landscape can be appreciated, with views back towards Walberswick village, along the River Blyth, and towards the coastal marshes, with Southwold visible on the horizon.

To the north of the car park is another stretch of open grassland, crossed by an informal path. This is sometimes used for overspill parking, but when left clear, it provides a pleasant green space which visually blends into the coastal grazing marsh setting of the area to the north of the sea bank.



*Figure 23 Grassed verges flanking the car park with the Coastal Marsh Priority Habitat in the foreground*



*Figure 22 Historic winch on the quayside*

## Land uses

The predominant land uses within the area are related to its function as a quayside, and proximity to the two rivers. It is a working quayside, and the historic ferry boat continues to carry pedestrians between Walberswick Quay and Southwold Harbour.

Tourism also plays an important role within this area. A large swathe of the land is devoted to parking, used by visitors and tourists. This falls within the plot of land that was once the Town Salts, so although the use has changed, the historic boundary of the field can still be appreciated by this open land use.

The area is also used recreationally by both locals and visitors. The footpath through the area attracts a regular footfall of walkers, as well as those accessing the moorings along the Blyth.

The river edges also provide vantage points for crabbing, a popular Walberswick

activity, which during peak season can generate huge numbers of visitors to the area.

There are some commercial buildings within the area, including a small shop and the ferry hut; the latter in particular makes a positive contribution to the area through its use, as a crossing has existed here for centuries. The remaining buildings are residential, and many are used as holiday lets.



Figure 25 Crabbing sign along the river's edge



Figure 24 Jetty from which the Ferry Crossing operates



### Building styles and materials

Buildings within the area vary in date, however, all are vernacular in character. The majority are timber framed with single span plans of one or two storeys, with simple pitched roofs uncluttered by dormers, and raised above the ground on stilts. Walls are of black timber shiplap and featheredge weatherboard or red brick, the roofs of corrugated steel, mineral felt or red pantiles. The building stock evokes a strong image of the historic quay buildings and the industry that once thrived here.

Public realm features are typically constructed from timber, such as the posts used to demark car parking, and the benches found across the area.

The ferry crossing jetty is constructed in hardwood, reflecting the historic jetties found along the Blyth.

Historic quayside fittings and fixtures can also be found, which contribute to the historic character and appearance of the area and help to appreciate its historic and continued use as a quay.



Figure 28 Larger brick and weatherboarded storage buildings, converted to residential and commercial use



Figure 28 Timber posts found throughout the area to demark parking and Ferry Road



Figure 28 Metal quayside fixture

**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 unlisted buildings make a positive contribution.



Figure 29 The Old Yacht Yard (Boat House)

**The Old Yacht Yard (The Boat House)**, is a brick, timber weatherboarded, and pantile former storage building in the northeast corner of the Conservation Area. It may have originally been used a barn, although has since been converted to residential use and has undergone alterations and extensions.



Figure 30 The Old Yacht Yard (Boat House) from the east, showing modern alterations

Records show that in 1907 it was built of red brick with a steep pitched pantile roof in two parts; to the west it was 2 storeys and to east, 1 ½ storeys.



Figure 31 'The Craft Room' in its new location

**The Craft Room** was built c. 1920 by H Block as his builder's shed. Later, it was used by a Mr Snow to exhibit his paintings, pottery, and hand loom weaving.

This shed originally stood just south of the brick warehouse known as the yacht yard, between it and the big black studio. However, during the flooding the Craft Room building floated up Ferry Road as far as the Old Vicarage boundary wall. The Charity Trust allowed it to be re-sited to the south of the black studio, on the then grassy net drying area.



Figure 32 'East Point'

**East Point** is a timber weatherboarded and pantile building, raised on stilts, partially two storeys with a one storey studio extending to the rear. It was, historically, one of the few residential buildings to be built amongst the fish warehouses. In the later twentieth century, it was in use as a pottery studio.



Figure 33 'The Studio' with the 'Little Wooden Hut' beside

**The Studio** is a two storey barn, weatherboarded with a pantile roof, typical of the building stock within this area.



Figure 34 The Savoy

**The Savoy** is a small, single storey timber weatherboarded barn with a pantile roof. It is set on the edge of the marshland and is now fairly isolated, which provides an evocative image.



Figure 35 Fisherman's huts

The group of **sheds** near the quayside resemble fishermen's net houses or fishermen's huts. Although individually, each building is not of significant historic interest, and they are likely of modern construction following the mid-twentieth century flooding, as a group they contribute to the character of the area and reflect the style and materials found along the Walberswick Quayside and Southwold Harbour opposite. The southernmost hut is also the base for the Ferry crossing, which provides key access between Walberswick Quay and Southwold Harbour and is an important asset to the local community and visitors of the area, as well as being of unique heritage interest.



*Figure 36 View from the edge of the Conservation Area across the River Blyth, towards Southwold Harbour, with Southwold Water Tower in the distance*

## Views

The openness of this area lends itself to wide reaching and dynamic views, which contribute to its character. There are, however, some key static views within the area also and a number of locations where these wider view types can be best appreciated, which are highlighted on Map 2, found at the end of this document.

### Static views



Figure 37 View along Ferry Road to the north east

**Ferry Road to the north east:** this view takes in the entrance/gateway to the area, where the viewer can appreciate the openness of the landscape and terminating quayside, with the River Blyth and Southwold Harbour beyond. Within the distance, the view stretches towards the marshes and Southwold can also be seen on the horizon.



Figure 38 View along Ferry Road south west

**Ferry Road south west towards Walberswick:** this provides a point to appreciate the edge of the built village, which is fairly concealed by the sea bank, building edge, and mature trees, in stark contrast with the open character of the quayside and marshes.



Figure 39 View north west along the River Blyth

**Quayside north west along the River Blyth:** areas of recreational space, with interpretation and benches, provide a point where views towards the River and wider marsh setting can be appreciated. The historic moorings are also visible from this point, which make an important contribution to the area.



Figure 40 View east towards Southwold

**Quayside north east towards Southwold:** there are good views from the quay across the river to Southwold, and views of the jetties and their moored craft on the harbour north bank. The long vistas reinforce the perception of remoteness here, and informal grass areas; the sand and gravel parking areas and roadways; the muddy streams; and the vernacular timber buildings enhance the sense of escape from the town.



Figure 41 View south east along the River Blyth

**Quayside looking south east along the River Blyth:** views from the quayside extend along the river to take in more of the working quayside and the river's mouth, providing a visual connection with the dunes, beyond which lies the sea.



Figure 42 View from the Ferry Crossing (Southwold side)

**Ferry Crossing:** this is a historic point to appreciate the crossing from and towards Walberswick, providing a view from a point which has been used throughout history by those crossing the Blyth.

### ***Dynamic views***



Figure 43 Views south east along the sea bank footpath towards Walberswick

**Along the sea bank and footpath:** the sea bank falls partly within the Conservation Area boundary crossing at its south eastern edge, before doglegging and continuing to follow the River Blyth north. It provides wide, pleasant views along its length towards the Walberswick Conservation Area, giving an appreciation of the Village and quayside within its setting that unfolds along the route.



Figure 44 View towards Walberswick Quayside from Southwold Harbour

**Southwold Harbour:** the footpath provides views back towards Walberswick Quay and Village, with the River Blyth in the foreground, contributing to our appreciation of the historic use and character of the area here, and the difference between the open landscape and the more enclosed nature of the Village.

### Setting

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. It goes on to note *‘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.

The Conservation Area draws its significance from key features outside of its boundary, notably from the rivers, surrounding settlements, marshes, and sea. Due to the topography of the area, there are wide views from the area and towards it, particularly its intervisibility with the surrounding marshes, dunes, river Blyth and Southwold, which make a strong contribution to the way the area is experienced.

The Conservation Area is also located within the Suffolk and Essex Coast and Heaths National Landscape and Suffolk Heritage Coast, which indicate that the area is part of a much wider area of national landscape significance.

Marshland forms an integral part of the setting of the area; within the village envelope has largely been drained, however a large area of low-lying fresh water grazing marshes, the ‘Town Marshes’, lies to the north. This is protected from the sea by a raised bank and is a protected habitat.

The historic sea bank (SWD 034) is part of a wide stretch of historic coastal sea

defence. It is 1km in length and would have formed part of the flood defences of the area. It may also have its origins in the post-medieval period, like the bank on the other side of the River Blyth (SWD 033).

The pill box, terminating the sea bank (WLB 040), is also part of a wider network and landscape of World War II defences along the beachfront and navigable River.

The historic timber moorings to the north west of the area form a key part of its setting, as they continue the quayside character, generate sounds of the quay such as clanking sails, share a visual connection to the area and reflect the materials and character of both the

Walberswick quay Conservation Area and Southwold Harbour area opposite.

To the south east of the area are the concrete pier and sea defences, with the dunes and beach beyond. These are further coastal features which together create the strong sense of place here and make a positive contribution. The dunes in particular add to the coastal character but also shield the area from the sea, resulting in a degree of separation.

The bridge crossings and footpaths create a sense of the wider coastal network and serve to connect pedestrians with the wider landscape. The bridges are also used recreationally for crabbing in peak season.



*Figure 45 Views from Southwold Harbour give an appreciation of Walberswick Quayside, along with its concrete pier and the building's edges and dense trees of the Village beyond*





*Figure 46 Historic moorings along the River Blyth contribute to the setting of the Conservation Area*



*Figure 47 Views from the north east towards the Quay show its wider marshland setting*



*Figure 48 Historic moorings within the setting of the Conservation Area*

## Extension Area Management Plan

### Alterations to existing buildings

#### *Loss of original features*

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

New works and repairs to the buildings and structures in the Conservation Area should be carried out using the range of prevalent and traditional materials illustrated in the appraisal.

### Condition of buildings

#### *Vacant buildings*

Routine maintenance can help to preserve the historic materials of buildings and help continue to ensure that they make a positive contribution to the Conservation Area. Some minor maintenance is required to buildings within the area.



Figure 49 Vacant building (May 2023)

## Key spaces and routes

### *Car parking*

A large section of the area is used as car parking. The open, undeveloped character of the car park, unmade roads, grass verges and timber posts contribute to the spatial quality and sense of remoteness of the area, and this area should be maintained as an open space.

### **Flooding**

This part of the Conservation Area is regularly prone to flooding. Rising sea levels and the impacts of climate change pose a future threat to the area. Actions should be taken to fully understand the impact of flood risk to the historic buildings and landscape within the area, particularly with reference to Historic England's Guidance *Flooding and Historic Buildings* 2015. Any work to sea defences should be undertaken while also seeking to preserve and enhance the character of the area.



Figure 50 Signs of flooding at the time of survey (May 2023)

## Public Realm

### Signage

Signage is predominantly of good quality throughout the area and is used sparingly. Signage relating to the car park, although modern, appears to be kept to a minimum and should also continue to be in the future.



Figure 51 Modern signage within the car park is kept to a minimum



Figure 52 Further signage and waste facilities are tucked away along the edge of the car park

The Walberswick Ferry signage along the jetty is hand painted, reflecting the historic signs for the crossing, and adds to the character of the area; this should continue to be maintained.

### Furniture

Public realm materials and features are currently of a good quality, including benches, heritage interpretation boards, and posts. These should continue to be maintained in materials which are sympathetic to the area (predominantly timber).



Figure 53 Example of the style of timber bench found within the area



Figure 54 Heritage interpretation panel overlooking the river

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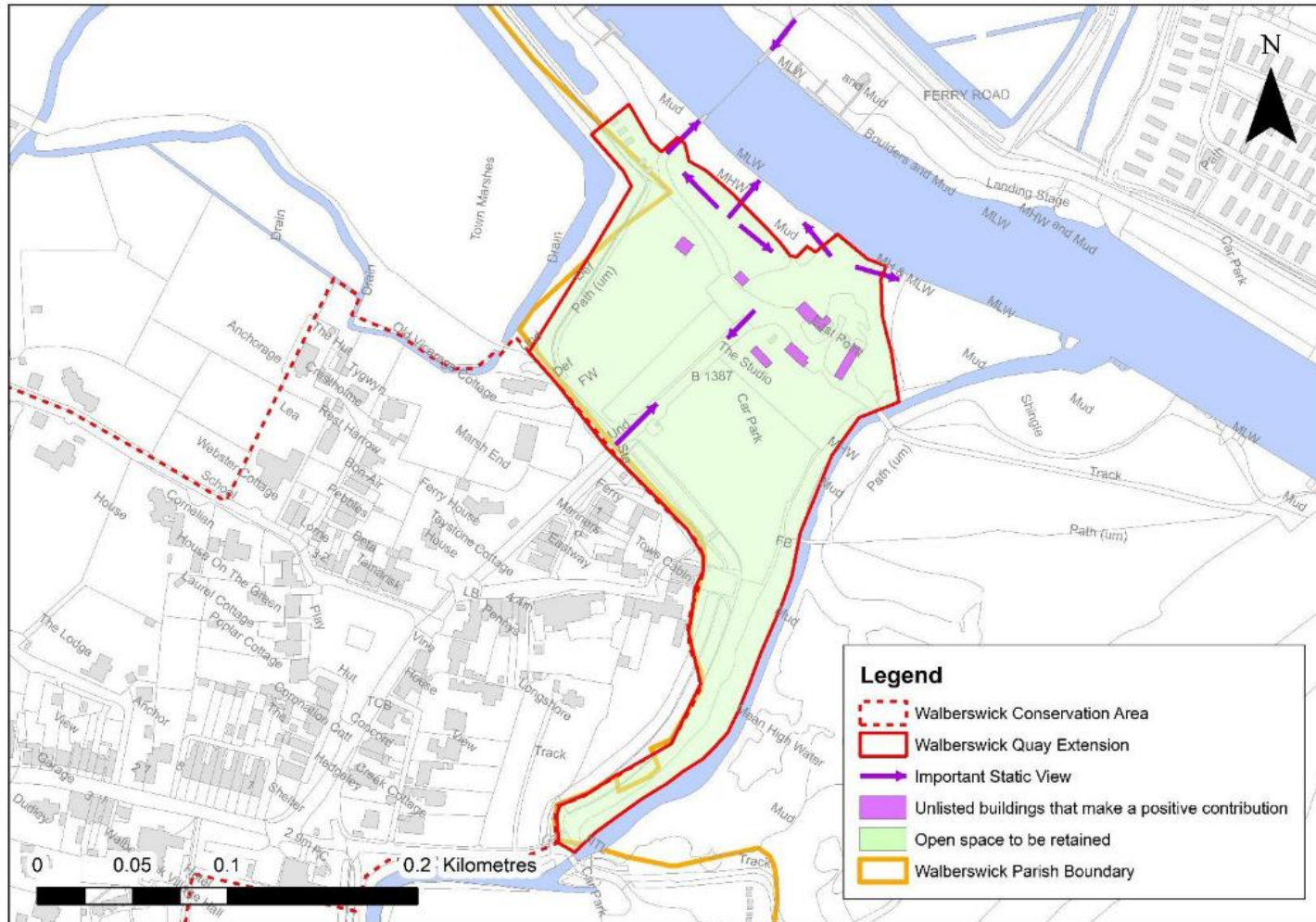
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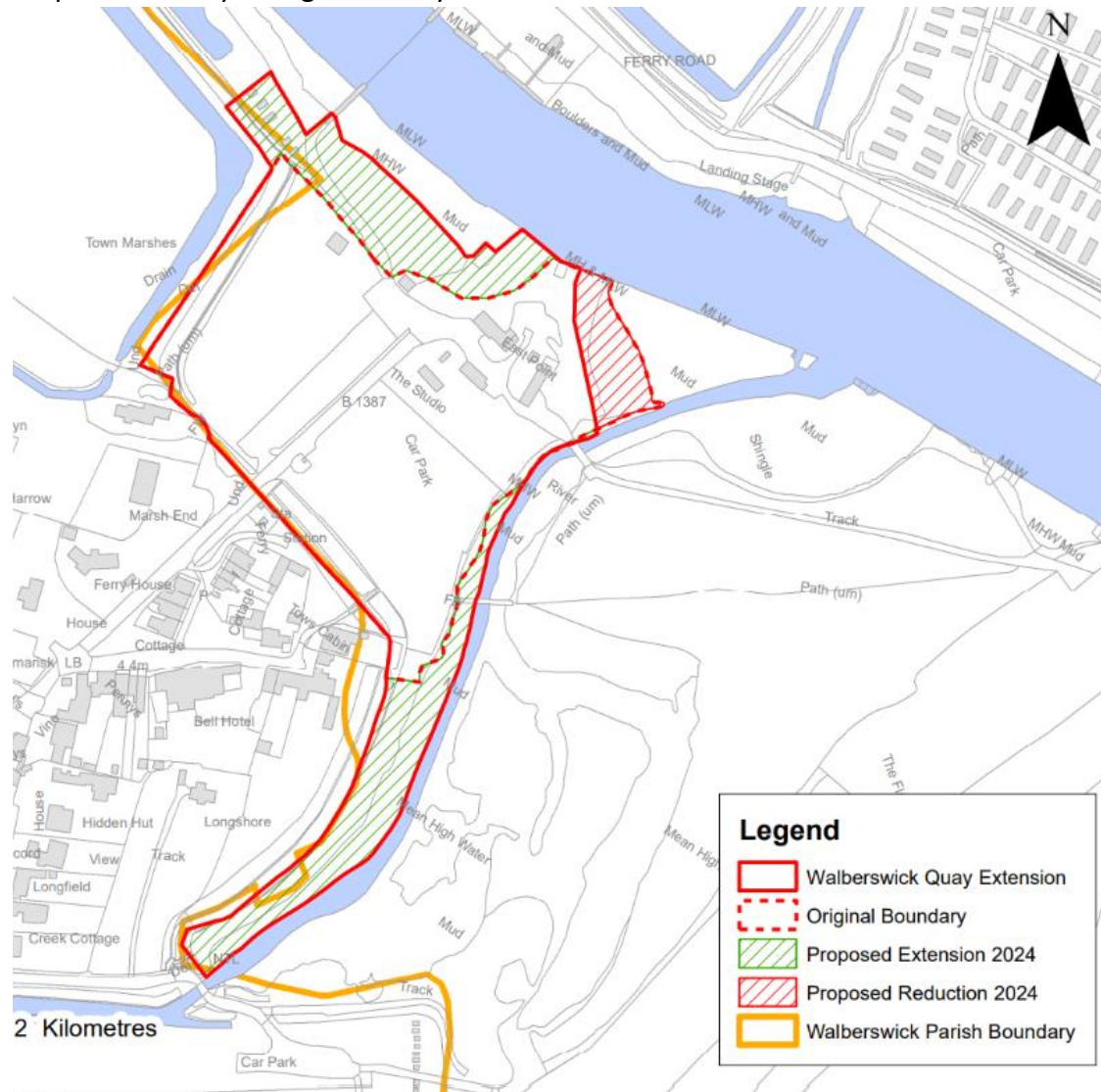
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## Maps of the Walberswick Quay Conservation Area

Map 2: Extension Area showing summary of positive unlisted buildings, views, open space

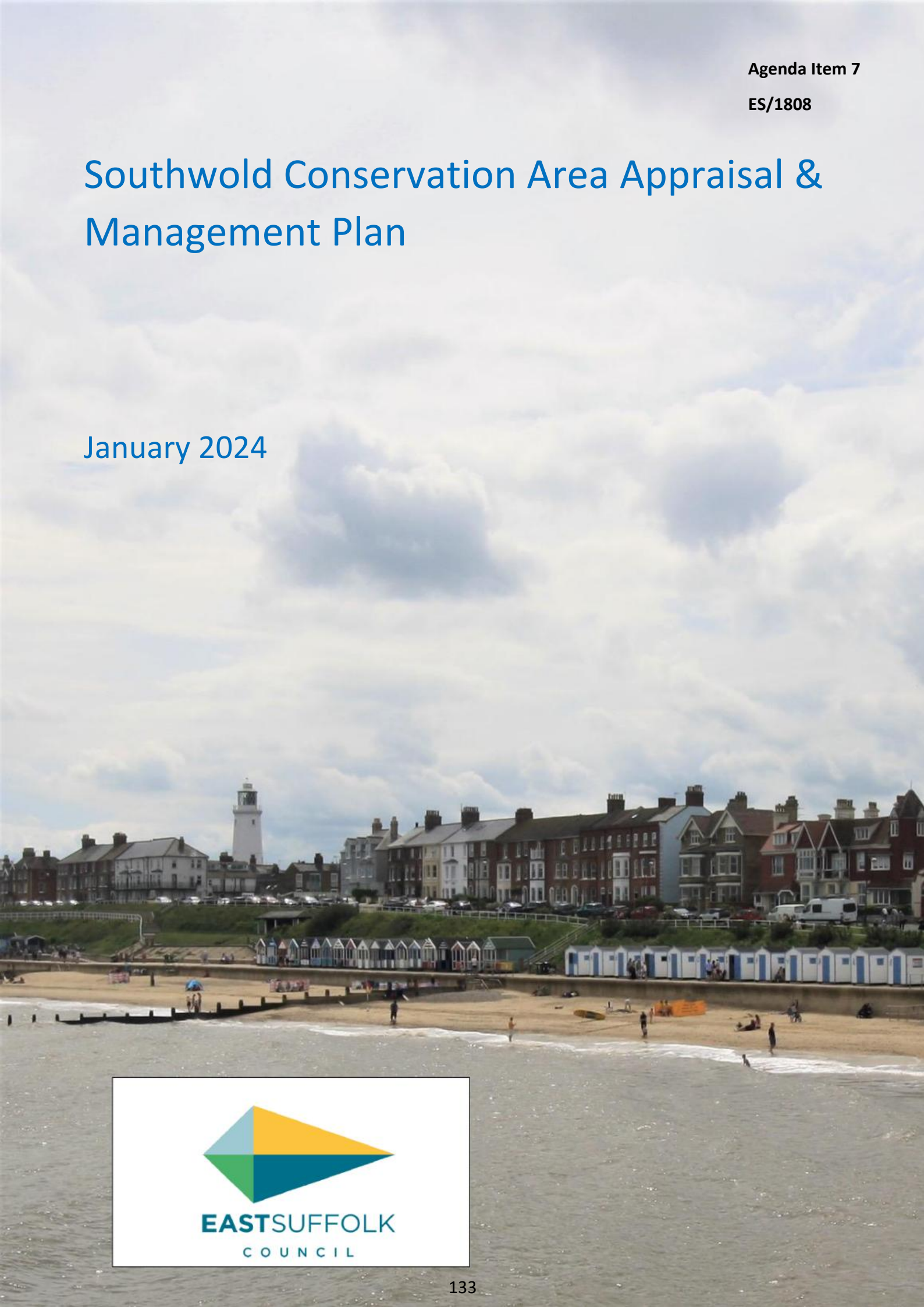


Map 3: Boundary changes January 12<sup>th</sup> 2024



# Southwold Conservation Area Appraisal & Management Plan

January 2024





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## Gazetteer of Positive Buildings Within the Southwold Conservation Area

### Seaside Suburban Character Area

Blackmill Road (North Side)  
 Blackmill Road (South Side)  
 Eversley Road  
 Gardner Road - North  
 Godyll Road  
 High Street – North (East Side)  
 High Street – North (West Side)  
 Manor Park Road  
 Mill Lane –(North Side) Central and West  
 North Green  
 St Edmunds Court  
 Spinners Lane

Station Road (East Side)  
 Station Road (West Side)  
 Strickland Place  
 The Common  
 Woodleys Yard  
 Wymering Road  
 York Road

### Seaside Corporation (North Cliff) Character Area

Cautley Road  
 Chester Road (North Side)  
 Chester Road (South side)  
 Cumberland Road - North  
 Dunwich Road (North Side)  
 Dunwich Road (South Side)  
 Field Stile Road  
 Foster Close  
 Marlborough Road (East Side)  
 Marlborough Road (West Side)  
 North Parade  
 St Edmunds Road  
 Salisbury Road (North Side)  
 Salisbury Road (South Side)  
 Stradbroke Road - north (East Side)  
 Stradbroke Road - north (West Side)

### Old Town Character Area

Albert Place  
 Alpha Terrace  
 Bank Alley  
 Barnaby Green  
 Bartholomew Green  
 Buckenham Court  
 Child's Yard  
 Church Green  
 Church Street  
 Cornfield Mews  
 Cumberland Close  
 Cumberland Road – South  
 Drayman Square  
 East Cliff  
 East Green  
 East Street – (North Side)  
 East Street (South Side)  
 Fox's Yard  
 Gardner Road – South  
 High Street - South (East Side)

High Street – South (West Side)  
Hope Cottages  
Loftus Lane  
Lorne Road (North Side)  
Lorne Road (South Side)  
Market Place (East Side)  
Market Place (North Side)  
Market Place (South Side)  
Market Place (West Side)  
Park Lane (North Side)  
Pinkneys Lane (Northwest Side)  
Queen Street (East Side)  
Queen Street (West Side)  
St James Green (Even)  
St James Green (Odd)  
Smokehouse Yard  
Snowden’s Yard  
Stradbroke Road – South  
Tibby’s Triangle  
Tibby’s Way  
Trinity Close  
Trinity Street (East Side)  
Trinity Street (West Side)  
Victoria Street (East Side)  
Victoria Street (West Side)  
York Cliff  
Youngs Yard

#### **Town Farm Character Area**

Field Stile Road  
Hotson Road (North Side)  
Hotson Road (South Side)  
Marlborough Road  
North Parade  
North Road  
Pier Avenue (North Side)  
Pier Avenue (South Side)

#### **Blackshore Character Area**

Blackshore

#### **Seafront Character Area**

The Pier

#### **Marine Villas Character Area**

Constitution Hill  
East Street South (east of Pinkneys Lane)  
Ferry Road  
Gardner Road (southern Section)  
Gun Hill  
Park Lane (South Side)  
Pinkneys Lane (Southeast Side)  
Primrose Alley  
Queens Road  
Skilmans Hill  
South Green (East Side)  
South Green (North Side)  
South Green (West Side)



*The Town from The Pier*



## 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 lost forever.

Caring for the historic environment is a dynamic process which involves managing change - this does not mean keeping everything from the past, but it does mean making careful judgements about the value and significance of buildings and landscapes.

Critical to these decisions is an appreciation and understanding of an area's character, including its social and economic history and the way such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and future.

This Conservation Area Appraisal provides details and identifies features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

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

The role of a conservation area is not to restrict change and development, but to recognise what is significant about an area, and to ensure that proposed change is not detrimental. By controlling proposals for demolition, and

having tighter control over design, material use and detailing, the intrinsic quality of a conservation area can be maintained.

The Southwold Conservation Area has been appraised, and this report prepared, in accordance with the published Historic England guidance document '*Conservation Area Designation, Appraisal and Management*' (Second Edition, 2019).

## 1.0 The Southwold Conservation Area

Southwold is a coastal settlement, located approximately thirteen miles south of Lowestoft and nine miles east of Halesworth. The A1095 is the primary road route from the A12, to the north and following roughly line of the River Blyth, climbing and turning before making the gradual ascent into the town.

The main route through the town is The High Street, which terminates at the triangular Market Place before the road splits; East Street continues southeast and ends at Centre Cliff while Queen Street weaves its way south, becoming Ferry Road which terminates at Blackshore harbour.



East Street looking east

Southwold can also be accessed by foot or ferry from the village of Walberswick and from the neighbouring settlement of Reydon to the northwest.

The boundary of the Southwold Conservation Area is defined by the beach and promenade to the east, the common and marshes to the west and the river Blyth to the south.

The commercial heart of the town is the High Street and Market Place, with further retail activity seen to East Street, Queen Street and around East Green. Within the heart of the town is the renowned Adnams Brewery which, with its public houses, hotels and shop and cafe outlet makes a significant contribution to the vibrancy of the town.

To the east and west of the High Street, the narrow lanes are primarily residential, occasionally opening out onto a green, and often containing houses of varying age and size.

Southwold contains a great range of buildings of varying age and status, and building density in the town is high, particularly in close proximity to the High Street. A particular feature of Southwold is the number of greens that provide a welcome break from closely grouped houses, as well as pleasing pockets of open amenity space.

The town possesses a high number of nationally listed buildings and landmark structures. The silhouette of the town, when seen on rising ground from the south, is varied and the forms of the lighthouse, St Edmunds Church and the brewery are particularly characteristic.

## 2.0 Planning Policy Framework

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 52 in the East Suffolk Council area (2022). Conservation areas are "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Areas make an important contribution to the quality of life of local communities and visitors. The designation safeguards the physical historical features which sustain the sense of local distinctiveness and comprise 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, define their capacity for change, and inform planning decisions. Such changes can serve to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the [National Planning Policy Framework](#) (Chapter 16 *Conserving and Enhancing the Historic Environment*) of July 2021.

National planning advice relating to protecting and enhancing valued landscapes is also set out in the National Planning Policy Framework (Chapter 15 *Conserving and Enhancing the Natural Environment*) of July 2021

The Council will pay special attention to the preservation and enhancement of the Conservation Area and its landscape setting according to the policies for the historic environment set out in the adopted Waveney Local Plan 2019.

Because standard conservation area controls were found to give insufficient protection to certain significant elements of a building, further controls have been placed on some of East Suffolk's conservation areas.

Local authorities can increase controls within conservation areas through the application of Article 4 Directions. These make further restrictions on permitted development rights to residential properties. Once imposed in an

area, planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare (defined as a highway, waterway, or open space). This includes replacing windows; painting previously unpainted buildings or stripping paint from them; erection, alteration, or demolition of part or all of a wall, fence, gate or other enclosure or the construction of a porch. Also covered is the enlargement, improvement, or other alteration of a dwelling; any alteration to its roof; the provision of a building, enclosure, swimming pool, hard surface, etc., within the grounds, or 'curtilage', of the building.

Planning applications require plans and supporting information as outlined on the appropriate forms. Elevations of buildings which do not front a 'relevant location' (a highway, waterway or open space) are not affected and these will enjoy the normal 'permitted development' rights for a conservation area.

Copies of the East Suffolk district Article 4 directions are available from the planning department and on our website.

Please note that Article 4 Directions will not initially apply to the proposed extensions, where permitted development rights will remain. This may change however over the course of an upcoming review of the District's Article 4 Directions (2023-2026).

Article 4 Directions do not affect:

- Repairs or maintenance
- Painting and decorating, except of previously unpainted surfaces
- Alterations which took place before the Direction was in place
- Elevations not fronting a relevant location (see above).

There are designations relating to landscape, seascape, and townscape character that either

overlap with, or are adjacent, to the Conservation Area and its setting, including:

- Suffolk and Essex Coasts & Heaths National Landscape; and
- Suffolk Heritage Coast.

These designations are either statutory (National Landscape) or non-statutory (Heritage Coast) and are material considerations in planning decisions. The evidence base for the designations, and relevant management plans, further develop our understanding of Southwold, the Conservation Area and its setting; special significance and interest, exceptional scenic quality, landscape features of natural beauty and valuable landscapes are the basis for the designations, which have objectives in common with those of the Conservation Area designation.

The boundaries for these designations can be found at <https://magic.defra.gov.uk/>

Many heritage assets identified in this appraisal will be subject to planning controls other than the Conservation Area or those set out above at the local or national level, including:

- Listed or scheduled structures and buildings;
- Scheduled and non-scheduled archaeological sites;
- Registered Parks and Gardens; and
- Tree Preservation Orders.

The boundaries for these designations can be found at: <https://www.eastsuffolk.gov.uk/planning/geo-graphic-information-system/>

Much of the coast is designated for its importance as a habitat for birds and / or other species. Large areas of land south of the Blyth Estuary are designated as the *Minsmere-Walberswick Heath and Marshes* RAMSAR site, making it a wetland landscape of international importance. Other designations in the setting of the Conservation Area are:

- Minsmere-Walberswick Heaths and Marshes *Site of Special Scientific Interest* (SSSI), covering large areas to the south of Southwold to Minsmere and west to Blythburgh, designated for its conservation value relating to fauna, flora geological or physiological features.
- Some of the above designation is also designated a *Special Area of Conservation*, with the same name as the SSSI, designated to protect one or more special habitats, as listed in the Habitats Directive, 1992.
- A Special Protection Area (SPA) partly overlaps the SSSI, named *Minsmere-Walberswick SPA*, designated to protect rare and vulnerable birds, in accordance with the Birds Directive, 1979.

*Policy WLP8.37: Historic Environment*

The Council will work with partners, developers and the community to protect and enhance the District's historic environment.

Proposals for development should seek to conserve or enhance Heritage Assets and their settings.

All development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment prepared by an individual with relevant expertise. Preapplication consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.

Proposals should take into account guidance included in the Built Heritage and Design Supplementary Planning Document.

*Policy WLP8.39: Conservation Areas*

Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.

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

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

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

Proposals for replacement doors, windows and porches in conservation areas where Article 4 Directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.



### 3.0 Conservation Area Boundary Map



## 4.0 Summary of Special Interest

- Southwold's Conservation Area includes the bulk of the town's historic core and all but one of its listed buildings.
- The Conservation Area is surrounded by unspoilt countryside of both considerable beauty and national importance.
- The Conservation Area includes the town's beaches and pier, which are one of the most popular tourist attractions in East Anglia.
- The town's numerous 'greens' are one of its most attractive features, providing amenity for residents and visitors, while framing its many fine historic buildings.
- The Old Town Character Area retains important and highly graded listed buildings including its grade one listed medieval parish church and grade II\* listed eighteenth century and earlier townhouses.
- The Old Town Character Area also retains numerous examples of nineteenth and early twentieth century shop and public house fascias of considerable character and significance.
- Within the southern part of the Conservation Area are numerous elegant early nineteenth century 'marine villas' which form a nationally significant group.
- The northern part of the Conservation Area retains unspoilt late nineteenth century suburban development dating from the town's early period as a seaside resort.
- Despite being a tourist centre the Conservation Area still contains thriving industries such as Adnams fine Victorian brewery, one of the town's most prominent landmarks.
- Within the Conservation Area are notable examples of pioneering public housing including some of the earliest surviving examples in England.

## 5.0 Assessing the Special Interest

### 5.0.1 Location and Context

Southwold is a coastal town located towards the north-east of the county of Suffolk, in the administrative area of East Suffolk Council. The town is approximately 18km south of Lowestoft and 10km south of Kessingland, both coastal settlements. Halesworth is the closest *larger* inland settlement, which is approximately 12.5km west of Southwold and served by a train line. Blythburgh is located approximately 5.6km to the west of Southwold.<sup>1</sup>

The village of Walberswick is approximately 2km south-west of Southwold; the River Blyth, Southwold Harbour and grazed marshland and grassland separate the two settlements. Reydon is located to the north-west of Southwold, located approximately 115m to the north of Might's Bridge at its closest point. Buss Creek and Easton Marshes separate the two settlements; the creek is crossed at a single highway on the town's northern flank, by the A1095 at Might's Bridge.

Southwold, with Reydon and Sole Bay, is located on a low sandy cliff that rises above the surrounding landscape; approximately 15m AOD at its highest point. The town's location comprises the coastal cliff-edge of the "*Sandlings*"; historically a large band of heathland that stretched from Southwold, southwards to Ipswich. To the south of Southwold is Southwold Harbour, at the mouth of the River Blyth. To the west, a spur of the River Blyth, known as Bus Creek, circumnavigates the town, in an open landscape setting. To the east of Southwold is the Suffolk coast and North Sea.

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<sup>1</sup> Settlement distances are approximate and measured centre-to-centre.

### 5.0.2 *The Conservation Area*

The Southwold Conservation Area encompasses most of the settlement, albeit excluding parts of the residential neighbourhood on Hotson Road, Pier Avenue and Marlborough Road. Land north of Blyth Road is also excluded from the designated area. The north side of Southwold Harbour and the town's beach and seafront is within the designation, covering the length of the settlement, though Southwold Caravan Site falls outside the designation boundary.

The north-west corner of the Conservation Area is marked by The Blyth Hotel, at the junction of Station Road and Pier Avenue. The hotel is a local landmark, a Positive Unlisted Building and comprises a positive 'gateway' to the town and Conservation Area from the north. This part of the designation includes North Green and several buildings on Station Road. The Town Farm Character Area includes a small cluster of buildings that stands separate from the wider Conservation Area on North Road.

The designation's northern boundary follows an irregular line east of The Blyth Hotel, through the 19th and 20th century residential suburbs, forming the Seaside Suburban and Town Farm Character Areas. The designation extends furthest north around its north-east corner, to include the pier and associated tourist facilities, taking in some of the marshland to the north of the town that has also, in part, been given over to 19th and 20th century leisure activities. The boundary extends to the first Town Marsh drain, at its most northerly points.

To the east, the Conservation Area boundary runs along the mean high-water line (as per the OS map) from the pier car park then, southwards, to the Southwold Harbour. The designation therefore includes the beach, beach huts and some coastal management works.

The Conservation Area's southern boundary forms a spur that includes the north side of Southwold Harbour, forming the Blackshore Character Area. Its southernmost extents follow the river's centre line, delineating the north and south banks of Southwold Harbour and separating the Southwold Conservation Area (north bank) from the Walberswick Conservation Area (south bank). The Conservation Area therefore includes the landing stages that are so important to Blackshore's character and functionality.

To the west, the Conservation Area boundary runs along the western flank of Ferry Road, Gardner Road and Godyll Road, following the settlement edge and dividing it from the open landscape of Southwold Common to the west. The areas of Southwold Common east of the highway are within the Conservation Area. North of York Road, the boundary follows the footpath to the east of Southwold Golf Club encompassing the buildings north of York Road but excluding the allotments west of Rope Walk.

The northern areas of Southwold and the Conservation Area are more residential in character, comprising terraced housing and villas of the late 19th and early 20th centuries, with later infill developments; there is a clear street and building hierarchy and many houses have private gardens.

The centre of the Conservation Area is commercial in character and includes the town's retail core, focused on the High Street, East Street and Market Place. Dwellings are located immediately behind commercial streets as well as interspersed amongst commercial premises; the town's centre is therefore well populated. The centre of the Conservation Area also includes the town's most notable landmarks, including St Edmund the King and Martyr's Church and Southwold lighthouse. The Adnams Brewery is located north of the town centre, on Victoria Street and is one example of the town's mixed-use character. Despite Southwold's dense built form, the town centre retains a physical and

visual connection to the coast, via East Street and Queen Street. The town centre's setting is therefore varied, part seascape and part townscape.

Towards the southern end of the Conservation Area, between Mill Lane and Constitutional Hill, the Conservation Area comprises a dense mix of smaller terraced houses, cottages and villas on a regular road grid arrangement but with varied building aspects and occasional glimpsed views of the open landscape to the west and seascape to the east. East of Queen Street, the settlement begins to open out around open spaces on South Green, Constitution Hill and Gun Hill Cliff; substantial detached villas define the south apex of the settlement and geographic centre of the Conservation Area. Whilst the settlement retains a close relationship with the landscape to the west of the conservation area, at the more southerly end of east the designation it is its seascape setting to the that has a stronger influence.

The Conservation Area follows a short spur of residential development on the western flank of Ferry Road. The Ferry Road Car Park, which is outside the designation, marks the edge of the settlement, however, the Conservation Area continues southward and transitions to the distinctive coastal dune landscape, seascape, Blackshore and Southwold Harbour environments. The Conservation Area's setting at its southern most end is therefore highly varied, defined by the complex interplay of land, dune and water environments that appear natural but are strongly influenced by human intervention.

### 5.0.3 *The Conservation Area's Setting and its Contribution to Significance*

Southwold and the Conservation Area's wider setting comprises the seascape of the North Sea to the east. To the north, south and west the designation's setting comprises a complex pattern of historic settlements, agricultural land and structures, grazing marshes, heath and common, saltmarshes, intertidal flats and coastal dunes that combine to give the landscape its '*very scenic*'<sup>2</sup> and complex time-depth characteristics.

The scenic qualities of Southwold's wider setting are designated by the Suffolk Coast and Heaths Area of Outstanding National Beauty (AONB), where the landscape is recognised as being of national importance. The designation is a material consideration in planning decisions that recognises the country's 'finest countryside', aiming to 'conserve and enhance natural beauty'. Natural England defines natural beauty as 'not just about the look of the landscape but also the landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries.'

Settlements are noted in the AONB list of 'special qualities indicators'.<sup>3</sup> It states that cultural heritage 'contribute[s] to a sense of place'<sup>4</sup> and that vernacular building materials 'display a harmonious balance between natural and cultural elements in the landscape'<sup>5</sup> The use of flint in buildings is cited as one example.

The Suffolk Heritage Coast extends from the southern boundary of Kessingland to the northern boundary of Felixstowe. Unlike the AONB, it is not a designation but instead defines the best stretches of undeveloped coast in England. It aims to, inter alia, protect natural beauty and heritage features. Heritage Coasts are protected through planning (Paragraph 178 of the NPPF), which sets out that decisions and policies should be:

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<sup>2</sup> Alison Farmer Associates, *Touching the Tide Landscape Character Assessment*, Final Report (September 2012).

<sup>3</sup> LDA Design, '*Suffolk Coast & Heaths AONB, Natural Beauty & Special Qualities Indicators*', November 2016

<sup>4</sup> LDA Design, '*Suffolk Coast & Heaths AONB, Natural Beauty & Special Qualities Indicators*', November 2016

<sup>5</sup> LDA Design, '*Suffolk Coast & Heaths AONB, Natural Beauty & Special Qualities Indicators*', November 2016

*'consistent with the special character of the area and the importance of its conservation. Major development within a heritage coast is unlikely to be appropriate, unless it is compatible with its special characteristics.'*

The Conservation Area's immediate setting is distinctively open in character, in comparison to the townscape of Southwold. It comprises the immediate seascape of the North Sea to the east and Town Marshes to the north; it includes the estuary and harbour to the south and west and agricultural and leisure uses adjacent to the town's western boundary. Generally, the setting has a complex inter-relationship of semi-natural and cultural landscapes, where there is a juxtaposition of elements, including:

- sea;
- coast;
- estuary;
- reed beds;
- heath;
- forest;
- agriculture;
- settlement fringe development, and
- settlements.

The settlement of Reydon is located beyond Buss Creek, and its proximity ensures some impact on Conservation Area's setting, being clearly visible from both footpaths across the Town Farm Marshes and Town Farm Character Area, such as the car park north of the pier. Pig farming, and associated shelters, have been established in the Conservation Area's setting to the north of the town, east of Reydon, to the detriment of its wider setting.

Notwithstanding the fringe developments of both Southwold and Reydon, the Buss Creek corridor maintains the settlements' physical separation and has a distinctive marshland character of its own. The Waveney DC Landscape Character Assessment (2008) writes *'gaps between settlements are important landscape features and help retain the identity of individual settlements'*.

Southwold's expansion into the marsh landscape has influenced its character and visual qualities, as well as affecting views in and out of the Conservation Area and the character of the Conservation Area itself. Adjacent to the Conservation Area's boundary there are some typical edge-of-settlement land uses producing transitional landscapes that are highly managed but open spaces, such as the private gardens and allotments north of Blyth Road and the Southwold Golf Club. The character of these land uses falls somewhere between the built environment and open landscape.

The settlement edges, which are often the Conservation Area boundary too, are the interface with the designation's immediate setting. To the east, the boundary is on the coast, so the setting is animated by wide panoramas of the sea and activity on it, as well as coastal protection works around the north-east and south-east corners of the designation; long and panoramic views along the coast to neighbouring developments and settlements are also important. It is possible for views to extend up to approximately 20km out to sea from the coast and, theoretically, development and activity in this 20km zone could have an impact on the setting of the Conservation Area.

There are strong physical and visual connections to the sea along the whole length of the town's eastern edge. The setting transitions from the modern, engineered, environments to the north to the open drained salt marshes between the dunes and Salt Creek to the south, with the sea ever dominant in views. Built form appears less permanent around the Conservation Area to the south, where land

uses such as the Southwold Caravan Site and those at Blackshore are sited, albeit many structures have been *in situ* for many years. Similarly, the engineering works associated with the drained marshes to the south appear more natural than those coastal defences to the north, but they have been actively managed for many generations. The Conservation Area's eastern edge is vulnerable in times of war due to its topography and geology, and this is physically marked in the designation's setting, the former rifle range earthwork and anti-tank cubes in the Town Farm Marshes to the north of the town, for example. They represent the evolution of defensive techniques and contribute to the town's legacy of defensive structures, just as the cannons on Gun Hill do. These structures physically mark the relationship between the town's open setting and its role as within the nation's strategic defence.

The immediate edge of the Conservation Area to the south is also one of water, however, proximity to Walberswick harbour and harbour activity gives it a very different character to that on the east. The mixed-use landscape provides a sense of openness to the north of the Blackshore Character Area and a clear sense of separation between the harbour and Southwold remains; albeit car parking, caravan park and the golf club has had some minor adverse effect on the sense of openness. The former salt creek around Havenbeach marshes forms part of the setting of the southern end of the Conservation Area, west of Ferry Road. Relict creeks, cut drainage channels and ponds are still visible and assist with understanding the town's agricultural and commercial past; founded in 1660, by Charter of King Charles I, the works became intrinsically linked with the town's fishing industry.

The settlement has a strong connection with its hinterland, with most boundary structures designed to take advantage of views into it, whether towards land or sea. To the north, there is an abrupt change from townscape to landscape on the Conservation Area's boundary and settlement edge. The prevailing aspect of dwellings is to face out of the settlement and front onto the landscape, to take advantage of views over the marshes; occasionally, dwellings back onto the landscape, such as Nos.7-40 on North Road, but this is less common. The rear boundaries of these dwellings are partly screened by vegetation, which further reduces openness and can inherently affect landscape character. The settlement edge of Southwold is not typically filtered by vegetation in views back to it from the landscape; this is one of the Conservation Area's defining characteristics. To the north-west, the designation edge is varied and transitions into the landscape more gently, with land uses such as the Southwold Golf Club and allotment gardens. To the west, however, the designation edge is, like the north, an abrupt change from townscape to landscape, with dwellings typically fronting onto the landscape and views from the setting back to the settlement edge unfiltered by vegetation, other than small elements in front gardens. The designated area to the west, south of York Road, is typically demarcated by highway, giving it a hard edge. Generally, Southwold has a very strong settlement edge and does not diffuse into the landscape.



*View south to the settlement edge from Town Farm Marshes.*

The Blyth Estuary has a substantial influence on Southwold's setting and its intrinsic openness as a landscape feature is important to the designation's setting. The estuary is the confluence of the Dunwich and Blyth rivers, which create the salt marshes and intertidal flats that comprise much of the Conservation Area's wider setting and there is therefore a symbiotic relationship between the estuary, landscape, and the Conservation Area.

A greater appreciation of Southwold's heritage values can be achieved by 'reading' the landscapes of Southwold's setting. This includes the relict 'open field' agricultural system that sustained the town from the medieval period into the early 20th century. The drainage ditches, though barely perceptible from ground level, around Buss Creek and the adjacent fields are integral to this agricultural use and continue to sustain the land. The topography of the town's setting, being closer to sea-level than the settlement itself, is the same reason it was vulnerable in wartime. The land was used to locate a series of anti-invasion structures during the Second World War by those implementing the Emergency Coastal Defence Battery Programme.<sup>6</sup> Some survive to evidence the town's vulnerability and have historic and communal value. These include the anti-tank cubes in the marshland and pillboxes at Might's Bridge to the north of the Conservation Area boundary and lends the landscape further historic value, as does the former rifle range earthwork further north.

The rivers also, in part, give rise to the need for the coastal defences that inherently impact upon the character of the Conservation Area and its setting. Land and river management practices have created both the form of the two rivers, the Blyth River being canalised in 1727, and the drained marshland that makes up much of Southwold's landscape setting to the south, west and north. As well as the 'layers' of sea defence, some of which are of historic interest, the marshes are maintained by both regular and irregular open ditches. Typically, straighter drains are post-medieval and earlier drains

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<sup>6</sup> Liddiard, R and Sims, D, *Guide to Second World War Archaeology in Suffolk, Guide 1: Lowestoft to Southwold*, (Aylesham, 2014).

more sinuous in form; these are heritage landscape features, and both can be found in the setting of the town; between Walberswick and Southwold, west of the Sandlings Long Distance Walk, sinuous drains are situated across Town Marshes. Whilst drainage ditches are not visually dominant at ground level, they have a marked effect on how the land is used and experienced, often making access challenging.

Southwold Harbour is located at the mouth of the estuary. In stark contrast to the rest of the Conservation Area and its setting, the harbour is associated with fishing and leisure boat activities, relocated from the beaches east of the town. The industries on the harbour's north bank are within the Conservation Area boundary, with those on the south bank in its setting. With the boundary of the Walberswick Conservation Area abutting the Southwold designation to the south, on the centre line of the estuary, there is an obvious reciprocity between the two conservation areas. To some extent, activities on the north bank are mirrored on the south bank at Walberswick, however, the Conservation Area's setting has a different character. There are fewer buildings and more open marshes to the south bank of the harbour, albeit there are still numerous landing stages ensuring both banks remain in active use. The village of Walberswick is notably closer to the harbour than the Southwold settlement edge and this falls with the setting of the Southwold Conservation Area, as do the scattered fishing huts and dwellings near the harbour. Embedded within the harbour is a palimpsest of engineering measures designed to make the estuary more economically useful, some of which will be of historic significance.

To the south and west of the Conservation Area, the wider landscape comprises reed beds, river and creek corridors, mud flats and dyke lined grazing marshes. These landscapes are dominated visually by the town's two water towers and the settlement edges of Southwold, Reydon Walberswick and, to a lesser extent, Blythburgh. Visual links between the settlements are strengthened by vertical elements in the landscape, including the church towers at Southwold, Walberswick and Blythburgh and masts at Southwold Harbour, as well as the grade II listed Blackshore windpump at Reydon Marshes and lighthouse at Southwold. To the south and west in particular, there is a sense of the semi-natural landscape and reduced human activity. These structures would likely have helped keep walkers safer in the past, being useful way finders in the landscape.

On all sides of the Conservation Area the landscape and seascape setting are dynamic, with sea, river and marshland management practices periodically intensifying and declining according to the needs of the settlement. Whilst some areas are being reclaimed by the sea, others are reclaimed from it: the growth of the Bulcamp Marshes, approximately 1.5km west of Southwold Golf Club, for example, have reverted to saltmarsh with intertidal flats forming isolated areas of grazed marshland. These processes make the town's landscape setting intricate and complex and often one of tension between land, water, and human intervention.

The setting of a Conservation Area comprises more than land use and views, it has an experiential quality. The dominant quality of the Conservation Area's setting is one of tranquillity and remoteness, stemming from its openness and limited built development. For the same reasons, for some, the landscape setting could be considered intimidating. The 'watery' landscape, and the land management practices it necessitates, have a marked effect on how people move through the Conservation Area's setting. The various water channels, whether rivers, creeks or drainage channels, limit the number of crossing points around the settlement and give greater significance to key access routes, including the old ferry crossing on the River Blyth, footpaths, Might's Bridge and the pier, that historically gave access to more distant destinations. These routes pass through the Conservation Area's setting on approach to the heritage asset, making it part of the experience of entering and leaving the



settlement. The landscape's challenging accessibility is characteristic and ensures vehicle access is low, which helps protect the sense of tranquillity and remoteness.

Whilst agricultural uses are ongoing, the expansion of tourism from the late 19th century to present day has given the designation's setting a contemporary significance, as many tourists are drawn to the town for its landscape, as much as its seascape, setting. The open agricultural and engineered landscape to the north, south and west assists with reading the town's evolution as a settlement dependent on fishing, salt, and agriculture to one dominated by a leisure and recreation economy, alongside commercial and industrial operations.

The qualities of the Conservation Area's setting can be summarised as:

- openness;
- natural elements, though many influenced by human activity;
- tranquillity and remoteness;
- hard settlement edges not, typically, filtered in views;
- the many views to and from the landscape and seascape;
- Intervisibility between settlements, reinforced by their vertical structures;
- tension between the land and water, resulting in landscapes with complex natural and human processes;
- modern and historic land and river management practices and sea defences that denote periods of sea reclamation and inundation; and
- historic and contemporary economic activity that are linked to the town's fortunes.

Few buildings outside the Conservation Area boundary have a notably detrimental or direct effect on the qualities of the designation, however, there are structures and land uses that could be considered to have adverse effect on the conservation area's setting and therefore its contribution to the designation's historic significance. These are typically areas of unremarkable townscape or transitional landscape associated with 20th development.

Whilst there has typically been managed development within the Conservation Area and settlement boundary its setting has changed to the north. Aerial images show that development at Reydon has encroached southwards since 1945, having had a notable effect on the sense of openness in views across the Town Marshes. The East Suffolk Council Waveney Local Plan (2019) does not cite Southwold as a location where physical coalescence is considered a threat (Policy WLP8.36 – Coalescence of Settlements), however, visually, expansion has put pressure on the marshland's landscape character. Bridge Road, Reydon, is clearly visible in views north from North Road and diminishes the sense of separation on this side of the town. The Local Plan currently places new housing allocations to the north-west of Reydon. Consequently, there is no imminent threat to the Conservation Area's setting from mass housing, however, potential harm remains from small-scale cumulative change.



*View west along Buss Creek from Town Farm Marshes, showing proximity of the Southwold and Reydon settlement edges.*



*View north towards 20<sup>th</sup> century development at Reydon on the horizon, in views north from the Rope Walk footpath, near York Road.*



*View westward from Town Farm Marshes, north of Southwold with the Southwold and Reydon settlements in view.*

Car parks and on-street-car-parking are known detractors from the special interest of the Conservation Area, typically resulting in a loss of openness, natural elements, and tranquillity to its setting as well as visual intrusion. The negative visual effects of car parking on the setting of the Conservation Area at both Walberswick and Southwold for the Southwold Harbour are notable, as is the effects of the Ferry Road Car Park on the Conservation Area at Ferry Road. There is a reciprocal effect of car parking at Blackshore on the setting of the Walberswick Conservation Area. To the west of the town, the Common Car Park and York Road Car Park have similar negative effects on the setting of the Conservation Area. Similarly, the caravan park on Ferry Road, absent in the 1945 aerial photograph, has a detrimental effect on the Conservation Area's positive qualities. The ancillary infrastructure of internal tracks, railings, signage and planting has added to the visual intrusion.



*View of York Road Car Park*

The character of Southwold Harbour is complex and has rarely been one of total tranquillity, however, there has been a marked intensification of uses in the Blackshore Character Area as well as at Walberswick, in the Conservation Area's setting during the 20th and 21st centuries. In the 1945 aerial images, there are relatively few huts and those extant are of modest scale. The size, volume and complexity of uses has since increased.

#### *5.0.4 Views*

Historic England's document, *GPA 3 'Setting of Heritage Assets', 2017*, establishes that in considering the contribution setting makes to the significance of heritage assets, and the ability to appreciate that significance visually, views will be a factor; albeit views can be valued for reasons other than their contribution to heritage significance - Landscape character and visual amenity are related, but separate, planning considerations.

There is no doubt that the Conservation Area's landscape setting is of national significance, being designated as an AONB and Heritage Coast, however, this is not appraised in this document. When assessing how views contribute to the setting and significance of the heritage asset, they should be views of, from, across, or including that asset.

Some views in the Conservation Area's setting are designed. The treed landscape in views to the west of the conservation area was designed by Humphry Repton to enclose the parkland of Henham Hall. Repton, who was typically averse to full enclosure of parklands, designed a view towards Southwold. The view was formed by a grove known as The Rookery, which was designed to take in long views of the harbour. Henham Park remains substantially intact and was designed in association with James Wyatt, who was designing the hall (now demolished); the view therefore extends directly from the hall to the Registered Park and Garden and on to the Southwold Conservation Area, creating a

relationship between the heritage assets. Such designed views provide an understanding of both historic landscape design techniques as well as the animating qualities of the harbour at that time.



*Designed view from eastern tree belt of Henham Park to Southwold: Repton. H, The Red Book for Henham, 1791*<sup>7</sup>

Interest in the coast as an artistic subject is apparent by the many 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century artworks it inspired. The document '*A Guide to Suffolk Coastal Art, 1770-1940*<sup>9</sup> provides a good summary of images produced during that period and where they could assist with understanding how the coast and seascape has changed over time. As well as coastal change they can reveal something of the value attached to views and social activities of the time, as well as something of the wider socio-economic context - the limited scope for artists to travel in Europe during some of this period, for example. As subjects, the fishing industry, beach and long views towards Southwold Harbour are common themes, underlining the important visual and economic relationship between these parts of the heritage asset. In addition, views represented in some artworks can enhance the contribution the real views make to the significance of the heritage asset, through elevated cultural importance, for example. Some '*regard East Anglia as the cradle of landscape painting*<sup>10</sup> from which a small artists' enclave at Walberswick emerged, placing some images of Southwold and its setting in the development story of British landscape art. Notable works that depict views from within, or within the setting of, the Conservation Area include:

- '*Wreck of the Princess Augusta on Southwold Beach*', JB Crome, 1838. The painting provides a view north. The church of St Edmund can be seen on the rising ground in the distance;
- a view back to Blackshore, across the estuary from Walberswick at Southwold Harbour is depicted in '*Walberswick Ferry*', by Alfred Heaton Cooper. A visual and physical connection that remains today;
- fishing boats, huts and dunes are shown in the view south along the beach in Edwin Hayes' oil painting, '*Southwold*';
- a longer view back to Southwold, from Southwold Harbour, is depicted in William Daniel's painting '*Southwold*', c.1823. Coastal development and the church tower of St Edmunds is visible;

<sup>7</sup> Williamson, Tom, *Suffolk's Gardens and Parks: Designed Landscapes from the Tudors to the Victorians*, Windgather Press, (Macclesfield 2000).

- a long view north, across Town Marshes, shows Southwold's church tower and coastal development, depicted in John Smyth's oil painting *'Southwold Beach looking towards the town'*;
- *'Below East Cliff'* by Walter Crane, 1886, looks down on the beach from above, depicting fishing huts, boats, dunes and rustic timber fences;
- The need for defence against the sea is shown in Thomas Smythe's mid-19<sup>th</sup> century painting *'At Southwold'*;
- Henry Robertson's *'Leaving Southwold'* shows ships leaving the harbour and the importance of long views out of the harbour;
- *'Girls Running, Walberswick Pier' (1884-94)* and *'The Beach at Walberswick' (c.1889)*, by Philip Wilson Steer both give characteristic views of the coast and the seascape in a late 19<sup>th</sup> century context, illustrating the sense of fluidity and openness of the coast.
- Sir J Arnesby Brown painted several coastal views around the Suffolk coast, including *'The Saltings, Southwold'*, which depicts the town beyond the salt works of the early 19<sup>th</sup> century; and
- Henry Davy's *'Gun Hill, Southwold' (1829)*, a watercolour depicting life in the town in the early 19<sup>th</sup> century and value of the green spaces and cannons at this time.

There are some views designed for functional reasons, such as those to and from the grade II listed lighthouse. Views of the building can be achieved from much of the Conservation Area's setting as well as within it, however, there is an obvious intervisibility with the seascape and beach to the east, where views outwards from the lighthouse into its seascape setting are essential. Views of Lighthouse are also prevalent from within the Conservation Area above building ridges. Views are secured by limiting neighbouring development to two storey heights; house builders would have been cognisant of the need to keep building heights low.



*View from the Church Tower Mid-Twentieth Century*

Historic military vantage points also offer strategically designed views, occasionally with relict structures. The cannons on Gun Hill require a panoramic view of the seascape for them to have practical value, for example, and have been *in situ* since 1745. From Gun Hill Cliff, views south extend to Walberswick and beyond to Dunwich and the Sizewell A & B Nuclear Plant, illustrating the strategic

importance of the view, enjoyed for recreation today. Similarly, views east and west along Buss Creek were required for the proper functioning of the WWII pillboxes on Buss Creek, near Mights Bridge. The structures give significance to views across and beyond the setting of the Conservation Area they were designed to help protect.

Views of, and from, Southwold Pier are integral to the experience of the structure. It provides panoramic views back to the coast and North Parade and passing ships on the sea to the east, as well as more distant landmarks, such as Sizewell A & B.



*View south-west from Southwold Pier.*



*View north-east from Southwold Pier, towards Covehithe and Kessingland.*

Although the pier would have offered views out to sea, for both recreation and passenger ship use, there are unplanned, attractive and well-established views back towards the town, such as the views towards the lighthouse and tower of St Edmund King and Martyr Church, set within the wider townscape. The composition of these landmarks in their wider setting and significant views, such as from the pier, is finely balanced and can easily be disrupted by poorly sited development, such as recent development on Field Stile Road, where both the height and aspect of the new buildings competes with the historic church tower in long views from the east.

Many of Southwold's dwellings were designed to look out over their landscape and seascape settings; evident not only in the aspect of many dwellings but in their architecture, where many have large bay or picture windows and, occasionally, balconies. Buildings designed to capitalise on their settings are prevalent at the edges of the Conservation Area, on [North Road](#), Godyll Road, North Parade, and Ferry Road for example. In addition, there will be numerous other examples of structures that have been designed to take advantage of full or part views of their landscape settings; the arrangement, design and siting of beach huts, being designed solely to maximise enjoyment of their seascape setting, is one such example.





*View of buildings north of York Road, overlooking the Southwold Golf Course towards Walberswick and the wider landscape setting.*



*View of dwellings on North Parade, designed to maximise sea views.*



*View of dwellings on Godyll Road, designed to maximise landscape and sea views.*

Unplanned but attractive views into the Conservation Area's setting are available from many of the designation's boundaries. Many of these views are available in the public realm, such as to the east where there are many panoramic views north and south along the coastline.



*View north along the coastline, towards Covehithe and Kessingland in the distance.*

Views are also available across the Town Farm Marshes to the North of Southwold, and in reverse from footpaths on the marshes and Might's Bridge, where there are good, elevated, views to the beach huts near the pier and settlement edge of Southwold. In views south-west from Might's Bridge and the footpaths across the marshes there are views of both water towers and the tower of St Edmund King and Martyr Church, as well as the settlement edge. From the bridge itself, there are attractive elevated views east and west along Buss Creek itself.



Views towards the settlement edge from Town Farm Marshes, including both water towers and the tower of St Edmund The King and Martyr's Church.



Left: View east across Town Farm Marshes, towards the beach huts north of the pier.



View south-west over the Southwold Golf Course.

To the west, there are aesthetically pleasing views into the surrounding landscape from the many buildings, footpaths and highways on or near the Conservation Area boundary. As former common grazing land, the views have historic value. Whilst the golf course to the west of the Conservation Area is juxtaposed with the less formal coastal landscape it has its own significance, having been *in situ* since 1884 and said to be laid out with some consultancy from James Braid, the famous golf course designer and golfer. The oak tree at the edge of the course, and on axis with Spinners Lane, is an interesting landscape feature that helps to give interest and orientation to this part of the common.

To the south-east of the town, there are historically important views to Southwold Harbour from the edge of the Conservation Area and Town Marshes, made more impactful by the harbour's many vertical elements. Many of the same views include the village of Walberswick in the further distance; particularly prevalent is the church tower, a positive visual aspect of the Conservation Area's setting. These elements combine to an environment of substantial visual, historic, and evidential value. There are various glimpsed views of these same elements from within the Conservation Area via the lanes to the west of the town, such as at Spinners Lane and Blackmill Road, for example. The lanes are intrinsically positive townscape elements as well as offering tightly controlled views of the Conservation Area.



View north towards Southwold and the Conservation Area, across Town Marshes from the footpath north of Southwold Harbour.



View south-west towards Southwold Harbour and Walberswick, including the tower of St Andrew's Church.

In reverse, there are attractive panoramic views north towards Southwold from Blackshore and Walberswick, which rises above the surrounding landscape as often depicted by artists visiting the area. All the town's key landmarks are identifiable on the horizon, adding to the quality and legibility of the view; Pevsner notes the church tower is as 'imposing from near, as well as far away'. (Pevsner, 1981)

The Landscape Character Assessment (2012) describes the landscape to the south of the town as having:

*'extensive scenic views of the estuary and marshes interspersed with areas of greater enclosure formed by mixed woodland and forestry. Here the changing view of open water at high tide and mudflats at low tide, with snaking remnant flood defences criss-crossing the area, is memorable.'*

*Lookouts and elevated positions across this landscape have been important throughout the centuries; in prehistory tumuli were located on the ridge overlooking the Blyth estuary, as are WWII pill boxes. From these elevated locations there is a real sense of place and openness as well as a remote and isolated character; the extensive areas of inaccessible saltmarsh and water help to reinforce this feeling.*

*Military activity is not limited to the elevated land surrounding the estuary; there is also evidence along the coast and particularly at The Denes south of Southwold, where gun emplacements and lookouts were established during WWII.'*

On the estuary itself, there are historic long views down the river from the footbridge at Palmers Lane and west to the Blackshore Windpump and Blythburgh; key landmarks include the church tower on Reydon Marshes and on to Tinkers Marshes and Henham Park.

There are no recognised 'viewpoints' marked on the OS map, however, the shelter on the cliffs is an obvious designed viewpoint, over the Conservations Area's seascape setting to the east. Above the shelter, is the highest point of North Parade, offering long views north to Easton Bavents and Easton Cliffs, part intersected by the pier that is viewed side-on. Views of Easton Bavents and Easton Cliffs from the pier are altered by engineering work to the beach and cliff. The seafront includes a series

of purpose-built structures and buildings for the enjoyment of the sea. Some structures on the coast are both important elements in the Conservation Area, such as the pier, beach huts and shelter, as well as defining views in coastal seascape. The pier itself enables views to more distant large landmarks, such as Sizewell B.

Southwold, although on gently elevated land, does not have a particularly prominent position in the landscape in long views, owing to the unvarying topography, however, intervisibility between the settlement and its setting is strengthened by the Conservation Area's taller structures. Southwold can be viewed in the wider landscape, across Reydon Marshes from Wolsey Bridge on the A1095, for example, where the lighthouse is clearly visible and identifies the town on approach from the west.

Other high points of land within the designation's wider setting are often covered with conifer and birch trees, some in active plantation use. The occasional tree cover provides some, but limited, enclosure to a predominantly open landscape; the settlement's compact form therefore contrasts with the low, open, landscape within which it is located. The limited enclosure and topography provide for visual links between Southwold and other settlements, particularly where there are high vertical structures. Some of these visual connections are historic and significant, such as intervisibility between the church towers of Walberswick and Blythburgh. From higher ground it is possible to see as far as Wenhaston from the Conservation Area's setting. In short and medium length views, there are visual links to other settlements, such as Reydon.

The beauty of this landscape, and the many view compositions possible, is recognized by its AONB designation and Heritage Coast status.

### 5.0.5 Townscape

There are many townscape compositions across the Conservation Area that are both aesthetically positive and reveal how the town's built form layout has evolved.

There are a number of long sweeping curves that draw users into the town, creating a positive urban form. Sinuous carriageways are one of the characteristic features of some parts of the Conservation Area. In other parts varied building lines and carriageway width provide for interesting urban forms.



*Constitution Hill / Queen's Road / South Green: provides one of the best townscape compositions in the town. The tower at Acton Lodge provides a focal point whilst the sinuous carriageway recedes behind the rising open space, giving visual interest that 'draws' users into the town. The built form works with the topography to provide a very positive layout. The lack of pavement gives the view a simple, reduced, townscape palette.*



*Ferry Road: the long sweeping curve of the road and built form that closes views into the town provides for an incidental gateway to entering the town from the south.*



*High Street: within the Old Town, long views are 'closed' by a gently curving carriageway and buildings pushing into the streetscape; in this case by the strong built form of No. 98 High Street, at the junction of Church Road.*

The town's rich maritime and military history gives the town a locally distinctive character that's reflected in its urban form, such as the man-made, elevated, landscape at Gun Hill.

The importance of the seascape and coast to the town can be experienced in the Conservation Area's road network, which has a loose east / west orientation; roads are broadly perpendicular to the coast. Consequently, the historic network of smaller alleyways and lanes that contribute substantially to the strong sense of enclosure in the town, remains substantially intact and in the Old Town typically run broadly in a north / south direction between the principal streets or connecting to courtyards. The town's alleyways and lanes are important townscape features, enhancing permeability; for example, where Woodley's Yard connects to Gardener's Road and the High Street. This fine grain gives the Conservation Area a strong sense of a historic street that is intriguing and fun to explore.

The town's dependence on the harbour to the south, that evolved after its focus around the seascape was well established, mean significant routes north / south run closer to the western edge of the town.

The urban form is generally 'looser' towards the edges of the settlement and denser to the centre.

Some streets have 'strong' ornamented corners that positively contribute to the character of the townscape and Conservation Area.



*Trinity Street: the curved 'Bullnose' corner to East Cliff House (grade II) presents 'strong' townscape feature.*



*Chester Road: Modern, altered, façade of a former shop that presents a strong corner accent with decorative quoins, dressings and pilasters with gault brick.*



*14 Mill Lane: strong corner to the street junction.*



*'Strong' bow corner at the junction of High Street and Church Street*



*High Street: terminated vistas are a positive townscape feature that increases the sense of enclosure.*



*Pinkneys Lane: strong enclosure created by the sinuous street layout and buildings that tightly control views.*

## 6.0 The Town's Historical and Architectural Development

In 1086 Southwold was a hamlet of Reydon and recorded in the Domesday Book as Sudwolda, which is Old English for south forest (OE Suth + wald). Then there was a population of nine families with five villeins and four free men. The manor of one caracute (about 120 acres) was in the possession of the Abbott of St Edmunds for monks' supplies, which included 25,000 herring and the produce of part shares in two sea weirs.

Southwold was one of several small fishing communities on the coast, which were subject to the catastrophic vagaries of a constantly shifting shoreline. The River Blyth meandered within its marshes, in a long loop around the north, west and south of the town finally reaching the sea at the much larger port of Dunwich.

Dunwich was then a national seaport with a town that stretched over a mile and contained nineteen churches and chapels and made prosperous by the ships that paid tolls to enter the river bound for the Blyth ports. The port was destroyed in 1328 by a storm that silted up the harbour and flooded the quays and never recovered, despite pitched battles between Dunwich and Southwold men for control of the port in the years between 1299 and 1398. By 1540 Dunwich had lost hundreds of houses and its marketplace to the sea through coastal erosion.

North of Southwold were the sandy cliffs, forest and settlement of Easton Bavents, which may have served as a breakwater for Southwold and Dunwich. It is suggested that it was the loss of this 'Ness' that led to the destruction of Dunwich through coastal erosion, the silting of its port the encroachment of the sea at Southwold.

In 1222 the Abbott of Bury St Edmunds was granted a market in Southwold, and in 1259 he exchanged Southwold for the manor of Mildenhall with Richard de Clare, who

obtained a licence to fortify his manor house and enclose 'Suthwald' with a wall. If a castle was ever built, its site was almost certainly on the top of Constitution Hill where Hill House, now stands.

In 1259 a charter was granted for a market and a fair on the eve of St Philip and St Jacob, and in 1490 permission was given additionally for Trinity Fair and St Bartholomew's Fair, to be held on the green south of the church. In 1338 a portion of the manor was annexed to the Priory of Wangford and in 1458 the Prior granted two pieces of land to the town for the enlargement of the churchyard. In 1504 the manor was incorporated into the Queen's Demesne Revenue.

In or about 1489, Dunwich Harbour, which was the Haven Port and formed the only access to the sea, became unusable for the King's Ships, at which time the King granted a Royal Charter to Southwold and transferred the Haven Port status to Southwold Harbour. The town was created a free burgh or corporation and governed by two bailiffs, a recorder and other 'inferior' officers. About 100 years later a way out to the sea between Southwold and Walberswick was constructed with a quay and harbour mouth.

The Prior and monks of Thetford were patrons of the church in Southwold through their patronage of Reydon. They may have been responsible for building the first church in 1202. The church was destroyed by fire in circa 1430 and rebuilt on its former site c.1444-82. The south porch was added circa 1488-93. The scale of the church building, and the quality of craftsmanship suggests substantial mercantile affluence. Medieval wealth was derived from trading, fishing, and ship building.

It was through the generosity of one such merchant, William Godell (or Godyll), that the commons, town marshes and the harbour was bequeathed to the town in 1509, land which remain in the ownership of Southwold to the present day.



Trade was primarily in butter, cheese, and cloth. For fishing, Southwold was prominent in the Iceland trade, fishing for cod and ling; sending ships laden with salt to preserve the catch on the long way home and packed with provisions including bacon, beer, beef, and flour. Herring were fished from Scotland to Norfolk, and mackerel were caught off the home coast in season.

The tradition of boat building was strong in Southwold, for in 1512 six Southwold shipwrights went with other men from the region to help build Henri Grace a Dieu for Henry VIII.

Knowledge of the medieval layout of the town is to some extent speculative, the nine Court roles having been lost in the fire of 1659. The medieval manor would have included large open common fields, worked by the villagers on behalf of the lord of the manor. Robert Wake's 1839 map shows fields north of the church, labelled 'open fields' which may refer to the former great open field of the manor. Enclosed on all four sides by water, access by road to the town was via the drawbridge, called Might's Bridge across Buss Creek (first recorded 1227). Remains of the structure of a medieval quay or wharf structure have recently been found at Buss Creek (HER 045). From there the road ran south-east along the northern edge of North Green aligned on the great west door of St Edmund's Church.



*The sixteenth and early seventeenth century Nos.82-86 (even) High Street c.1870 before remodelling to form a shop.*

To the south of the church was the Market Place and fair ground, and a guildhall, sited to the left of the church gate. Later, the pull of the harbour and beach led to the relocation of the Market Place and Market Cross from the area of Bartholomew's Green to a new commercial centre around the present Market Place.

During the sixteenth century, the number of sailors, merchants and craftsmen increased threefold, and in the early seventeenth-century the Southwold Common Council was active in administering the digging of docks and the maintenance of the New Cut and New Quays. They were also concerned by the suffering caused by pirates operating out of foreign ports who harried Suffolk shipping.

A fort on Gun Hill was originally constructed as part of the Southwold defences of 1588 when an earthen wall was constructed along the cliff. These defences were ruinous in 1626 when a privateer captured a ship in full view of the town, drove the gun crews from the battery and bombarded the town. It was not until 1746 that a strong parapet was built at Gun Hill, close to the remains of the 1667 work. This

mounted eight guns, the nine-pounders of the 1667 work being emplaced in a subsidiary battery nearby on North Parade.



*Mid-sixteenth and early seventeenth century survivals at the corner of East Street and Market Place.*

#### 6.0.1 1650-1775

In 1659 large parts of the town, including the town hall, market hall, the prison, shops, warehouses, and granaries and 238 dwelling houses were destroyed by fire. The blaze started on East Cliff and was carried into the town by onshore winds. Parliament declared Southwold to be a disaster area, the first in British history, and a nationwide collection was held for reconstruction. Timber framed pre-fire structures still survive however, on parts of the eastern and western sides of the High Street, at the western end of East Street, and further south in Queen Street and on Constitution Hill.

By 1674 the number of households was recorded as 200 and the number of inhabited houses had recovered to 139. A two-storey market cross was erected in the present Market Place, it was rebuilt in 1666 and, being ruinous, was finally demolished in 1809, to be replaced by the present town pump.



*Southwold Museum, Victoria Street.*

Nineteenth century photographs and watercolours of the town show that a number of high-status brick dwellings were built in the period in what is now called the 'artisan mannerist' style. (This term first coined by Sir John Summerson describes a style of building popular amongst masons and carpenters where classical details were used within largely vernacular buildings in ways which defied classical convention). Nos. 55-63 High Street, 16-18 Park Lane and The Red Lion Inn all had these attributes before nineteenth century alterations. Southwold Museum is today the town's finest surviving example, where a Venetian window sits within a Dutch gabled facade. Bricks were made locally in the Marlborough Road area until the mid-nineteenth century, and at South Cove.

The town contains many small greens, some of which are located at the junction of several roads. They seemingly originate in the medieval period, it is sometimes said locally, that the greens are building sites never reoccupied after the fire. There may be other explanations, one for example would be St Edmund's Hill and South Green, an extensive 'green' that was originally a town pasture. It remained undeveloped until circa 1800 and

was then protected by a group of 'shareholders' to whom it had been leased by the Corporation.



*Mid-Eighteenth-Century Cottages, East Street*

The three Dutch Wars of the later seventeenth century were fought over trade and naval supremacy, during this period Southwold went through uncertain and anxious times. The third Dutch War was declared in 1670, and the English fleet stationed on the east coast, with Southwold as its headquarters. In 1672 the Battle of Sole Bay took place, fought between British and French fleets against the Dutch; one of the most important events in the town's history. The battle was fought at sea over a day in full view of the population watching from the cliffs. Neither side won though the British lost men and ships more heavily. Despite the naval activity and Southwold's capacity to care for wounded sailors, the loss of trade and the interruption of the fisheries lead to the decline of the harbour in the late 17th-century.

A century later, in 1750, the port became the base for the Free British Fishery, part of a plan to end the Dutch monopoly in the North Sea herring grounds. Fifty large herring busses (fishing boats) were fitted out from their depot at 'Woods End', now Buss Creek. In an attempt to keep the harbour clear of sandbanks, new timber piers or groins were built on the north side in 1749 and the south side in 1752. Coastal trade was also buoyant, with colliers from Newcastle bringing coal and returning with

corn and malt, peas, and beans. In 1757 the River Blyth Navigation Act was passed, and the river made navigable by wherries to Halesworth.



*Early to mid-eighteenth-century facades to earlier dwellings, High Street*

Southwold flourished for the next twenty years and many of its finest merchant's houses date from the mid to late eighteenth century. A small number of mercantile families dominated the town's economy and politics, chief amongst these were the Thompsons of Buckenham House, High Street, the Nunns and Robinsons of the Market Place, and the May family of The Manor House, High Street. Unfortunately, a succession of poor seasons ended the fishery, and the herring fleet was broken up by 1792.



*Southwold and Walberswick Churchyards containing eighteenth century memorials which reflect the area's fishing and maritime heritage.*



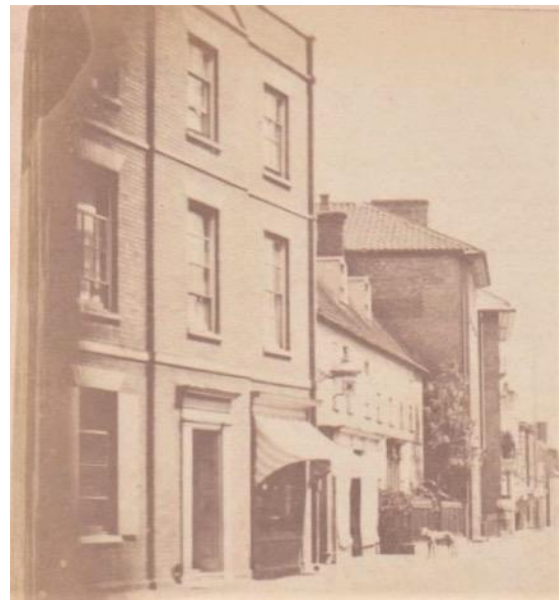
*The Swan from a c.1870 carte de visite. This shows The Swan as remodelled in 1826 and extended c.1860.*

#### 6.0.2 *The Resort Town 1775-1875*

Wealthy families had begun to visit Southwold in the mid-eighteenth century staying at the inns or within private houses as boarders. The town's larger inns were rebuilt or altered in the late eighteenth and early nineteenth centuries to accommodate these visitors.

In the early nineteenth century compact classical villas began to be built to house wealthy visitors during the summer months. Over the following decades, both the number of these villas and their size grew significantly.

The first major villa development was begun c 1807 when the grazing land on St Edmund's Hill and Gun Hill were leased to a group of 'shareholders' who included the local vicar, a Bury St Edmunds merchant, and naval officers. This syndicate of five built a line of villas each within its own landscaped grounds, around the west side of the crowns of Saint Edmund's Hill and Gun Hill overlooking the sea. The Casino, an octagonal pavilion was built c.1801 on Gun Hill by John Thompson a wealthy Southwold merchant at a cost of £300. It was designed as a subscription reading room for the town's wealthier inhabitants.



*No.100 High Street, a purpose-built hotel of c.1834 built by the wealthy merchant James Robinson of No.17 Market Place to rival the nearby Swan, the townhouse beyond was destroyed by fire in the 1930s, from a carte de visite of c.1870.*

On the north side of South Green, a further villa development was begun by a group of largely nonconformist local businessmen in the 1820s, which was soon to be joined by the ambitious terrace of villas at Centre Cliff built as a speculative development by the Sheriffe family of Uggeshall.

Towards the middle of the century prosperous fisherman and local tradesmen built small terraces of cottages on the northeast side of the town. Often these new houses were run as lodgings for summer visitors to provide much needed additional income.



*Villas and lodging houses on East Cliff from an engraving of 1867.*

Southwold and nearby Walberswick had from the late eighteenth century attracted artists, whilst Turner visited in 1824 it was Henry Davy (1793-1865) who captured the town in great detail his sketch books and engravings providing an invaluable record of the town in the early nineteenth century.

By the mid-nineteenth century, the town's population had exceeded 2,000 and their homes and workplaces were depicted on Robert Wake's map of Southwold of 1839. By then the town had 37 coastal vessels, a fishing station, and a bathing place. Among the many industrial works was a herring & sprat fishery, a salt manufacturer, two breweries, two maltings and several fish curing houses. One of the breweries, the Sole Bay Brewery was established in the yard of The Swan. Transport to and from the town was by road and sea. The town's Congregational and Wesleyan Chapels were rebuilt and given restrained classical façades.

Wake's map shows two wind powered corn mills on the common. To the south-west was The Great or Black Mill on a mill site originating in the sixteenth century. The Great or Black Mill was erected on what is now Godyll Road in 1798 and demolished in 1894. A third windmill known as New (or Baggott's) Mill was erected

on church land on what is the approximate site of the present Victoria Cottages, Field Stile Road c.1841. It was burnt down in 1876.



*Victoria Buildings, Nos.13-29 (Odd), Victoria Street A well-preserved symmetrical mid-nineteenth century terrace of cottages.*

The town's salt works, was the last to operate in Suffolk, its offices were on the north side of Ferry Road before it turns towards Blackshore; the salt pan was situated over the road in the marsh and the wind powered pump and works located opposite on the east side of Ferry Road. They provided salt for preserving the fish catch. In the late eighteenth and early nineteenth century it belonged to the May family of The Manor House, High Street. Eventually the works was unable to compete with imported rock salt and the industry declined, latterly providing salt for saltwater bathing an early nineteenth century gothic bath house being constructed on the site of the present public toilets. Part of the site was cleared c.1894 the remainder c.1935. Only the grade II listed Salt Works Cottage now remains.

Beach companies were formed in the eighteenth and early nineteenth centuries for salvaging wrecks and saving lives. Each company patrolled a length of beach and some of the company names remain on the beaches. For example, below Gun Hill are California and Long Island beaches.



*Southwold House (now Southwold House and Sole Bay House), Gun Hill from a carte de visite of c.1870. Originally built c.1807, it was greatly extended c.1830 and then rebuilt in 1855. Now two houses, it remains one of the town's most architecturally significant mid-nineteenth century buildings.*

### 6.0.3 *The Expansion of Southwold 1875-1918*

The Southwold Railway Company was formed in 1875 with a narrow-gauge railway linking the town to the nearby East Suffolk Railway by 1879. The Station (now demolished) was built on what became Station Road opposite its junction with Pier Avenue. Demand for both housing and holiday accommodation rapidly increased, whilst established industries such as brewing and milling also expanded.

The rapid northern expansion of the town began in the mid-1880s with the development of the Corporation owned North Cliff Estate and of adjoining farmland owned by the Hotson family. This development also allowed for the creation of the present Marlborough Road and Pear Avenue to create a new access route from the railway station into the town. In August 1893 the 'West End Estate' (now Godyll Road and Manor Park Road) was auctioned as building plots, and by the late 1890s large villas

were being erected overlooking The Common on Godyll Road. A golf club was formed on land which was part of The Common in 1885, with the course expanded and redesigned with advice from James Braid c.1901.

At the close of the nineteenth century three large hotels were under construction on the Southwold seafront, The Grand on North Parade (designed by Charles Henry Mileham c.1899-1901), The Centre Cliff (c.1899) occupying the seafront between South Green and East Street partly designed by George Skipper, and The Marlborough (c.1898-01 designed by Arthur Pells) on the corner of Marlborough and Dunwich Roads. By the end of World War One however, The Centre Cliff had closed, whilst the Marlborough was for sale in 1925 with adverts claiming that its gabled wings could be readily converted to large houses. Only a fragment of Skipper's Centre Cliff Hotel building now survives, whilst the Marlborough and Grand have long since disappeared.

Purpose built boarding houses also began to appear amongst the newly constructed terraces around North Parade and Marlborough Road at the end of the century, as well as smaller hotels like The Station Hotel on Station Road (Thomas Key c.1899), and the Temperance Hotel on East Street.



*The Marlborough Hotel on the corner of Marlborough and Dunwich Roads designed by Arthur Pells, it was destroyed in WWII.*

Southwold's shopping area also radically expanded to take in much of the northern end of the High Street and the bulk of Queen Street and East Street, with shops also appearing in the new suburban Streets around Stradbroke Road, and Marlborough Road. The impressive terrace which incorporates the Post Office on the High Street was also constructed in stages between 1895 and 1911 on the site of an old timber yard.

In 1898 the Corporation sold the Town Farm Estate, comprised of land north of Field Stile Road, to the Coast Development Company who by 1900 had begun to sell building plots. The creation of the northern part of Marlborough Road and of Pier Avenue had however first been championed by the Council in the 1880s and the Corporation may have had a considerable role in the layout of the entire site. The Company also constructed the pier to the designs of William Jeffrey as a landing stage for steam ships, as well as the Station and Grand Hotels. Steamers plied between the piers at Great Yarmouth, Lowestoft, and Felixstowe, terminating at

London Bridge. In 1998 the end of the pier was swept away and was rebuilt c.2000. The model yacht pond adjacent to the pier also dates from the 1890s. From this time suburban seaside development began to cover the flat grazing land between the town and Buss Creek, with suburban development also occurring at nearby Reydon, the pace of building however began to slow in the years immediately leading to World War One.

The first council houses in the town were built c.1905 by the Corporation in St Edmunds Road and are some of the earliest to survive in England. Further council houses followed in 1913 and in the early 1920s. The Corporation also commissioned a cottage hospital and nurses' accommodation in 1897 to mark Queen Victoria's diamond jubilee. The hospital which opened in 1903 was designed by Thomas Edward Key of Leiston who moved his office to the Market Place.



*George Skipper's bedroom wing to The Centre Cliff Hotel of c.1905, its two upper floors have since sadly been removed.*

Bathing machines, donkey rides, and goat powered carts for children became features of the beach in the late nineteenth century, gradually replacing the weatherboarded net huts and store houses of the fishermen. The seasonal visitors increasingly made the lives of the fishermen more difficult, the beach being

their place of work. The advent of petrol driven engines to power the fishing boats made dragging them from the beach more hazardous, and from around the First World War it made more sense to berth them at the harbour. Today there are more than 300 beach huts ranged along the sea front whilst the fisherman's huts are confined to the river front at Blackshore.



*The Grand Hotel, North Parade from Southwold Pier. It was demolished in stages after World War Two.*

The cliffs are formed of hard sand and layers of gravel and are prone to erosion. Measures to prevent erosion took the form of timber groins and a sea wall, erected in 1882 and 1890, and further protection added in 1900 and 1907. These measures failed to prevent a major collapse of part of South Cliff during a January gale in 1906. Further damage occurred in March 1906 leaving the Sailor's Reading Room less than one metre from the Cliff edge and Cliff House in the sea. A major scheme of strengthening, renewing and constructing the sea wall in front of Gun Hill cliffs was in hand in 1948 when it was concluded that there were no means of protecting the cliffs to the north. 2006 and 2007 has seen a further scheme of repair and renewal of the sea wall and the replacement of the groins between the pier and the south end of Gun Hill Cliff.

The lighthouse replaced the 'low light' at Orfordness and was built on vacant land behind St James' Terrace. An impressive octagonal fish market (demolished) was

constructed on Ferry Road c.1907-08 as part of the Corporation's major improvement works to the harbour which enabled the town to compete as a leading herring port. By 1909 around three hundred drifters were landing catches at the harbour and teams of itinerant Scottish fish girls were employed to gut, salt and pack them in barrels ready for sale. Southwold's herring boom was however short lived, ending before World War One.

George and Ernest Adnams brought the Southwold Brewery in 1872 and expanded and partially rebuilt their premises in the 1890s. At the northern edge of the then town Smith and Girling built a large steam powered rolling mill c.1892 for the manufacture of flour and animal feed. Older industries such as rope making, and the salt works however began to disappear along with the town's windmills due to advances in mechanisation and the pressure for housing development.

Southwold was attacked during both great wars. She was shelled by a submarine in January 1917 when the villas known as 'Balmore' on the sea front, 'Iona' in South Green and the police station were hit.

#### *6.0.4 Southwold Post 1918*

After the First World War the northern expansion of the town continued but at a slower pace than before. Relatively few commercial buildings within the town centre were rebuilt or altered. The most notable examples being JA Sherman's c.1931 additions to the former Kings Head, High Street for Adnams and the large shop on the corner of Market Place and Church Street which was rebuilt after a c.1930 fire. On the southern edge of the town wooden holiday cottages appeared in increasing numbers on Ferry Road.

Increasing motor transport began to threaten the viability of the two means of transport by which late nineteenth century tourists had visited the town. The last steamer called at Southwold pier in 1928 and the railway which



ran between Halesworth and Station Road, Southwold, crossing the river at Walberswick closed in 1929.

In 1939 The Grand Hotel, Centre Cliff, the schools, and some of the larger villas were requisitioned for army use. Fearing a sea invasion in 1940, military engineers erected defence works including tank traps, obstructions, minefields, scaffolding, and spiked girders concreted into the beach. Naval guns were sited at the harbour and on Gun Hill.



*Hope Cottages part of a well-designed Southwold Corporation Development of c.1950 replacing bomb damaged cottages.*

During World War Two the town suffered from bombing with damage to the sea front, The Marlborough, and the Dunwich Hotels were demolished, together with late nineteenth century houses in Marlborough Road. Lorne Road was also badly hit together with houses in Ferry Road, St Edmunds Hall and the Constitutional Club on South Green. In all 77 buildings were damaged or destroyed, 13 civilians killed and 49 injured by enemy action.

In the immediate post War years some of the town's larger villas faced an uncertain future. Much of Park Villa was demolished whilst Southwold House and Gun Hill House were subdivided. Others including Stone House needed major repairs after years of army occupation. Southwold Corporation sensitively redeveloped the site of bomb-damaged houses on Bartholomew Green in the early 1950s whilst other sensitively designed housing also replaced large bombed terraced houses on Marlborough Road. Other bomb

sites however remained vacant for a considerable period. The Grand Hotel never reopened and was demolished in the mid-1950s.

On the 31<sup>st</sup> of January 1953 major flood damage was caused along the entire east coast resulting in major loss of life. The sea inland to the north and south of the town badly damaging property at Blackshore, and in the area of Ferry Road. Five people were killed.

Adnams brewery was enlarged and modernised and diversified between 1970 and 1980 to become a national brand and wine importer expanding into East Green and Church Street. Its expansion caused the demolition of houses on the eastern side of Church Street c.1984 and the facading of nearby houses on Victoria Street.



*The Tibby's Triangle Development.*

The town has flourished as a resort, and a significant proportion of its houses and former shops are let for holidays or have become second homes. However, since the Second World War its population has steadily declined. Between 2001 to 2011, the resident adult population of Southwold fell from 1,328 to 974, a 27% decline, of which the population under 18 declined by 28%. This suggests that the overall decline has been principally among families with children.

There has been relatively little new housing constructed within the town in recent decades,

the most notable development being that known as Tibby's Triangle on the former Adnams Distribution Depot site between Victoria Street and Field Stile Road designed by Ash Sakula Architects. A number of the town's public houses have closed, and the number of shops has declined.

Its popularity as a recreational destination has been promoted by its use as a location for films and television and it has become increasingly popular with the day visitor or as a place to retire.

## **6.1 Archaeology**

There are no scheduled monuments within Southwold.

Scattered finds of prehistoric worked flints (CRN 9129) and medieval pottery (CRN 1864 & 1867) are however recorded in the Suffolk Historic Environment Record (HER). Details of archaeological finds and other sites of archaeological interest can be found at <https://heritage.suffolk.gov.uk/search>

## 6.2 Traditional Building Materials and Details

Southwold has developed over a considerable period of time and contains a varied building stock; consequently, the materials and detailing evident is diverse. It is this variety, combined with skilled execution and good levels of preservation that contribute significantly to the Conservation Area, as well as creating a varied public realm.

**Timber Framing.** The town's early domestic buildings were largely timber-framed, but many were destroyed in the 1659 fire which devastated the bulk of the medieval town.

There are no examples of exposed timber frames contributing to the streetscape and details such as half timbering or jettied upper floors do not appear in the town. Where structures retain a timber frame, they have been re-fronted, occasionally in render and often with brick, as fashion and wealth during the late 17<sup>th</sup> and 18<sup>th</sup> centuries dictated the elevational treatment of properties.

Away from the High Street, as the age of properties generally decreases, the likelihood of timber frame properties being extant reduces, with locally made bricks becoming the primary building material.

The quality of timber framing is varied, as might be expected, and is dictated by the status and size of the property. Cottages with rudimentary frames are evident to Church Street, whereas more prestigious structures are found along the High Street; with the timber frame at Sutherland House being particularly well-preserved. A high-status timber frame of mid-sixteenth century date (behind an 18<sup>th</sup> century red brick frontage) exists at Buckenham House, High Street. Other buildings contain elements of timber framing reclaimed from demolished structures, and the

Grade II listed No.57 High Street, in which there is a re-used 16<sup>th</sup> century beam with religious inscription, is specifically mentioned in the listing description.



*Re-used 16th century beam with inscription within commercial premises to the High Street.*

During the later 19<sup>th</sup> and early 20<sup>th</sup> century the fashion for **half-timbering** returned and examples of this can be seen to large villas, such as Langford Lodge, Godyll Road, and to villas located to the eastern end of Pier Avenue.



*Half-timbering and 'jettied' accommodation to a late 19th / early 20th century villa on Godyll Road.*



*Weatherboarded side elevation to brick fronted cottage on the High Street.*

This decorative treatment is less commonly found on commercial properties, although where it is found the buildings are of considerable quality and originality, with the Blyth Hotel being a fine example of its type. The most spirited design in the town to employ the use, or suggested use, of a timber frame is seen at the former Southwold School of Industrial Art, No.1 Park Lane.

**Lime render, lime wash and tar.** Timber frames were often infilled with clay daub on timber wattles or covered in lime and sand render and then lime washed. Coloured lime washes were derived from earth pigments and could be pink or pale ochre. Later timber buildings were clad in timber boards (see weatherboarding, later) and painted or had coal tar applied; this material was not only an excellent preservative but also readily available due to it being a by-product of coal gas production (there existed a gas works on Station Road, founded in 1848). As well as the application of tar to timber boarding, this was also applied to the base of properties or particularly exposed gable ends to act as damp proofing. While little evidence of tarred plinths

remains, many houses maintain the tradition of having black painted bands to the base of elevations.

**Coloured lime washes** were derived from earth pigments and could be pink or ochre (ruddle), although there are few examples of this within the town, with the harsh coastal conditions resulting in the use of synthetic paints being widespread.

**Weatherboarding.** The use of horizontal weatherboarding on domestic buildings is uncommon, the type of understated structures that would have used this elevational treatment having long since been replaced. However, a fully weatherboarded gable end is preserved at Sycamore Cottage, High Street.

Weatherboarding is more commonly found to ancillary buildings, stores and commercial structures.

Black stained weatherboarding is found in relation to the fishing industry. Collectively the huts along Blackshore make a significant and generally positive contribution to the character of the area, as do the stores located to the west side of Gardner Road.

Painted weatherboarding, often shiplap, can be seen in an abundance to the beach huts lining promenade, and to Blackshore where it is black stained, or painted where previously it would have been protected with tar.

Corrugated sheet is not prominent within the town, although a recent use of this is to the Adnams Store, where galvanised sheet is seen to the walls and roof. More commonly it is used as wall and roof cladding, usually black painted, on the huts and small commercial stores along the north bank of the harbour.



**Left:** Black stained weatherboards to store building, Gardner Road.

**Bottom left:** Brightly painted weatherboards to beach huts.

**Below right:** Black stained weatherboards to huts and net stores, Blackshore.

**Bottom right:** Black painted corrugated sheet.



**Brick.** The quality of brickwork within the town is generally commensurate with the status of the building on which it was used. Suffolk red bricks are seen on properties ranging in size, date and significance. Early examples found to high status buildings on the High Street date from the early to mid-eighteenth century and include the imposing No.17 Market Place and the stately Manor House at No.65 High Street. Entire streets of terraced housing were constructed using this material during the later 19<sup>th</sup> century, and individual houses of size and quality, such as Acton Lodge, South Green, were built using this material. Often bricks were made locally, an industry that boomed during the 19<sup>th</sup> century.



In the mid and later eighteenth century 'rubbed' red bricks were used to embellish a façade, a practice which again became fashionable in the later nineteenth and early twentieth century. Rubbed bricks have a smooth polished surface and were commonly used for lintels. The seaward facing elevation of Southwold House, Gun Hill, has particularly well executed brick headers arranged in a highly unusual pattern.

Decorative 'special' bricks are occasionally found on later 18<sup>th</sup> and early 19<sup>th</sup> century properties, often adding fine detailing, and can be seen to the eaves course of No.6 Park Lane. Yellow or white bricks manufactured in Bedfordshire, Norfolk Cambridgeshire, and Suffolk became fashionable in the late eighteenth-century and 19<sup>th</sup> century as they loosely resembled stone (which is not found in the region) and were hard and durable. They are made from clay which is without iron and have been commonly termed 'gault' bricks since the early nineteenth century. There are several examples of buildings constructed from this high-status material particularly the large villas on Constitution Hill. More

commonly the material is used for a principal façade, with less expensive red brick used for the sides and rear.

Occasionally architectural detail, such as pilaster shafts on a principal elevation is constructed from this material, contrasting against a red brick façade, as at Nos.31 to 37 Victoria Street, whereas Regency House makes good use of this material for its entrance porch (Lorne Road) and principal elevation, with red brick to the sides and rear.

Fletton Brick was introduced in the later nineteenth century but did not become popular nationally until the mid-twentieth century. There are few prominent examples of this material use, it generally being used for secondary buildings such as garages or boundary walls, as seen to the corner of Stradbroke Road and Field Stile Road.

Brick gables vary in design and detail, and well-preserved brickwork is occasionally seen to flank elevations along the High Street. More prominent and stylish treatment can be seen to the early eighteenth century shaped gable at the Southwold Museum, Victoria Street, and twentieth century Dutch gables can be seen to the imaginatively detailed Hope Cottages, Cumberland Road.

Occasionally 'brick on edge' detailing is found, often to single storey buildings such as No.62 Victoria Street, or to boundary walls, owing to the economic benefit of placing bricks on edge, which lead to a taller wall using fewer bricks than if conventionally laid.

Further brickwork detailing exists in the form of corbels, brick arched lintels and brick pediments to Barclays, No.67 High Street.



Occasionally brick chimneys make a significant contribution to roofline as well as the property to which they are attached, and this is particularly evident to the north side of Nursemaid's Park, where stacks of varying size and design are found, with heavily corbelled caps, with expressed or inset bricks creating the sense of individual shafts.

**Above:** Historic postcard view of villas to the north side of Nursemaid's Park showing a lively variety of chimneys.

**Below:** Detail of the painted render pediment to the Wesleyan Chapel, East Green.

Painted brickwork is a commonly found feature within the Conservation Area, and attractive rows of multi-coloured cottages can be found on East Street, East Green and Church Street.



**Render, Decorative Stucco and Pargetting.** Painted render is a commonly found within the Conservation Area, often applied to buildings that previously would have had exposed brick elevations. Typically, the colour palette conforms to a varied but muted range of pastel tones.

Stone is not locally found, with render or decorative stucco being used to create features such as quoins or keystones on elevations with the intention of creating the impression of stone. The use of ashlar, a technique of scoring wet render with vertical and horizontal lines to create the impression of blocks of stone, is not commonly found in the town, although examples can be seen at Nos.3 to 5, St James' Terrace.

Skilled use of decorative stucco for applied detailing can be seen at the Wesleyan Chapel, East Green and to the former Centre Cliff Hotel.

**Pargetting and Incised Lettering.** Pargetting (applied plaster decoration, often in relief) is a surprisingly infrequent feature of the town and examples on Ferry Road are of modern date. Internally, fine late 17th century decorative ceilings exist at Sutherland House, High Street.

Incised lettering within render can be seen to the former Corn Store, Victoria Street. A restrained use of decoration within render can be found on Field Stile Road elevation of Dunburgh, No.28 North Parade, with horizontal bands with sun and flower motifs.

**Stone** is not found locally, so examples of structures built entirely from it are uncommon. A notable exception is the Sacred Heart Church, Wymering Road, of 1912.

Otherwise, stone is reserved for detailing, lintels and sills to the terraced houses to the Seaside Corporation Character Area, and less commonly for date plaques and decorative panels. It is also found decorating higher status late 19<sup>th</sup> and early 20<sup>th</sup> century commercial premises on the High Street

**Flint or washed cobble walls.** While the land around Southwold does not provide stone for building, it does have a plentiful supply of flint and washed cobble. Flint, which are used whole or broken open to expose their black vitreous interior are most notably used at St

Edmunds Church for the main building material, with panels of decorative flushwork to the tower and buttresses. Washed cobbles are seen laid in loose courses or randomly, occasionally for entire houses such as Stone House, Gun Hill, or more commonly for boundary walls, often with brick or stone margins and cappings. The boundary walls enclosing the north, east and southeast of Skilmans Hill are particularly notable.



*Concrete steps and promenade to the seafront area.*

**Concrete** is not a prevalent material within towns and villages in the East Suffolk district, however, it is a commonly found material within the Seafront Character Area, with much of the town sea defences and promenade being reinforced concrete. Steps and walkways link the coastline with the town and although the material use creates a utilitarian aesthetic, it is one that is recognisably Southwold. White painted metal railings, grass banks and brightly coloured beach huts help soften the appearance of the use of concrete to the seafront.

**Roofs.** Prior to the fire of 1659 the majority of the town and it's building stock would have been timber framed and thatched, although use of this material post the fire was largely side-lined in favour of more fire-proof materials such as pan tiles. Thatch is not commonly found in the Conservation Area, but it can be seen to the spirited Arts and Crafts villa at No.53 Pier Avenue.



*Red clay pan tile roof covering.*

**Red clay plain tiles** to some extent took the place of thatch but most of the surviving examples date from the vernacular revival of the late nineteenth and early twentieth centuries, although there are examples that pre-date this along the High Street. Commonly found are red clay pantiles which can be seen throughout the town. Those to the High Street are occasionally seen on steeply pitched roofs, which were probably originally thatched.



*Black glazed pan tiles.*

**Black glazed pan tiles** are frequently found in the town, although often they appear only on the street facing roof slope, with cheaper red pan tiles being used to the rear. The profile of pantiles can be corrugated, flat, and the more common 's'- shape. Roof pitches for pan tiles can be significantly less than for plain tiles.





*Slate roof covering.*

**Slate** was imported into Suffolk following improvements in the transportation of bulk goods. Welsh slate is generally blue grey in colour, highly durable and widely used, particularly to larger villas of the early to mid-nineteenth century. Occasionally slates are clipped or cut and laid to resemble fishscales, whereas other laying methods - such as diminished course - do not appear in the town.

In recent years the material palate of Southwold has diversified, and a growing use of zinc for roof coverings and weatherings, as well as an unfortunate use of uPVC for replacement doors and windows has diluted the coherency of certain areas, including highly sensitive locations in close proximity to the promenade, the Pier and the dunes on Ferry Road.



*Detail of an early 19<sup>th</sup> century rainwater hopper.*

**Rainwater goods.** Often made from cast iron and less commonly lead, these items are often over-looked and replaced. However, there exists a few examples within the town where examples from the 18<sup>th</sup> and 19<sup>th</sup> century are retained, including decorative hoppers and

lead downpipes and brackets. The frequency with which goods are replaced with uPVC is increasingly common and inappropriate.

**Windows.** Traditional windows and their historic glazing make an important contribution to the significance and character of an area and are often important objects in their own right.

In many parts of the Southwold Conservation area historic window frames have been lost. While preservation is generally high along the High Street, it reduces significantly to the rear of properties and with distance from the town's historic core. Where a building has lost both its original window joinery and the original structural opening has been altered, it is often to the detriment of the Conservation Area and to the significance of the individual buildings, or group of buildings, particularly where uniformity is an important characteristic.



*Plate glass sash windows, dating from the later 19<sup>th</sup> century.*



*Timber casement window, possibly dating from the late 18<sup>th</sup> century.*

**Timber casement windows** are seen within the older parts of the town, and usually comprise of a painted timber frame, with an opening metal casement on pintel hinges. Such windows, often three panes wide and two panes high, are found to vernacular buildings dating from the 17<sup>th</sup> to the 19<sup>th</sup> centuries and their glazing bar arrangements and size of panes reflect the status of the building, age and fashion. A good example of such windows can be found to the first floor of Collen & Clare (East Street elevation).



*View of 8 over 8 pane hornless sash windows.*

**Twelve or sixteen-light hornless sashes** of later eighteenth or early nineteenth century date survive in relatively large numbers. Their overall size kept in strict proportional harmony to the façades within which they were located, with the thickness of glazing bars and the position of the window set either within the façade or behind it providing stylistic clues regarding the age and status of a property.

**Horizontal siding sashes** were however once commoner in Suffolk than they are now, particularly in smaller cottages and workshop buildings. They are not a predominantly northern window type as commonly believed. The loss of small-scale commercial premises throughout the town means that this type of

window is not easily found. ‘Horned’ sash windows were first introduced in the late 1820s and became common during the second quarter of the nineteenth century along with plate glass with increasingly slender glazing bars from the mid-nineteenth century onwards. Horns added additional structural stability to vulnerable frame joints on the upper section of a window frame. Their adoption by joiners was a gradual process.



*Detail of canted bay window with plate glass horned sash windows.*



*Timber square bay window.*



*Curved bay window (central door is a later insertion).*

**Bay windows** are frequently seen in the town, often positioned to take advantage of a far-reaching view, or simply to enliven a long row of houses. Predominantly canted or square sided, but occasionally of shallow curve design.

**Blind windows** or recesses are often thought to be the result of the window tax levied between 1696 and 1851, but this is not necessarily the case. Many urban dwellings were re-fronted in the eighteenth and early nineteenth centuries and often blind recesses were designed to allow a new symmetrical façade to work with the internal dimensions, varying floor levels, and pre-existing fittings of rooms within an earlier building.

After World War One firms such as F.H. Crittall (based in Essex) revolutionized the manufacture of metal casement windows. After 1945 it became the practice to ‘galvanize’ the units after production, which involved dipping the frames in a bath of molten zinc so that the zinc forms a molecular bond with the steel. In common with most towns and villages in the district, these once commonplace windows have now largely been removed in favour of uPVC or softwood windows.



*Late 19<sup>th</sup> century panelled door within bracketed surround, with original painted name to fanlight.*

**Doors**, often panelled and retained as part of an entrance screen arrangement can contain historic glass or ironmongery and contribute significantly to the appearance of property. Retention of such items of joinery is important often for streetscape reasons as well as for the individual benefit to a specific property.



*External shutters.*



*Elaborate wrought iron railings with curved ‘bombe’ base.*

**Shutters**, both panelled and louvred, appear on historic photographs of many buildings within the town, particularly to larger properties within the Marine Villas Character Area. On larger houses panelled shutters tend to be a security feature, although rarely found, whereas louvred shutters were almost always a decorative feature often added during the late 19<sup>th</sup> or early 20<sup>th</sup> century.

**Balconies, railings and covered seating areas.** A particular characteristic of Southwold, and a consequence of far-reaching coastal or common views, is the existence of balconies, often to the first and second floors of houses.



*Elegant railings to first floor balcony, North Parade.*



*Restrained iron railings, supported below to form first floor balcony and covered ground floor veranda*



*Restrained iron railings, supported below to form first floor balcony and covered ground floor veranda*

Occasionally they are integral to a well-designed villa, with well-detailed balusters and other joinery. Where in close proximity to the sea they tend to be iron balconies, often of elaborate designs although as maintenance has required the replacement of ironwork they have tended to become more standardised in appearance. Glass balustrades are becoming increasingly common, particularly to the rear of properties, and contribute little to the aesthetic of the town.



*Timber screen, designed to work with scalloped top to wall.*



*Timber hand gate with bespoke strap hinges and ring handle, designed to complement the timber screen.*

**Gates and boundary walls.** Traditionally, most front gardens would have been enclosed with iron railings on top of low brick walls, however most railings were removed during the Second World War and tend only to survive in locations where removal would have created serious health and safety implications. In some instances, railings have been reinstated, although the quality and design of the items rarely reflects that of the originals. Hand gates and railings, or timber screens, are often elaborately designed and skilfully executed and the Conservation Area retains fine examples of arts and crafts gates and screens,

with bespoke strap hinges and cut out decorative balusters, which are of high quality and are rare survivors.

**Doorcases and porches.** Southwold retains a significant number of fine 18th and early 19th century wooden doorcases, many of which retain their original panelled doors and fanlights. These doorcases occasionally have broken pediments, pilasters and columns and a wealth of other Classical detailing. Detailing is often scholarly, and no less interesting where it is more of a regional interpretation.

The rusticated surround with Roman Doric columns and segmental pediment at No.17 Market Place is particularly memorable, as are the pair of pedimented doorcases with Gibbs surrounds at Nos.1 and 3 Queen Street. Astylar doorcases are found on less imposing properties and range from the deep architraves with pulvinated frieze and pediment seen at No.6 Park Lane to the refined reeded simplicity at No.77 Victoria Street. Such doorcases are particularly susceptible to harm caused through repair and the use of replacement mouldings that do not accurately match what exists.



*Decorative tiled threshold to shared entrances.*

**Encaustic Tiles, Paviours, Faience and Tile Hanging.** Encaustic tiles are seen around the town, often in the form of paths to houses and occasionally within the recesses of a shopfront doorway.



*Inset Glazed Tile Detailing to the apron of bay windows.*



*Square Staffordshire Paviours.*

**Paviours** were likely once more common in the town than they currently are, and generally historic surfaces within the public realm do not survive in any great number. One exception are the Staffordshire blue diamond pattern paviours found on York Road and the square paviours seen to Bank Alley, which contribute positively to the character of the highways and public realm.



*Faience shop front.*



*Detail of faience corbel, decorative capital and tiling*

**Faience** (glazed terracotta) is not commonly found in the town, but it exists to a well-preserved early twentieth century shop frontage at No.18 Queen Street, where Ionic capitals, pilasters and console brackets are executed in a green glazed faience.

**Tile hanging** is not an elevational treatment particularly associated with Suffolk, but its popularity and use, often for gable ends of larger villas, spread during the late 19<sup>th</sup> and

early 20<sup>th</sup> centuries and consequently there are a few examples of this within the Conservation Area. Tile hanging can be seen at Uplands and Dunburgh, North Parade and to the sizeable arts and crafts villa The Links on Godyll Road.



No.64 High Street a well-preserved shop fascia of c.1906 for the baker and confectioner Frederick Eastaugh.

## 6.3 Commercial Frontages

### 6.3.1 Shops

Until the later nineteenth century the area of the town occupied by shops was a relatively small one centred on the Market Place. The retail area expanded rapidly however after the arrival of the railway, north along the High Street and northeast into the narrow streets of workers' housing around Victoria Road and Trinity Street. Many shops were simply the front rooms of small cottages without shop facias or extensive signage. In the late nineteenth century, a department store known as Debnays opened overlooking South Green with a smaller branch on Stradbroke Road, both have however long since converted to dwellings. Retail expansion largely ended with the advent of World War One, and there are relatively few notable shop fronts or commercial buildings of a later date.

The area of the town centre occupied by shops contracted in the last quarter of the twentieth century, as shops disappeared from Victoria Street, Church Street, and Trinity Street to the northeast of the Market Place. In 2021 The Old Town Character Area was the only one the Southwold Conservation Area's Character Areas, to retain large numbers of shops which

were still operating. The Conservation Area nevertheless retains a high number of historic shopfronts, as well as notable examples of bank and public house architecture.



Early nineteenth century shop fascia at No.25 High Street.

The earliest surviving shop fronts in the Old Town Character Area probably date from the second quarter of the nineteenth century with a particularly early and notable example surviving at No.25 High Street. This ornate

wooden shop fascia retains much of its original classical detailing.

Surviving shop facias from the early to mid-nineteenth century tend to be from high status retail premises, like that on the corner of South Green and Pinkney's Lane. This has a graceful, bowed front and rusticated pilasters to its doorway. Unusually for the period, this part of the building appears to have been constructed as a purpose-built shop rather than a shop fascia being inserted into an earlier structure. No.66 High Street is also a purpose-built shop, and still retains a simple pilastered fascia of mid-nineteenth century date.



*A fine mid-nineteenth century shop fascia at the corner of Pinkney's Lane and South Green.*

Consumable goods sold by butchers, grocers, fishmongers, and dairymen necessitated different provisions for display and sale than were required for non-perishable items. These businesses first made use of wide double-hung sash windows in the mid-eighteenth century and continued with that arrangement until new regulations in the 1950s brought the practice to an end. At No.25 High Street their survives in addition to a fine early nineteenth century pilastered fascia, a shop window of this type. Shop windows of this type of mid-nineteenth century origins can also be found at No.21 Market Place. The lower sash was normally fitted with large brass handles and was pushed up behind the upper sash to create an open shopfront in which produce could be

displayed, with sales made through the window.



*No.21 Market Place with mid to late nineteenth century wide sashes to its fascia associated with food retail.*



*No.11 Market Place, a shop front of the third quarter of the nineteenth century.*

Other businesses like farriers and blacksmiths tended to work behind large boarded wooden doors which were left open during the hours of business.





*The former International Stores, No.18 Queen Street, a fine early twentieth century shop front of tile and cast iron.*

The original appearance of surviving later nineteenth century shop fronts is relatively well documented, thanks to historic photographs. Often, unlike their predecessors these shop fronts were part of purpose-built retail premises and were intended to be an integral part of a façade's overall design, as can be seen at No.64 High Street which dates from c.1906. This exceptionally well preserved and delicate painted wooden shop fascia with tiles below, was constructed for Frederick Eastaugh whose bakery and confectionary business occupied the ground floor whilst above was a genteel café. A simpler but equally well-preserved Edwardian example can be found at No.69 High Street.



*An early twentieth century ironmonger's fascia at No.69 High Street.*

The surviving late nineteenth and early twentieth century shops on the High Street occasionally also retain tiled or mosaic floor panels within the well in front of their entrance doors. Surviving late nineteenth or early twentieth century tiled floor panels like that at No.15 Market Place tend to be of a geometric or floral design, whereas after World War One advertising panels become more common.



*Tile inset at No.15 Market Place.*



*Early twentieth century mosaic floor panel, No.88 High Street.*

There are few post World War One shop fronts of merit, and a few of the later twentieth century and early twenty first century interventions have not been to the benefit of the conservation area. The largest interwar period shop is that at No.2 Market Place of c.1930-32, but it is now considerably altered. At No.1 St James Green survives a well-preserved small lock up shop of c.1930 designed by FR Rowe for the tobacconist FC Barber.

One noteworthy and adventurously designed recent example of a retail building is however to be found close to the junction of Victoria Street and High Street designed for Adnams by Ash Sakula Architects c.2002. Whilst the visitor centre which forms part of the Swan Hotel complex also exhibits a high standard of modern design.

Twentieth century beach front kiosks tend to be of a utilitarian design, the only other retail outlets of note being those selling food at

Blackshore which have been designed to blend in with the simple weatherboarded fisherman's huts which they adjoin. Here however it is their construction materials rather than their facias which add interest to the Conservation Area.



*Unsympathetic shop window at No.40A High Street.*



*Late twentieth century shop fascia 11 East Street.*

### 6.3.2 Public Houses

The town's eighteenth-century coaching inns had frontages resembling those of the town's grander merchant's houses a trend that continued well into the nineteenth century. Of these the earliest survival is The Crown on High Street. When the former 'Two Brewers' at No.100 High Street was rebuilt c.1835 and the Southwold Arms at No.58 High Street c.1850 both were constructed to resemble private houses. The now much altered former Rising Sun on Trinity Street a back street ale house of c.1840 was also designed to resemble a private house.



*The c.1856 frontage of the former Victoria Public House on East Street survives remarkably intact.*



*c.1835 Sole Bay Inn, East Green.*

The c.1835 Sole Bay Inn (grade II) is probably the earliest purpose-built beer house to survive. It retains what appears to be an early pilastered wooden fascia to the original bar overlooking East Green which incorporates a doorway with a radial fanlight. The Nelson on East Street also retains what appears to be an original wooden fascia with pilasters of c.1860. Also dating from the mid-nineteenth century is the remarkably intact façade of the former Victoria Inn on East Street of c.1856.

Adnams distinguished Blyth Hotel, Station Road of c.1900 designed by Thomas Edward Key brought the designing of the exteriors of public houses full circle. It was again constructed to resemble a large private dwelling the fascia being replaced by large mullioned and transomed bay windows.



*The Swan Hotel, Market Place, a c.1907 reworking of an early nineteenth century façade for Adnams.*

Perhaps the best-preserved example of interwar period commercial architecture in the town is the former Kings Head Inn High Street (grade II), which was radically remodelled and extended in a restrained Tudor vernacular style to the designs of JA Sherman of Ipswich for the brewers Adnams c.1931-33. Now retail premises, the former public house's external appearance has been preserved.



*Detail of No.67 High Street.*



No.67 High Street built for Gurneys Bank c.1891.

### 6.3.3 Banks

The town's former banks were largely adaptations of substantial townhouses like Lloyds at No.17 Market Place, where the early eighteenth-century façade was retained unaltered. The only purpose-built bank structure is at No.67 High Street a former Barclays Bank. This is one of a series of notable bank buildings built for the former Gurneys Bank in Norfolk and Suffolk during the late nineteenth century by the Great Yarmouth architects Bottle and Olley, many of whose buildings are listed. No.67 dates from c.1891 and is of red brick with stone and rubbed red brick dressings. Its elaborately embellished frontage is one of the most memorable at the southern end of the High Street.

## 6.4 Public Realm

The Conservation Area's public realm is varied. It comprises a variety of green and open spaces, designed public spaces within the built environment, the beach and coastal dunes as

well as the sea and riverscapes. The public realm also includes the roads and pavements and publicly visible private gardens that contribute to the character of townscape. Some of these spaces have intrinsic significance and positively contribute to the character and significance of the Conservation Area, whilst others further contribute to the setting and significance of historic structures and landscapes.

Open spaces vary in size and quality but assist with reading the town's urban morphology. The open spaces complement the private gardens and seascape that provide the immediate setting for Southwold's many heritage assets. Most of these spaces are generally in an acceptable condition, however, enhancement would benefit the Conservation Area.

### 6.4.1 Open spaces

The town's open spaces comprise a rich variety of typologies, from formal and informal green spaces and churchyards to the river estuary and seascape, however, the Southwold Conservation Area contains no designed landscapes. The forms and siting of these open spaces make a substantial contribution to the significance of the Conservation Area.

Buss Creek is listed as a unique open space and defined on the ESC Proposals Map from the west of Might's Bridge. It presents a linear open space with its own distinct open landscape and harbour setting that is juxtaposed in character with the town's other open spaces. It offers extensive views along the creek and to various parts of the designation. It requires careful management as a landscape feature and heritage asset.



*View north-west over Buss Creek, Reydon and Busscreek Marshes, from The Bailey bridge over the River Blyth.*



*Wall enclosing courtyard at The Anchorage, No.14 Cumberland Road*

*(i) Courtyards*

The Old Town character area has a number of courtyards and small open spaces to the rear of the principal streets. These are typically spaces that related to a particular activity or industry, such as stables, carriage yards linked to workshops or service yards. Many of these spaces are today given over to car parking and associated structures, such as service ranges or outhouses often converted to dwellings. This notwithstanding, the courtyards are in integral aspect of the town's urban form and in some cases continue to the service the principal buildings around them. Where residential conversion has taken place, the courtyards have typically been 'tidied' and reflect their historic working character to a lesser extent; in some cases floorscape surfaces increasingly formalise their appearance. The 'working' character of Southwold's courtyards is a key aspect of their townscape significance, as is their 'openness' and, in some cases, a collection of elongated, single storey, structures. Access to courtyards is typically via narrow, single lane, tracks bounded by long, High, walls.



*Spinners Lane: view towards Barnaby Green; typical alley / lane environment.*



*View westward along passage connecting Blackmill Road to Godyll Road.*

*(ii) The Greens, Public Parks, and Gardens*

The open spaces, known collectively as 'the greens', are numerous and make a substantial and positive contribution to both their respective character areas and the Conservation Area as a whole; equally, they make a substantial contribution to the setting of a great many built heritage assets throughout the designation. The greens have an obvious positive aesthetic, environmental and amenity value but also have considerable

historic value, with many having been *in situ* at least since the town's fire, in 1659. They raise interesting questions around how the town's settlement pattern developed and why this network of small green spaces is present today, however, their concentration around the town centre gives them a prominence that benefits all. They are, collectively, an idiosyncratic townscape feature and one for which Southwold is recognised.



*View south-east from North Green.*

Individually, the greens vary in their scale, shape, and function. They range from small pockets of land at the centre of road junctions to substantial public spaces; each has its own character and sensitivity to change. There are few examples of public shrub and perennial planting, though most some have at least one mature tree, albeit there are few examples of particularly notable trees or interesting specimens, except for Church Green that has a substantial tree canopy. The greens can be said to have an open, verdant, character closer in character to small areas of common or pastureland than formal town gardens or parks. Some greens have 20<sup>th</sup> century hedgerows that are of questionable aesthetic, historic and biodiversity value that work against the prevailing open character of the town, though offer some enclosure. The greens become more open and coastal in character closer to the cliffs with wider paths that blend with the surrounding cliff and dune environment. They provide the open setting for many listed buildings around the town.



*View south-west across Barnaby Green.*



*View north across Church Green*

The open spaces on North Parade top the cliffs between Hotson Road to the north and Dunwich Road to the south. They have been part-formalised by low concrete walls, that form a simple demarcating line and *de facto* sunken lawn. The space is largely without landscape features, other than some benches accessed by narrow bitumen paths without edges and scattered amenity shrubs. The spaces comprise the interface between the coastal defences, beach and seascape to the east and townscape to the west. The space had a more informal, naturalistic, dune character in the 19<sup>th</sup> and early 20<sup>th</sup> centuries and was seasonally used to give tourists cart rides from opposite the Grand Hotel. The spaces provide an open setting for the buildings on North Parade and ensure long views out the seascape.



*View north across the cliff-top open space on North Parade.*



*View south across the cliff-top open space on North Parade, c.1910.*

To the north end of North Parade, opposite the pierhead, are two rectangular spaces originally laid out as part of the pier and Town Farm Estate development. The northern space was formerly a car park, now a skate park and playground. The southern space has a putting green and café. The spaces were laid out according to the Town Farm Estate Plans but labelled as ‘tennis courts’ on the drawings.

Skillmans Hill is listed as an open space on the ESC Proposals Map and located east of Gardener Road. It has a steep incline to the east, otherwise it is a simple, roughly triangular, space laid to turf. Several houses front onto the open space most with high walls of brick and cobble, part-covered in ivy. To the west of the space is an informal roadside car park and scattered feather-boarded sheds alongside a high native hedge, giving the space as a whole a strong sense of enclosure.

Notwithstanding its strong boundaries, the space provides an open setting to the dwellings and positively contributes to the character of

the Conservation Area. Similarly, the open spaces to the west of the settlement provide the open setting to the dwellings that front onto Nursemaid’s Park, The Paddock, and relict parts of Southwold Common; areas of Southwold Common east of Godyll Road highway are within the Conservation Area. The spaces comprise relict common land that today make for green ‘fingers’ extending into the townscape, varying the settlement edge.



*View north-east across areas of Southwold Common, with views of both church towers.*



*c.1905 view north across areas of Southwold Common, with views of both church towers.*



*View south-east across Nursemaid’s Park.*



*The sea view across South Green and openness and long views of Constitution Hill are juxtaposed with the more enclosed urban forms of the greens within the old town*

### *(iii) Churchyards*

Southwold's churchyards present sizeable open spaces of contrasting character to the greens. They contribute positively to the public realm, character of the Conservation Area, the setting of listed buildings and structures; they also have substantial intrinsic historic value.

St Edmund The King and Martyr's Church churchyard, at the centre of the Conservation Area, contributes positively to the character of the Conservation Area and setting of the church. The space provides the sense of verdant permanence and enclosure synonymous with the typical English medieval churchyard; it has a recognisable memorial character that promotes quiet contemplation and reflection; separate from the surrounding townscape but very much connected to it. The churchyard contains 14 Commonwealth war graves from the First World War and four from the Second World War. The heritage values of

the many monuments and headstones are well covered elsewhere in this appraisal.

Notwithstanding the significance of the churchyard as a vegetated green space the churchyard's many mature trees are, in some places, damaging structures, monuments and the landscape itself. Trees and shrubs have grown too large in several places, particularly to the north and east of the church. By comparison, the church can be seen much more prominently in its churchyard in an engraving of c.1839.



*Early c.19th view north across the churchyard of St Edmund King and Martyr*



*View south across the churchyard of St Edmund King and Martyr.*

The St Edmund King and Martyr Churchyard has a physical and visual connection to Bartholomew Green, which extends the open space around the grade I listed church. The connection between the heritage assets is further reinforced by the war memorial, that is located on axis with the church's two-storey south porch. The green has its own historic significance, as the former commercial core of the town. Tibby's Triangle also provides a wider green setting to the grade I listed church



to the north-west, as does St Edmund's Green to the north and Church Green to the south-east. The transition between the churchyard and surrounding public realm or open spaces is marked by ornamental gates, including the grade II listed gate to the south and the simpler, single, gate at the south-east corner on high brick piers. The boundary is marked by a brick and cobble stone wall to the south and cobble stone and stone coping to the north, with hedgerow flanking Field Style Road.

The churchyard has several pedestrian routes that connect into the surrounding townscape and contribute to the town's strong permeability. The condition of the churchyard's paths and street furniture is declining and detracts from the setting of the church, and its significance.

The churchyard of Sacred Heart Catholic Church and the United Reformed Church are not burial grounds; however, their small open space settings are typical of the building typology and contribute positively to both the Conservation Area and setting of each listed building. Similarly, the Southwold Methodist Church does not have a churchyard but makes a positive contribution with a simple hedgerow to the front elevation.



*View of the open space surrounding Sacred Heart Catholic Church, from Blackmill Road*

#### *(iv) Seascape*

The seascape comprises the interface between beach, coastal habitats, townscape, and marine environments. The seascape is the most character defining open space in

Southwold. It gives the town its sense of openness to the east, focal point for the tourist industry and a centre of activity that compliments the commercial core of the town. In addition, there are less-tangible characteristics that are unique to coastal towns. Including:

- coastal biodiversity and wildlife;
- the sound of waves and moving water;
- the experience of reflected light and salt air that is markedly different to inland settlements and even Southwold's character areas further from the coast; and
- an exposed and windswept atmosphere that contrasts with the relative shelter of the townscape.

Access to the beach has, in part, influenced the development and layout of the town, through the establishment of roads and paths, views and vistas, such as on Field Style Road.

The beach offers long views north-east and south-west, enclosed only by the pier to the north and harbour to the south. The beach offers approximately 2km of uninterrupted views, animated by tourist activity, passing tankers, container ships and leisure boats; uninterrupted views to the horizon, across the sea, is an aspect of Southwold's special interest.

South of the sea walls, pier and tourist beach the coastal environment is more natural and dynamic, with the dunes moving and changing with the tides and weather events. The vegetation changes with the seasons and is characteristic of the east Anglian coast.

The seascape comprises a combination of natural and built features, including the concrete promenade and sea defences that reinforce the cliffs. These structures extend from the cliff-top down to the beach and, in places, provide foundations for the beach huts. The beach huts are synonymous with the identity of Southwold and feature heavily in local art and marketing materials, suggesting they have a particularly strong communal

value. The beach huts provide transition structures that connect the landscape with the townscape to west, softening the coast visually and reducing the perceived extent of level change from the cliff-top to the beach. The huts are positively noted in other character assessments, including the Suffolk Coastal Landscape Character Assessment and Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study, where they are described as forming a '*key part of the town's character*'.

The beach huts number around 300 units, in irregular clusters on the promenade from the car park north of the pier to the Gunhill Beach Kiosk; most are good condition. They are uniform in their shape and size (approximately 3m<sup>2</sup>), but each is unique in its details and colour decoration. The gaily coloured huts contrast with the more sober, utilitarian, materiality of the town and sea defences whilst the regularity and uniformity of the structures themselves are juxtaposed with the seascape. No one hut stands out, despite the kaleidoscopic colour range; blue and white are probably the prevailing colours and a majority use a two-colour combination. The huts are simple structures, typically feather boarded / shiplap timber boards, some with decorated bargeboards, finials and pendants at the apex of the gables. They are all, except for the beach shop, aligned with their short elevations and veranda facing the sea, giving each row its regularity. The rear elevations typically have a small window; side elevations are generally undecorated. The fenestration to the front elevation varies from hut to hut, though they all have a high glass-to-timber ratio with varying balustrade details. Most are roofed in a green / black roof felt. This utilitarian material is visible to those on the Promenade, cliff-top and key open spaces including Gun Hill. In some places, the rear elevations of the huts are visible from the top of the cliffs or wider landscape, such as at Might's Bridge.

The huts effectively screen the car park to the north of the town in views back to the coast

from the pier. In the reverse view, from Might's Bridge, the huts draw the eye over the top of the surface car park and go some way to mitigating this detracting land use, though further enhancements are desirable. The huts screen some of the sea defences, where the sea wall meets the promenade and enhance the character area visually. The setting of the huts is typically one of coastal protection infrastructure and the beach environment itself.

The huts are a strong visual representation of the town as a tourism and leisure destination; this, and the rhythm in the hut's ensemble, colour and form make them of special interest.

The promenade comprises the concrete topped path above the "*wave wall*", first installed in the early the 20<sup>th</sup> century, building on 19<sup>th</sup> century works, and then replaced in the 1950s; west of the promenade is the exposed concrete sea wall and cliff protection works. In some areas, the use of concrete is expansive, such as to the front of the shelter at Centre Cliff. The walls, revetments and paths are predominantly exposed aggregate *in-situ* concrete. The aggregate could be a local material, with gravel quarries still open near Southwold. The concrete structures have been described as "*in harmony*" with the sand and cobbles of the beach<sup>3</sup>. Texturally, there is an affinity with the cobble and brick boundary walls found around the town. By contrast, the pebble filled gabions have no local relevance to the locality. The use of such hard materials has had a visual effect on the character of the seascape, urbanising it.

West of the promenade, the cliffs rise above the beach and host man-made elements such as iron and steel railings and concrete topped paths and steps. These elements are part-softened by coastal vegetation. The materials are in a variable condition: some older post-war railings are rusting with visible staining on the paintwork; newer unfinished steel railings have been installed at the promenade-beach level. Railings, and other tourist infrastructure,

have long been a feature of the cliffs (metal rails can be seen in an 1862 engraving of East Cliff Vilas, for example, and timber rails in early artists' depictions of the cliffs) and so they are a well-established feature. Notwithstanding their longevity in views, both paths and railings detract from the quality of views back to the cliffs, particularly from the Pier but in most views around the seascape and cliff tops.



*Early 20<sup>th</sup> century view of St James' Green, North Parade and iron railings running across the cliff, following paths*

Timber groynes run perpendicular to the cliffs and punctuate the long views north and south along the coast from the cliff, beach and promenade levels. To the north of the pier, dark grey rock groynes have been introduced; the groynes were installed as part of a major coastal protection scheme in 2005-7.

The cumulative visual effect of car parking, sea defences, railings and paths are exacerbated by the irregular heights, alignment and finishes. In addition, the paths and walls have a very angular quality. The interventions visually sit 'on' the cliff and beach rather than being 'of it'; consequently, the ensemble has a discordant appearance and generally detracts from the aesthetic value of the character area and seascape. Collectively, these features reduce the scale and visual effect of both the cliff and beach in views.

The use of heavy, man-made materials, laid over a natural and irregular seascape, appears incongruous and is not aesthetically pleasing, however, sea defence is an inevitable facet of the seascape's character. The built elements represent the latest generation of

interventions that likely overlay older 19<sup>th</sup> and early 20<sup>th</sup> century works and evidence the long history of settlement and coastal erosion initiatives.



*View of promenade, cliff paths and railings.*

Some structures, such as the mid-20<sup>th</sup> century WC block opposite St James' Green, have been better integrated with the cliffs, being cut into it. A utilitarian structure in design, in brick and concrete, it has a neutral effect on the character of the Conservation Area and views of the townscape.

The seascape, as well being a part-natural environment, has historical value as a place of human activity, including migration, industry and warfare over 1000s of years. It has also been the inspiration for many musicians, artists and writers, expanding its significance to include communal value. As well as those artists noted under the 'Location, Context and Setting' chapter, there are other associations such as the work of Eric Blair (George Orwell), who's thought to have taken his name from the River Orwell and is commemorated in a mural on the pier.

#### *(v) Private Gardens*

Open space, trees, shrubs, perennial planting and structures in private gardens make a substantial contribution to the character of the Conservation Area. Planting can add structure, height, colour, texture, movement and variety to the public realm. Further away from the Old Town, larger gardens can accommodate larger trees and shrubs, generally to the rear of buildings but on occasion to the street - such

as west of Stradbroke Road or more dramatically at No.53 Pier Avenue, for example. Some large gardens, such as 53 Pier Avenue, contain fine examples of specimen trees that were planted in the late nineteenth and early 20<sup>th</sup> centuries. To the north of the town centre, front gardens are a notable feature of the Conservation Area. As well as aesthetic value, they have evidential value: illustrating the growing importance of private open space in housing and town planning in the early 20<sup>th</sup> century; there are positive examples on Field Stile Road and Godyll Road. Some front gardens comprise the setting of heritage assets and reinforce building lines in views.

The boundaries to many of the front gardens have a significance as either heritage assets or as curtilage structures to listed buildings, as well as positive contributors to the Conservation Area, with evidential, historic, aesthetic or communal value. Structures typically demarcate a historic line in the townscape, albeit sometimes with newer structures. The boundaries may have various features of interest, including:

- gate(s);
- brick bonds or decorative stonework, such as coping stones;
- railings or decorative ironwork; and
- timber panels or decorative fencing; and
- Tiles.

Private gardens in Southwold are frequently demarcated by high, well detailed, boundary walls. These make a strong, positive, contribution to the Conservation Area. To the street front, many buildings have small dwarf walls that also contribute to quality of streetscape, particularly where there are decorative railings, stone or timber. However, many boundaries have been subjected to alterations, the loss of railings and walls typically detracts from the quality of streetscape, such as those houses around the old Centre Cliff Hotel: here walls and railings

have been replaced with a 20th century *brise soleil*.

Where historic boundaries have been retained, they positively contribute to the character of the public realm, even where the historic buildings have been demolished, such as the boundary walls to the former Grand Hotel, despite the loss of railings.

The town's varied building aspects and medieval street pattern, with numerous passages and courtyards to the rear of principal streets, ensures that many rear gardens also contribute positively to the public realm and in turn the significance of the Conservation Area. Gardens that side-on to street to the street are an occasional but interesting feature of the Conservation Area, such as The Old Royal, Victoria Street and Montague House, High Street. Though in the Old Town front gardens are relatively unusual, where they occur, they provide valuable green 'relief' in the townscape. Positive examples include the courtyard to the front of the grade II listed Nos.16, 20 and 22 High Street and Sapphire House on Victoria Street.

Some streets and passages have soft vegetated boundaries; for example, the passage connecting Blackmill Road and Godyll Road, where pots, self-set planting and garden plants positively contribute to the character of the streetscape and diversify the public realm, adding texture and colour. These are not gardens but blur the boundaries between public / private.



*View westward along passage connecting Blackmill Road to Godyll Road.*



*View north-east along private road from Skillmans Hill to Constitution Hill*



*Houses on Constitutional Hill*

#### *(vi) Trees and Hedgerows*

Natural elements, such as trees, shrubs, and hedgerows, whether in public or private spaces, make a materially positive contribution to the character of the Conservation Area.

Trees in the setting of the Conservation Area are predominantly concentrated in clusters and belts; the landscape setting is typically very lightly treed, limited to scattered trees around the watercourses and drains on the grazed marshland landscape, such as around Might's Bridge. Most trees are of limited scale. The lack of trees adds to the setting's sense of openness, exposure and enhances the feeling of proximity to the sea across the landscape.

The most heavily treed part of the designation's setting is to the west, associated with Henham Park. The designed landscape by Humphry Repton included extensive boundary planting. In recent decades, birch and conifer plantations have been established, predominantly on rising slopes. An area of woodland, part of Suffolk Nature Reserve, is located to the north of the B1387 and south-

west of the Conservation Area; the woodland is predominantly oak and birch, interspersed with heather and includes two tumuli<sup>4</sup> that would have once had a visual connection to the estuary, prior to the establishment of mature trees.

Around the edges of the Conservation Area, where the townscape interfaces with landscape, vegetation is generally limited to scattered trees and shrubs around the watercourses, as in the wider setting. In some instances, trees have been used as screening, such as around the base of the water towers. However, the planting comprises an incongruous tree 'clump' and demonstrates the inherent harm screen planting can have in an open landscape.

Southwold is a settlement with few street trees, and few trees generally. Where there are trees they are typically within public spaces, such as the greens, or, where space permits in private gardens. There is no known planned tree planting associated with the town's evolution and development. Where there are street trees, or trees in open spaces, many are now over 100 years old, and little succession planting has been done to replace them.

With perhaps the exception of Church Green, none of the greens are heavily treed, but many typically have a few small-to-medium size specimens that positively enhance the surrounding townscape. Trees can be found in St Edmund's Green, East Green, and North Green; some also have boundary hedgerows. St Edmund's churchyard has the largest extent of tree cover, part screening the church in views to the north, particularly the dense yew trees.

There are some notable trees in private gardens that positively contribute to the character of the Conservation Area. In some places, such as Spinners Lane and the passage linking Godyll Road and Blackmill Road, where garden trees cross boundaries into the public realm, they also positively contribute to the street scene. Some gardens have trees large

enough to positively contribute to the street scene beyond their boundary walls. Notable examples include:

- cedar tree in the front garden of Forest Cottage, York Road / Blackmill Road junction;
- orchard and mature cedar trees in the walled garden south of Pinkney's Lane; and
- 53 Pier Avenue, where the gardens include several coniferous trees.

In the Marine villas character area, there are substantial gardens around the dwellings, each with some larger trees, including Gun Hill House and Place, Southwold House, and Sole Bay. To the west of the Conservation Area, fronting on to the Paddock, there are large gardens with a small clusters of trees, including at Homeleigh, The Paddock and Woodleys; east of these gardens are Manor House and Gate and Manor Lodge. Smaller gardens to the north of the town also contribute to the town's tree cover; there are several small rear gardens around Hotson Road, Pier Avenue and North Road.

Some smaller front gardens to the terraces and detached houses of Godyll and Field Stile Road, and those to the Town Farm Character Area, also contribute to the town's tree cover and are positive contributors to the character of the Conservation Area. There are scattered examples of small front gardens across the town, such as at Nos.39-41 Victoria Street and High Street, Nos.16-24, where the occurrence of small front gardens contributes positively to the aesthetic of the Conservation Area with planting.

In Conservation Areas, trees protected by a TPO are subject to the normal controls; an online record of TPOs, covering Southwold, is not currently available. Trees in conservation areas not protected by a TPO have a special provision that anyone wishing to carry out work to them must give the local planning authority six weeks' notice of their intent.

#### 6.4.2 Streetscape

There are few examples of hard landscape worth celebrating in Southwold. Only the development at Tibby's Way makes any attempt to provide anything over and above the usual, utilitarian, surfacing materials. There are substantial opportunities for an improved public realm throughout the town. Before the 20<sup>th</sup> century, the highest status streets, such as High Street and Market Place, would likely have comprised stone topped pavements and kerbs with compacted crushed stone highways. Today the High Street highway has pre-cast concrete slabs of mediocre quality and the street bitumen macadem.



*c.1900 Illustrated view east, over East Green and the surrounding informally finished roads; these have no kerbs or bitumen wearing course.*



*c.1900 View north-east over Market Place, with informally finished roads and no bitumen wearing course*



*View north-east along High Street, with bitumen wearing course to the road with concrete paving slabs and concrete blocks marking some of the alley entrances, such as at Manor Farm Close.*

The town's car parks comprise extensive areas of modern hardstanding, typically black-top bitumen macadam, such as the surface car park on North Parade, north of the pier; the surface detracts from the overall character of



*View north towards the North Parade car park, next to the pier head.*

Market Place has been, for a long time, the historic core of the town and as such should have a public realm appropriate to its position in the town's hierarchy of streets and spaces. However, the town's commercial core is dominated by highway, highway markings and consequent vehicle movements; it is a poor pedestrian space. The listed buildings and grade II listed Town Pump are frequently masked in views by parked or moving cars. The setting of Market Place's many historic buildings and structures, and character of the Conservation Area, could be greatly enhanced by improving the public realm. Whilst some effort has been made to use local materials,

the Conservation Area. Surfacing that is more in keeping with the Conservation Area could enhance the designation and other heritage assets, including the pier development that was designed as the focal point of the Town Farm Estate development. Currently its setting is one of extensive bitumen macadam and a public realm.



*The bitumen car park setting of the pier head.*

with River Pebbles in some locations, such as around the pump and parking spaces to the front of numbers 21 - 25 Market Place, and the existing paving slabs are satisfactory, they are insufficient to give the space a meaningful character.

Enhancements should consider the relationship of the space to the Town Pump, which currently has a diminutive presence at the centre of Market Place. The pump's status could be enhanced by improving the quality of hardscape around it and considering how to give it greater presence.

Small areas of urban open space can be found to the rear of principal streets, such as the courtyard to the rear of The Crown on High Street. The single-storey range of five open-fronted former cart sheds, once part of a continuous range of outbuildings running down to Victoria Street and shown on the 1884 1:2,500 Ordnance Survey map, make a strong positive contribution to the Crown's setting and evidential value relating to the historic role of the Crown as a coaching inn and the town's development as a visitor destination. The open space is the most complete of Southwold's

former coaching inn yards. This, and similar courtyards, are important for understanding the town's urban morphology generally, as well as individual heritage assets. There are similar industry specific spaces elsewhere in the town, including stables, carriage yards, workshops and spaces associated with fishing.

Such spaces are typically characterised by their 'openness' at the centre of low, single storey, buildings accessed by narrow entrances from the principal street. The access is not usually larger than a vehicle's width in most cases. Other spaces include Youngs Yard and Woodley's Yard.

(i) *Floorscape*

There is little surviving evidence of comprehensive historic floorscape development, however, small areas of surfaces and associated materials of interest can be identified.



*Spinners Lane: Unmade, gravel topped, road. The grass verges give the road an irregular edge and informal character.*



*Constitution Hill: Small areas of granite setts as junction treatments.*



*Exposed aggregate, in situ, concrete path within the churchyard of St Edmund the King and Martyr's Church. Whilst the material has little in keeping with the churchyard environment is likely a local aggregate and has association with the seascape environment.*



*Staffordshire Blue setts / cubes within the churchyard of St Edmund the King and Martyr's Church, adjacent to the public space's principle entrance, is juxtaposed with the Regency Gothic cast iron churchyard gate of 1838. The use of a robust material denotes the route's importance for ceremony and vehicle access.*





Concrete pad (likely the base for a now removed bench) and white paint signs are not in keeping with the churchyard's character.



High Street: Concrete paving slabs and setts used to ornament the floorscape, however, their use is rarely appropriate in Conservation Areas.

### (ii) Historic Street Furniture

Street furniture plays an important role in a Conservation Area: it serves and informs those living in or visiting a place as well as potentially enhancing safety in the public realm. The use of street furniture, its design and siting can have a positive or negative effect on the character and use of a space. Within the setting of significant buildings and open spaces the design and location of such items becomes an increasingly important consideration.

Generally, street furniture installations in Southwold have been *ad hoc*, and, in some locations, this has led to visual clutter and an incoherent sense of place. What's regarded as important and necessary street furniture will likely change from settlement-to-settlement, in accordance with the activities of resident and visiting populations; need will also likely change over time. In Southwold, street

furniture is typically more prevalent at the seafront and in open spaces. The residential and commercial areas of the town have fewer items or features.

Some features of the Conservation Area are of special interest and positively contribute to the character of the Conservation Area. This includes the cannon on East Green, two cannons on St James' Green and six sentinel cannons on Gun Hill; these have become focal points of their respective public spaces. The cannons at Gun Hill were installed to commemorate the Battle of Sole Bay, 1672, and have been *in situ* since the 18<sup>th</sup> century. The cannons have intrinsic aesthetic and historic value, illustrating Southwold's story as a site of periodic military action and defence. The cannons are likely to have some communal value for both residents and visitors, including children that frequently play on them. Similarly associated with Southwold's military and coastal history are the crows' nest and mast, also on Gun Hill.



View of St James' Green, with canons and mast.

Structures such as the war memorial and town pump are a form of public art and enhance the visual and historic value of the Conservation Area. The setting of these installations needs to be managed, partly to reflect their listed status but also to enhance the public realm.



*Market Place: town Pump in context*

The timber turnstiles, located at the entrance to Southwold Common, from Spinners Lane and the Godyll Road end of the passage that links to Blackmill Road, are unusual features of historic and aesthetic value.



*View west towards Southwold Common, from Spinners Lane.*

The World War II mine on North Parade places Southwold in a family of coastal settlements where used mines have been installed as collection boxes for the Shipwrecked Mariners' Society. This links Southwold with these other settlements and highlights the town's historic communal connection to the sea.



*Used mine collection box for the Shipwrecked Mariners' Society on North Parade*

Red phone boxes are internationally recognised design icons of the 20<sup>th</sup> century and considered to positively contribute to historic townscapes and rural areas alike. A K6 model phone box has been reinstated on Victoria Street, replacing a late 20<sup>th</sup> century BT phone box, and given a new use as storage for a defibrillator.



*K6 phone box, reinstated on Victoria Street.*

There are seven traditional red post / pillar boxes in the town, all within the settlement boundary. Like the early 20<sup>th</sup> century phone boxes, these remain iconic townscape features that positively contribute to the interest and character of the Conservation Area.

The ship's figure head above the front door of Dolphin House and Douglas House No.12, Stradbroke Road positively contributes to character of the Conservation Area, as do the bench / windbreaks on the pier and seafront. The latter, designed by Tim Hunkin in 2007, have a sculptural form and are unique features in the townscape, designed specifically for it and the coastal environment.

The limestone boulder at Nursemaid's Park includes a blue plaque that commemorates William Godell, (or Goodell, or Godyll), a “prominent landowner, farmer and businessman in the area”<sup>2</sup>. The boulder is presented as sculpture, set on river washed river pebbles, and gives the open space a focal point.



Memorial plaque to Captain D. Simpson at the base of the flagpole at the Southwold Sailors Reading Room, 42 East Street.



The town stocks at Bartholomew Green provide a form of historic public art.



Water trough on Ferry Road positively contributes to the historic environment.



Ferry Road: Pargeting to the side of the building, visible from the public carriageway.



Features such as the winch at Southwold Harbour for use by the RNLI adds interest to a sparsely used area and further highlights the site's use with activity specific infrastructure.

### (iii) Street Furniture

There are very few planters in the town. Those that are *in situ* typically date from the mid-to-late 20th century and use materials synonymous with that period. Where well designed, and maintained, planters can add texture and variety to the townscape; however, where this is not the case, planters can detract from the character of the Conservation Area and become added clutter in the streetscape.

There is relatively little street furniture relating to transport infrastructure, such as bus shelters (a single shelter is located near the York Road / Station Road junction: a simple black powder coated steel design). There are highway signs throughout the Conservation Area and whilst this is detrimental to the

designated area's character, they are not dominant features at their current use-level.

Timber telegraph poles and wires are commonplace across the town; these have a marked effect on the quality of the townscape. Although the poles are a natural material, and frequently used to attach signage and lighting to and to some extent reduce street clutter, they are in themselves intrusive. Sometimes they extend above, and disrupt, the roofscape, such as on Blackmill Road where the ornamental chimneys of No. 7 Godyll Road would otherwise be positive visual features. There are other views where the poles and wires combine to have a greater cumulative effect, such as those from the pier back to the coast along perpendicular streets like Hotson Road. The intrusion is commonplace across most of the character areas to some degree, however, there are some key streets where it is particularly noticeable. The axial view towards St Edmunds Church Tower on York Road and on Barnaby Green, similarly the view north-east along Constitutional Hill and Queens Road. The cumulative effect of these features is that they have a negative effect on the character of the Conservation Area.



*View south-west towards Walberswick, from Constitution Hill and Queens Road. View is cluttered with telegraph poles.*

Bollards vary across the Conservation Area. In some areas, such as the old town, they are modern steel bollards in a traditional 'Victorian' style. However, around the greenspaces they are more likely to be simple square timber posts. Some, such as those at

Southwold Common, are painted white. These are used also to demarcate the Southwold Golf Club's extents. The bollards typically reflect their surroundings well.

Cycle parking is relatively limited in number across the town, however, where it is *in situ* it is in a simple black steel and 'Victorian' style that has a neutral effect on the character of the Conservation Area, such as those near the entrance to Southwold Common on York Road and Cumberland Road.

The standard green telecoms boxes can be seen all over the Conservation Area; these have a negative effect on the quality of the designation.

#### *(iv) Seating and Bins*

As a tourist destination, where the experience of seascape and landscape views is integral to the town's success, street furniture, particularly benches and bins, are important. Individually, most items are of a reasonable quality, however, there is variation in the materials, colour and design of benches and bins. Their contribution to the special interest and character of the Conservation Area ranges from neutral individually but becomes more negative when considered collectively. Generally, the town's street furniture lacks coordination and coherence in design and typically fails to reference the designation within which it sits; in some instances, the street furniture gives the public realm a tired and discordant character, such as the cliff top on North Parade.



*Collection of seating and bins at North Parade.*

The beach is largely free of permanent street furniture: occasional bins on the promenade, supplemented by ‘wheelie’ bins during peak tourist season. Similarly, some of the green spaces are without street furniture, except for occasional bins and benches.

Picnic benches and tables are typically concentrated on the privately managed outside spaces of pubs and cafes and positively contribute to the Conservation Area by animating the street scene; away from the town centre there are some benches in the play space on North Parade.



*View of the outside eating and drinking space at the Adnams Store and Café, Drayman Square, part of the Cygnet Building, Swan Hotel Market Place (positive building).*



*The small outside space at the Red Lion pub animates the public realm on Queen Street.*

There is potentially unmet demand for public eating spaces across the Conservation Area.

The demand for bins outstrips supply at peak tourist season, when capacity is supplemented by numerous ‘wheelie’ bins located all over the Conservation Area, including most of the town’s most important open spaces. These have an obvious detrimental effect on the character of the designation.

#### *(v) Railings*

There is limited use of railings away from the seafront, where they are used in abundance. Railings in the public realm are typically of no particular interest nor significance (excluding those associated with historic buildings and structures), however, there are some materials and designs that are less detrimental than others. On the Seafront, the steps and paths are guarded by white tubular steel railings which are dominant visual features on the cliff. There is a cliff top path, from Gun Hill to the pier, also marked by painted tubular steel railings on the cliff top edge. The railings are simple but lacking in design quality and combine to have a cumulatively negative visual impact on views of the coast. The railings change in materials at various points, including to galvanised steel.

There are low quality, steel, highway style railings around some land uses, such as outside Southwold Primary School on Cumberland Road and, separately, on Queen Street.

(vi) Signage

Street signage is generally simple and varies in material, from steel to cast iron; the cast iron signage has a superior texture and patina to it. In residential areas, signage is attached to garden walls or buildings where possible, which reduces the need for posts and so reduces street clutter. Where signs are erected on posts, the posts vary from concrete to black steel, which have a neutral impact on the character of the Conservation Area, however, the variation introduces a sense of incoherence. The exposed aggregate concrete posts, though a utilitarian 20<sup>th</sup> century material, have a relationship with the materials used on the seafront; the steel posts are more generic and have no local significance. Occasionally, materials are mixed on single signs, such as those at Marlborough Road.

In some places finger signage is used to help direct visitors. These are in a traditional black, steel, 'Victorian' style and have a neutral effect on the character of the Conservation Area. The signs are limited in number and their siting is logical, such as on Constitutional Hill and at Victoria Street, where they are in keeping with the black Victorian style bollards. These complement the traditional style "you are here" notice board and map.

The town has some bespoke signage, used to mark key nodes in the townscape. This includes the town sign at the junction of High Street and Victoria Street. The sign is traditional in style and denotes the entrance to the town's retail and commercial core from the north. It depicts 'galleons at sea, recalling the tremendous sea battle fought off Southwold – the Battle of Sole Bay' and is therefore of local significance. A more contemporary styled sign has been erected at Might's Bridge, denoting the entrance to the town from the north. Most of the 'greens' have bespoke name signs, in a traditional form and are made from iron, painted green. The signs have neutral effect on the character of the conservation area.



Southwold Town Sign, High Street

Commercial and decorative signage associated with key uses or places can be found throughout the Conservation Area and many positively contribute to its character or are of intrinsic historic significance. There are numerous examples of good decorative cast or wrought iron work that compliments both the public realm and heritage assets that host them. Hanging signs, flag poles and clock faces also contribute positively to the streetscape; flag poles particularly are a common feature in the town centre. Examples of these items include:

- Hanging sign at The Crown;
- Elevation sign at the Electric Picture Palace;
- Adnams Brewery signs;
- URC chapel clockface;
- 17 Market Place (former Lloyds Bank);
- Ornamental iron sign at the Swan Hotel; and
- Clock face at Mills and Sons, Market Place.



*Hanging sign at The Crown, High Street*



*Clock face at the URC Chapel, High Street*



*Elaborate signage at the Electric Picture Palace, Blackmill Road*

The Conservation Area includes temporary signage in a number of places, but it is particularly prevalent around the parking areas and greenspaces and typically displays overnight parking messages. These yellow, A-

board style, steel signs weighed down with sand bags detract from the quality of the public realm.

### *(vii) Lighting*

Lighting is an important feature of the street scene. At Southwold, lighting installations vary across the Conservation Area. A modern 'globe' style lamp and black steel column has been installed along the seafront. They give the character area some coherence and have a neutral effect on the significance of the Conservation Area. In other character areas, lighting equipment is mixed. Some lamps are mounted on buildings and whilst the lamps themselves are generally older and utilitarian in appearance the fixing to buildings reduces the overall street clutter, albeit in some cases have slightly negative effect on individual buildings of the Conservation Area, as can be seen on the south side of the High Street.

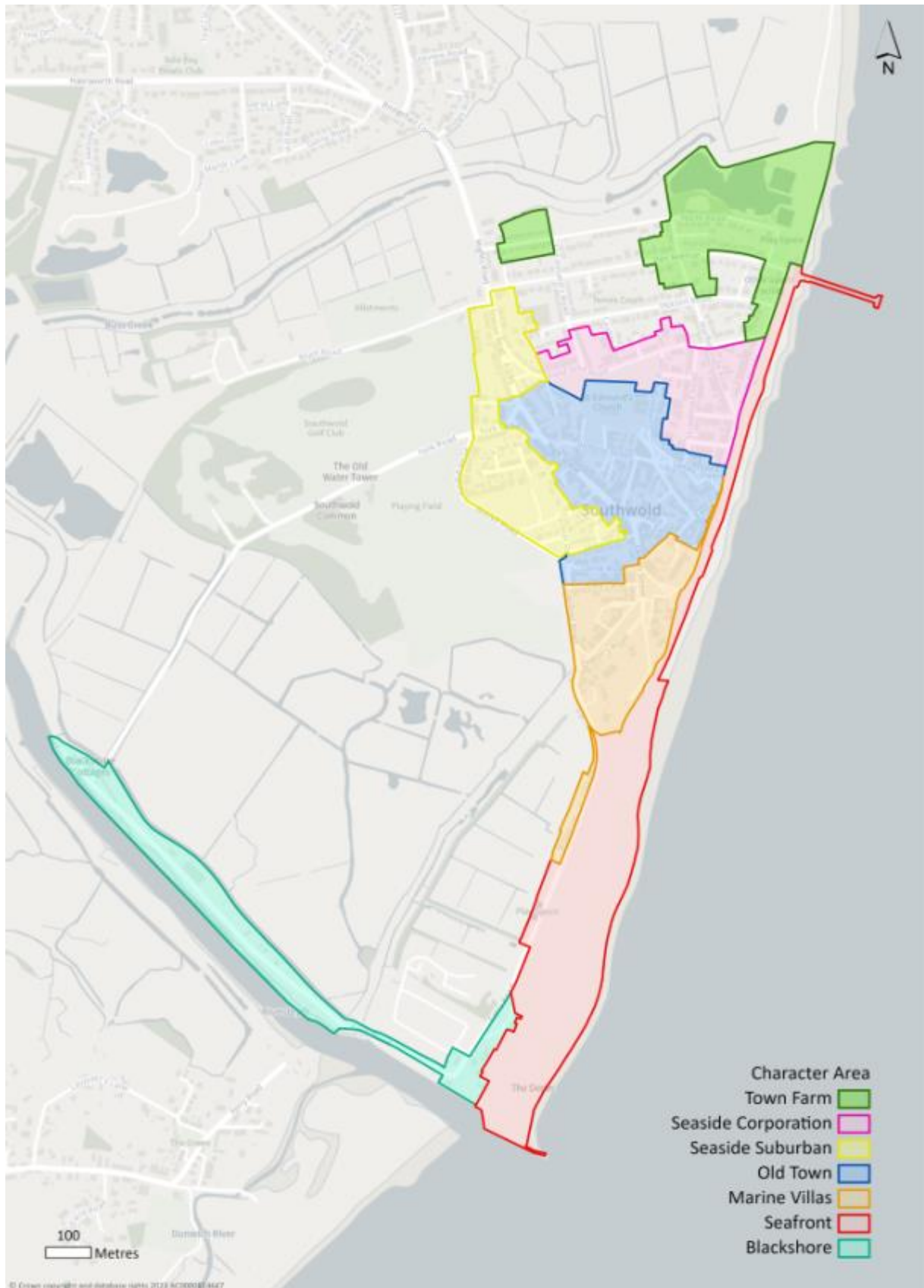
Elsewhere in the Conservation Area, a simple low black steel lighting column has been installed that is relatively unobtrusive in the conservation area. In other cases, the same older luminaires as those attached to buildings are fixed to telegraph poles, which themselves have a detrimental effect on the character of the designation, though do at reduce some street clutter.

### *(viii) Play Equipment*

Play equipment can be sizable features in the townscape; these are concentrated on the open spaces north of North Parade, supplemented by skateboard ramps, and at Tibby's Green. The existing play equipment is a neutral feature in the townscape, typically adopting natural colours. The cannons further south on the seafront are good example of how play can be integrated into the public realm in an incidental, and locally relevant, way

## 7.0 Character Areas

### Character Areas Map





## 7.1 Seaside Suburban Character Area



### Character Summary

This character area lies to the western periphery of the Conservation Area, enclosed on its western boundary by Godyll Road and the common beyond. It extends south to include the north side of Park Lane. The east boundary is drawn around the eastern side of the houses fronting the High Street and widens at its north end to include North Green, and is terminated by Blyth Road and Pier Avenue.

It is an area of considerable variety; containing suburban terraces, large detached villas with sizeable gardens and significant long views, green spaces and some commercial premises. Within the character area are 11 Grade II listed properties.

The majority of buildings date from the late 19<sup>th</sup> and early 20<sup>th</sup> century and are predominantly residential, many designed and positioned to take advantage of the long south and west views over the common and towards Walberswick. The earliest structures within the character area are the terrace of three cottages located to the north side of North Green, and date from c.1740.

Generally, the quality of buildings is high, with many of the larger villas being architect designed and displaying considerable originality in their form and detailing.



*Villas located to the east of Godyll Road*



*Godyll Road, looking north, with sizeable villas located to the east side, with far reaching views of the common to the west and southwest*

Godyll Road commemorates the life of William Godell (d.1509) known as ‘the father of Southwold’ he was a landowner, farmer and merchant, and it was he who gifted to the town the land on which much of the town was built, as well as the commonland surrounding it. A limestone boulder located within Nursemaid’s Park commemorates his bequest.

Robert Wake’s 1839 map shows the area around Godyll Road, up to the west side of the High Street as open fields with a post mill called The Black Mill and a rectangular courtyard of mill buildings located close to the present day site of St Barnabas Home of Rest for Ladies, founded in 1897.

The land on which Black Mill stood, including the area between Godyll Road and the High Street, was developed between 1884 and 1904. Further east, and set back from Godyll Road, is a further group of impressive late 19<sup>th</sup> and early 20<sup>th</sup> century properties, some of which were buildings associated with the Eversley School. The school closed in 1996 and has been converted into houses and apartments. The row is terminated by the sparsely detailed stone-built Church of The Sacred Heart; the juxtaposition of the church tower with the presbytery and the use of stone has no precedence in East Anglian vernacular.

The value placed on the development plots overlooking The Common in Godyll Road at the end of the 19th century is reflected by the size and opulence of the houses built on them.

Seen from The Common and beyond they form an important and impressive backdrop to the common that is both varied and unified, and the houses are generally fairly unaltered. Front gardens are a key feature of Godyll Road, as are the balconies facing west and overlooking the common.

The topography of the Seaside Suburban Character Area is predominantly flat, although there is a rising gradient from the northern edge which flattens out beyond North Green.

The existence of green spaces and significant trees is relatively low. Where there are pockets of high density dwellings, front and rear gardens are small, occasionally non-existent, with dwellings often located next to the pavement. Larger detached houses are commonly surrounded by sizeable private gardens, with front gardens in particular creating an attractive transition between the greens and common, and private spaces.



*The northern tip of the Seaside Suburban character area, at the junction of Pier Avenue, looking south and showing the rising gradient of Station Road*



*High Street, looking south, showing houses located next to the pavement*



*North Green, looking southeast towards Field Stile Road*

North Green is a triangular grassed space, now enclosed by established hedging and crossed by paths, with flower beds and young trees. It is a welcome pocket of green space between the high density of properties and commercial outlets to Station Road and High Street.

To the north east side of North Green are closely grouped cottages, with their frontages located directly off the access track. The character of the southern side is dominated by the former commercial 'Mattress Factory', now converted to residential use. The three and a half storey form of this building is an unusual departure from established building heights surrounding it.

The western boundary of the Character Area follows the former 'Rope Walk' which runs north-south from Spinners Lane to Blyth Road. It was one of the long straight paths required by rope makers for twisting hemp into strands and from strands into ropes. At the north end of Rope Walk is a group of houses facing the common.



Spinners Lane is an unmade road leading from Barnaby Green (within the Old Town Character Area) to The Common. Houses are grouped close to the road, some at right angles to it, creating a varied and enclosed feeling. The lane contains a varied mix of houses; some historic but interspersed with more recent development.

Blackmill Road, named after the post mill which was demolished in 1894 serves the backs of the houses in York Road & Godyll Road, and the curve of the road reflects the curve of Godyll road. The Electric Picture Palace relieves the utilitarian uniformity of the rows of garages to the west side Godyll Road, and recent developments near to Eversley Road have not enhanced the area.

Strickland Place, to the north side of Nursemaid's Park contains a number of semi-detached properties of considerable quality and character, varying from the Tudor revival house at its west end to the quieter red brick villas with white brick dressings at the eastern end.



**Above left:** Looking north towards the Rope Walk  
**Bottom left:** Spinners Lane, looking east  
**Above:** Strickland Place, looking west

Within Woodleys Yard is the former maltings which has been extended and reconstructed first into a drill hall and then the Conservative Club. The later pebbled dashed elements of the club building do not contribute positively architecturally or historically to the character of the area.



**Above left:** Woodleys Yard, looking north east

**Below left:** Mill Lane, looking east towards Queens Street

Mill Lane has an enclosed feeling, created by tall boundary walls or properties fronting the road. The lack of footpath accentuates this feeling. Towards the west end on the southern side of the road are a row of modest cottages. Elsewhere modern development has altered the character of the lane, particularly the conversion of the 'U' plan former stables for Adnams Brewery (previously part of the G Childs Iron Foundry complex) which is now residential. The loss of this operational stable and its subsequent conversion has significantly changed the character and feel of the eastern end of Mill Lane

The 2008 reappraisal of the Conservation Area extended the northern boundary of the character area to include properties to the west and east of Station Road up to Blyth Road and Pier Avenue. This extension was an important addition to the conservation area boundary, with the area around the junction of Pier Avenue generally being regarded as the start of the town.

Views within and towards the character area are extremely varied and range from close-range vistas within densely populated areas of the High Street and Station Road, to unobstructed views of the western edge of the town seen from the common land and beyond.

Entering the character area from the north, heading south along Station Road, the existence of development sites and mid to later 20<sup>th</sup> century and early 21<sup>st</sup> century housing infill housing means that key views are not apparent until North Green. Here the open green space provides pleasant view east towards Field Stile Road.

Views west along Sinners Lane are memorable for the quiet character presented by the unadopted track and the mix of housing located alongside and also set back from the road. The dispersed nature of properties means that there are plenty of examples of private gardens enhancing views, and the common land to the west terminates the view.

From the common, varied views of houses are had from the Rope Walk to the north, and continuing south and east along Godyll Road and towards Strickland Place. Here, detached villas provide focal points of considerable quality and variety. Of considerable merit is the view towards the Church of The Sacred Heart, the villas to the west and the area of green to the north of Godyll Road.

Three small extensions to the Seaside Suburban Character Area were added in 2024. Two of these are comprised of public open spaces partially enclosed by buildings which make a strong positive contribution to the character area. These proposed additions give additional controls over the setting of the grade II listed RC Church and Presbytery, and a number of the town's finest late c.19th and early c.20th villas fronting Godyll Road and Strickland Place.

The larger of these two open areas is The Common, flanked by Godyll Road to the west and is overlooked by the grade II listed Roman Catholic Church and presbytery on its northern

side. All of the houses flanking its northern and southern sides are included within the inventory of structures making a strong positive contribution to the Seaside Suburban Character Area of the Conservation Area, as is the wall enclosing the gardens flanking its western side. Godyll Road to the west, the front gardens of Nos. 1-6 Strickland Place to the north, Gardner Road to the west and a small section of Mill Lane to the south. Nos.1-6 Strickland Place are again historic buildings which make a strong contribution to the character and significance of the Conservation Area. The park is home to the recently constructed memorial to William Godyll a

prominent town merchant who died in 1509 and is also planted with attractive specimen trees and shrubs. To the immediate south of the park is a further smaller triangular island plot of lawn which would also be included. On the north side of Nursemaid's Park, a narrow strip of open land is utilized by the occupiers of houses on Strickland Place for car parking.

The third additional area is also small and is located on the eastern side of the High Street at its northern end. This consists of the c.1937 former Suffolk Regimental Drill Hall and parade ground now known as Unit 20 Southwold Business Centre, St Edmunds Road.

## 7.2 Seaside Corporation Character Area



### Character Summary

The Seaside Corporation Character Area is situated just to the north of the old town, the area was developed within a relatively short period between 1885 and 1900 largely on land which was then known as the North Cliff Estate. To its east is the seafront, and to its west The High Street and Station Road.

Until the late nineteenth century the North Cliff area had remained largely undeveloped, with rope making and grazing being its primary functions. The residential suburb we know today grew to relative completion in a short period, with only two surviving dwellings dating from before c.1880. It is remarkably cohesive in terms of the design of its surviving houses, their scale, and the materials from which they are constructed. Census returns suggest that around a quarter of the buildings functioned as boarding or lodging houses from around the time of their completion, whilst early twentieth century directories suggest that this percentage began to grow significantly from the First World War. Today many are holiday lets. There has been very little subsequent development within the area other than where buildings were destroyed or damaged during the Second World War. Only one significant building, a villa at the eastern end of Field Stile Road, has been lost since the area was included in the Conservation Area.



*Cumberland Road, Dunwich Road, Stradbroke Road and North Parade from the church tower (Copyright Marcus Knight 2021).*



*Field Stile Road and St Edmunds Road from the church tower, the northern boundary of the Conservation Area is just behind the gardens of the terraced houses in the foreground. (Copyright Marcus Knight 2021).*

Public green spaces within the character area are mainly centred on the land on the southern side of Field Stile Road where the churchyard and a grassed recreational space can be found. They provide attractive views from the houses on the north side of the road. This public open space also makes a strong contribution to the character of Cumberland Road where it terminates with a hedge flanked by a line of mature trees and make a strong positive contribution to the setting of the grade I listed medieval parish church (see Old Town Character Area).

Elsewhere within the character area there are relatively few trees even in private gardens. Stradbroke Road is however a welcome exception, the attractive leafy front gardens of No.43 and Nos.20-34 adding greatly to the streetscape. The earliest houses on Field Stile Road Nos.24-26 also sit in large leafy gardens which were laid out on the site of a former windmill.

The substantial houses built at the end of the nineteenth century are primarily faced in red brick, and many have elaborate Suffolk white brick dressings. The bulk of their roofs are covered in Welsh slate. Usually of either two or three storeys, most either stand directly against the pavement edge, or have very small front gardens. A visitor will soon detect that a number of the villa designs reoccur regularly throughout the character area, repeated in clusters of three or four houses. Whilst most are attractive



well-built houses of relatively standard designs, there are also well-detailed elevations of considerable originality such as those to Nos.27 & 28 North Parade and Nos. 27-31 Field Stile Road.

Before auctioning the first parcel of 95 plots of land on the North Cliff Estate for development in August 1885, the Corporation laid out the streets and specified the minimum value of the house which was to be built on each plot. This initial parcel of land comprised the southern ends of Stradbroke Road and North Parade with



*Doorway in Chester Road*

Chester and part of Marlborough Roads including the site of the former Marlborough Hotel. The most prestigious plot was that at the corner of Dunwich and Marlborough Roads which had sea views. Upon this plot the Marlborough Hotel was built to the designs of the Beccles architect Arthur Pells; Southwold Corporation specifying that a structure costing no less than eight hundred pounds should be constructed on the site. The plots fronting North Parade were to have houses costing not less than four hundred pounds built on them



*Dunwich Road looking west*

with those to the south of Chester Road being slightly cheaper at three hundred and fifty. The plots on the inland roads were to have slightly cheaper houses built upon them.

The North Parade houses overlook the sea and are the largest in the character area; most were built between 1891 and 1904. Usually of three storeys with red brick façades embellished with white brick, and with Welsh slate roofs, many were occupied as boarding houses from completion. Some of the houses including the former Craighurst Hotel were damaged in a 1941 bombing raid and were modified during their reconstruction. The majority however retain their original external joinery and detailing.

The southern end of Stradbroke Road on its eastern side was originally envisaged as a parade of shops, but all of its surviving shop buildings have since been converted to flats and houses. The most distinguished of these



*The Field Stile Road elevation of the c.1895 No.28 North Parade, this was designed to overlook the forecourt of the now demolished Grand Hotel.*

former commercial buildings is to be found at the northern corner of Chester Road and Stradbroke Road and was constructed c.1895 as a branch of Debnay's Department Store. It is in this small area that some of the most altered of the character area's structures are located. The eastern side of Stradbroke Road between Chester Road and Dunwich Road containing the most unfortunate examples.



*The former Debnay's Department Store Building, Chester Road now sensitively converted to flats.*

Opposite these former shops on Stradbroke Road area two terraces of distinguished late nineteenth century red brick houses which are set back considerably from the building line imposed on the remainder of the Street behind high hedges. These were not built as part of the corporation development but probably by a neighbouring landowner the Hotson family. Between them, are pleasant interwar period detached villas which also follow the same building line, whilst to their immediate south are a group of lack lustre flat roofed late twentieth century garages which detract from the area's character.

Towards the northern end of Stradbroke Road and on the side roads which lead from it the villas are in general both well-maintained and well-preserved. The land at the northern end of Stradbroke Road and fronting Dunwich and

Salisbury Roads was sold by the Corporation in a second auction at a slightly later date. Here the houses rarely rise above two storeys.

Salisbury Road was originally a cul-de-sac accessed from Stradbroke Road, it was only linked with Cumberland Road shortly before World War One, as its western end did not form part of the Corporation's land holding. The northern end of Cumberland Road and Field Stile Road were developed separately, the Hotson family being landowners in the Cumberland Road area having purchased land there from the Corporation c.1877.



*Brightmer Villa, Stradbroke Road a terrace displaying an inventive use of decorative brickwork.*



*Field Stile Road looking west.*

Field Stile Road runs west-east at the northern edge of the character area. For most of its length it is only developed on its northern side, its southern side being occupied by the churchyard and public open spaces. Amongst the c.1900 brick villas is the area's most important public building, the former town hospital designed by the Leiston architect Thomas Key. Now converted to other uses, its original building makes, with the adjoining villas, a strong positive contribution to the setting of the grade I listed parish church which stands immediately to the south (see Old Town Character Area).

Behind the hospital on the western side of Cauntley Road are a notable group of c.1902 villas built as a speculative development by the London builder Robert Jerman. These substantial houses retain their original front doors within recessed porches with decorative wooden overthrows. Also springing from the northern side of Field Stile Road is St Edmunds Road which is notable for its well-designed early council housing. These include a notable red brick terrace constructed by Southwold Corporation c.1905 which is one of the earliest to survive in England.

The north-eastern corner of the character area suffered badly during World War Two and has lost its largest and most distinguished building, The Marlborough Hotel this has been replaced by low rise buildings which reduce somewhat the visual interest of the townscape when viewed from the Pier. On Marlborough Road however are two interesting Neo-Georgian terraces built in the 1950s to replace bombed late nineteenth century houses. They are thoughtfully designed and well detailed, although their quality is rapidly being eroded by poorly detailed replacement doors and windows.

The last significant development within the area occurred c.1970 when a two-storey block of brick faced apartments with flat roofs and garages to the rear were constructed at the corner of Marlborough and Dunwich Roads to replace the much taller bomb-damaged former Marlborough Hotel. Whilst of an inoffensive design they lack the scale and grandeur of their predecessor.

At the southern edge of the character area close to the junction of Stradbroke and Chester Roads stands the grade II listed lighthouse (see Old Town Character Area) around which clusters of late nineteenth century villas stand. The lighthouse's stark form dominates views between the houses and can be glimpsed on Chester Road and North Parade. Stradbroke Road and the pier provide memorable longer views of the structure. Elsewhere the most memorable views are those to be obtained of North Parade looking into the character area from the pier, and of the church from St Edmunds Road. Dunwich Road and Chester Road also provide fine views looking out to sea.

The 2024 additions to the Seaside Corporation Character Area are relatively small. They include Nos.2-8 (even) on the western side of St Edmunds Road at its southern end. The eastern side of this section of the Road was already in the Seaside Corporation Character Area. The proposed addition provides additional protection to the setting of the remarkable terrace of early council houses on the road's eastern side as well as providing protection to a small number of additional early twentieth century structures on the road's western side.



*The parish church from St Edmunds Road and early council houses of c.1905*

### 7.3 Old Town Character Area



### *Character Summary*

The Old Town Character Area incorporates both the bulk of the pre-nineteenth century town, and virtually all of its commercial heart. Its buildings primarily open onto the pavement and are of two and three storeys. Here too are the town's major employers like Adnams Brewery, the bulk of its places of worship, and its principal former coaching inns.

The High Street, Queen Street and East Street radiate from the Market Place and are the town's principal shopping streets. Springing from these streets are narrow alleys and courtyards which were once home to workshops and smoke houses. The Market Place is the town's most important public space but is all too often blighted by insensitive parking.

The High Street is a long largely straight throughfare which forms the town's principal shopping street. It runs from North Green (Seaside Suburban Character Area) to the Market Place with pavements of generous width south of Victoria Street. The street is lined by a continuous row of buildings set along the back pavement edge. This building line fluctuates slightly adding architectural vitality and interest to the scene. The tallest buildings are three storeys high though the majority are of two storeys which, in a wide street, provides it with a comfortable human scaled environment. A distinguished classical chapel, handsome eighteenth-century town houses and a large former coaching inn can be found between its small shop frontages.

The late nineteenth Adnams brewery complex stands to the Northeast on Victoria Street and gives its central section a strong industrial character. Victoria Street was until the nineteenth century three distinct streets, Camels Lane to the west, Jacks Street to the centre, and East Lane to the east. To the north of the brewery is an early nineteenth century former maltings now converted to other uses. The remainder of the street is primarily lined



*The Medieval Church tower is the dominant structure in the northern part of the character area.*



*Cottages on East Green*



*The light house and Methodist Chapel from East Green*

with two storey nineteenth century workers housing. Further east towards the shore are terraces of small early nineteenth century cottages and the lighthouse.

damaged by bombing. Elsewhere there has been remarkably little loss of historic buildings, save for the clearing of cottages from parts of Church Street and Victoria Street.



*Corner of Trinity Street and Victoria Street*



*Bartholomew Green and St Edmund's Church*

During World War Two the cottages surrounding the church on its southern side were badly damaged and here the old street pattern was replaced by a sympathetic low-rise development in the 1950s. Lorne Road at the old town's southern end was also badly



*The Swan Market Place*

The award-winning Tibby's Triangle housing development close to the western end of St Edmund's Church is formed of apartments, a café and shop and dates from c.2008-2012. Constructed on the site of the former Adnams distribution depot to the design of Ash Sakula Architects. It is primarily of three and four store faced in buff brickwork which is





*Sole Bay Inn and lighthouse*



*Bartholomew Green from the church tower with Victoria Street and High Street in the distance (Copyright Marcus Knight 2021).*

occasionally whitewashed or tarred. It is the most memorable development in the town of recent decades.

A particular feature are the small greens Bartholomew, Church, East and St James Green which can be found in the north-eastern part of the character area and which are linked by the thoroughfare now called Victoria Street. Until the early twentieth century these were

largely devoid of planting, but they now contain mature trees which contribute considerably to the area's character and amenity.

At the northern end of the Old Town is the churchyard which contains a notable collection of seventeenth, eighteenth, and nineteenth century memorials. St Edmund's Church is at the centre of a hierarchy of spaces, formed by Bartholomew Green, Tibby's Green and St Edmund's Green. It is enclosed on four sides by a 1.2m flint wall with various types of coping.



*The junction of Victoria and High Streets*

The churchyard is divided up into a number of compartments, principally in the north churchyard where there is a substantial area, enclosed by hedges and trees, reserved for ashes.



*The late seventeenth century No.55 High Street retains a contemporary crow-stepped gable beyond are further early survivors which were re-fronted in the mid-eighteenth century.*

The character area's other important linear green space was the Ladies Walk, established as a sea front promenade in the early nineteenth century its original route has since largely been lost to the sea. Its route has however been recreated further inland.

In the 1930s a small but visually prominent green space was created at the junction of Victoria Street and High Street by the demolition of a group of cottages for road widening. This green space now contains the town sign and welcome seating.

There are very few sizeable private green spaces within the character area, although some of the eighteenth century merchant's houses on the western side of the Market Place and the southern part of the High Street had large gardens which survived into the early

twentieth century. A few of the smaller gardens do make a significant contribution to the area's character including those on Lorne Road and the southern side of St James Green.



*The mid-eighteenth century Manor House High St.*



*No.17 Market Place of c.1716 home for much of the eighteenth and early nineteenth centuries of the powerful mercantile Robinson family. It became a bank in the mid-nineteenth century.*

Three tall structures, the medieval church, and the late nineteenth century lighthouse and brewery are the focus of some of the most memorable views within the character area. The lighthouse is the dominant feature in views from both East and St James' Greens and from East Cliff and can also be glimpsed from the courtyards on the north side of East Street. Whilst the brewery provides the termination of views looking north along Victoria Street.

At the northern end of the character area, it is the fine medieval church tower which is the focus of visual interest.



*Mid-Eighteenth Century Cottages on Church Street*

The earliest surviving structures pre-date the great fire of 1659 which destroyed large parts of the town. Timber framed buildings survive on parts of High Street, East Street, Queen Street and within the Market Place, whilst the northern part of the character area is dominated by the grade one listed medieval parish church.

Most of the surviving pre-fire fabric is however now hidden from view. The unassuming Nos 82-86 (even) High Street for example, contain the remains of a late sixteenth century hall and cross wing house altered in the seventeenth century. Late seventeenth century brick façades survive at Nos.55-63 High Street albeit in a heavily altered state, and to the museum on Victoria Street.

No.17 Market Place is a fine large merchant's house of c.1716 with a doorcase similar to those of contemporary houses in Spitalfields in London. The bulk of the surviving façades date from the period c.1750-1900 although the fabric behind them may be considerably earlier. These include a group of distinguished early to mid-eighteenth century classical merchant's which occupy prominent sites on the western side of Market Place, Queen Street, and High Street. These houses often once had extensive walled gardens, and

occasionally, as on the north side of Lorne Road, and Mill Lane, sections of their eighteenth and early nineteenth-century red brick garden walls still survive. These walls contribute considerably to the character of the area and to our understanding of its historic development. The majority of these surviving large gardens were developed for housing in the mid-twentieth century.

Occasionally, examples of humbler mid-eighteenth century dwellings survive, such as those at the northern end of the High Street which include the former Kings Head Inn and No.32 which has been a fish and chip shop for over a century. The most notable surviving row of small cottages from this period however is probably Dutch Cottages on Church Street. Church Street was formerly an area of great poverty but is now largely holiday cottages, whilst much of its eastern side is occupied by Adnams bottling plant.



*A mid-eighteenth-century cottage which until recently formed part of the Kings Head on the High Street.*



*Victoria Street, an area of small cottages dominated by nineteenth century brewery buildings.*



*Early nineteenth century cottages in Lorne Road*

Numerous examples of smaller cottages built between 1790 and 1830 survive within the Old Town Character Area. These are mostly restrained red brick structures with pan tiled roofs and dentilled brick eaves cornices. Many were however rendered and painted in the later twentieth century. Two of the most attractive cottages can be found on Lorne Road. These are unusual for being placed at a right-angle to the road and having attractive gardens.



*One of a pair of Gibbsian Doorcases at Nos. 1 & 3 Queen Street. The right hand doorcase is of mid to late eighteenth century date whilst that to the left-hand house dates from c.1925.*

Occasionally small clusters of cottages also survive in courtyards off the town's busy shopping streets including of Pinkneys Lane,



*Market Place looking towards Queen Street*



*Adnams Brewery, Victoria Street the gault brick ranges are by Inskipp and Mackenzie and date from c.1897-98*



*Junction of High Street and Victoria Street looking south.*

and in Youngs Yard off Victoria Street, and Snowden's Yard off East Street. Similar groups of cottages continued to be built well into the nineteenth century in the area of East Green, Victoria Street and St James Green however the true age of these cottages has often since been disguised by the replacement of their four light plate-glass sashes with small pane equivalents and the rendering of their façades.

The first purpose built commercial buildings date from the 1830s and include No.100 High Street a purpose-built hotel of c.1834 built by the wealthy merchant James Robinson of No.17 Market Place to rival the nearby Swan and No.66 High Street A gault brick faced shop with accommodation above of c.1830 with a notable early shop front. Amongst the most notable however is the well-preserved façade of the Sole Bay Inn, East Green of c.1835.

The next significant wave of commercial building did not take place until sometime after the opening of the railway in 1879. The former Barclays Bank, High Street of c.1895 and the fine premises at No.64 High Street constructed for the confectioner Frederick Easthaugh c.1906. From this period also date the rebuilding of Adnams Brewery, Victoria Street (designed by Inskipp and Mackenzie 1897-98) and the well-preserved workshop of the engineer William Powditch of c.1896 at Nos.2 & 4 Church Street. The façade of the

former office building at No.1 Market Place of c.1890 is equally well-preserved. The most ambitious development of the period however was constructed at the northern end of the High Street in two stages between 1895 and 1911 and included both houses and a Post Office.



*Former Southwold School of Industrial Art, Park Lane*

The former Southwold School of Industrial Art in Park Lane is a fine arts and crafts building of c.1894 paid for by the philanthropist Arthur

Flowers, sadly the school did not survive the conscription of its pupils in the First World War and closed c.1916. Its timber framed façade is a prominent landmark on the northern side of the street.



*Sensitively designed 1950s housing adjoining the parish church.*

At the northern end of the Character Area, just to the south of the parish church is a remarkable development of public housing built shortly after World War Two by Southwold Corporation to replace war damaged cottages. This carefully detailed and remarkably sensitive development draws on local vernacular buildings of the later seventeenth and early eighteenth centuries for much of its inspiration.

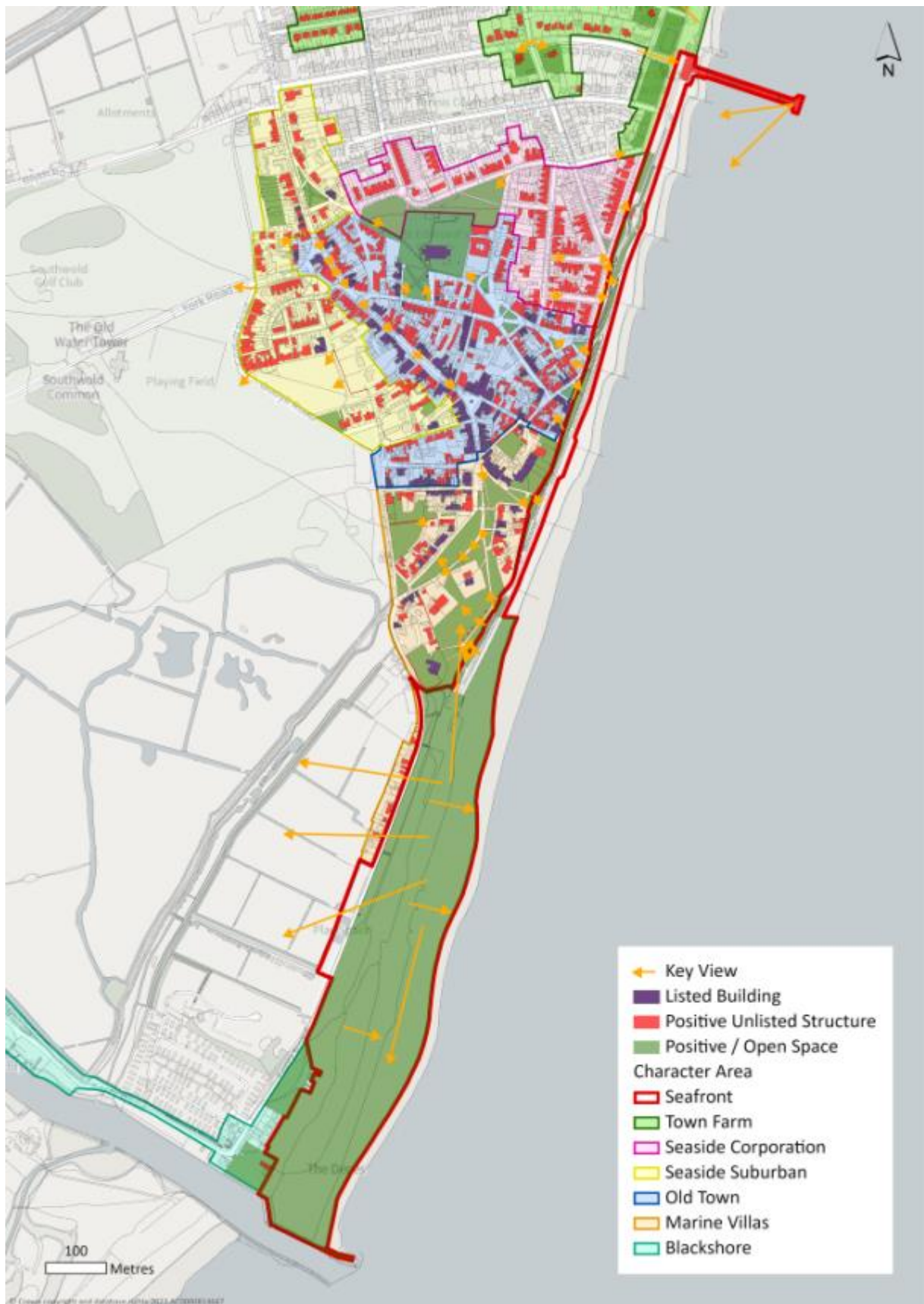
Of later twentieth century buildings, two of the most pleasing flank the former Southwold School of Industrial Art, that to its left is a graceful late twentieth century Neo-Georgian re-fronting of a later nineteenth century villa, whilst that to its right a Dutch gabled red brick house of roughly the same date. Adnams late twentieth century bottling plant on the corner of Church Street and Victoria Street did much to preserve the character of this sensitive corner of the Conservation Area.

It is the Tibby's Triangle development however, at the northern end of the High Street which has provided the town with its most significant recent buildings. Formed of apartments, a café and shop it dates from c.2008-2012. Constructed on the site of the former Adnams distribution depot to the design of Ash Sakula Architects. It is primarily of three and four storey blocks faced in buff brickwork.

There are relatively few significant views into the character area except from South Green, the northern end of the High Street, or the beach. Views within the character area tend to be small-scale intimate ones, save for on the High Street, whose broad sweep allows memorable views along much of its length. East Cliff and St James Green provide memorable views out to sea as does the eastern end of East Street.



## 7.4 Seafont Character Area



### *Character Summary*

The sea front character area stretches from the southern end of Gun Hill to the pier. Its eastern edge is the sea, and the area's west boundary coincides with the kerb of the eastern footpath of North Parade and the cliff top path of Long Island Cliff and Gun Hill Cliff. From the seafront memorable glimpses of the marine villas and old town can be obtained, whilst from the pier there are fine views south towards the row of 1890s houses on North Cliff. These views south from the Pier have changed radically since its construction due to the loss of the large Edward Grand, Marlborough and Dunwich Hotels and the construction c.1948 of concrete shore defences. At the beach's southern end Sizewell power station can be seen in the distance.

The low sandy hill on which Southwold lies has been cut by wave action to form low cliffs covered in vegetation. The current Ordnance Survey map shows Gunhill Cliff to the east of

Gunhill; Long Island Cliff to the east of St James' Green and Kilcock Cliff to the east of Dunwich Road. Historically, Robert Wake's map of 1839 shows 'North Cliff' east of St James' Terrace, Long Island Cliff, east of East Street, and New York Cliff east of Centre Cliff House.



*The steep banks between the beach and Promenade are home to wild flowers.*



*A c.1930 view of the shelter and garden on North Parade with the Pier and old pavilion (demolished 1935) in the distance.*

Long island, New York and Kilcock were the names of Beach Companies and their beach territories from which pilotage and lifesaving services were provided.

There were three breaches in the cliffs with lateral tracks down to the beach; now represented by the steps east of St James'

Green, East Street and South Green. Timber groynes had been introduced as a sea defence in the latter part of the eighteenth century, though they were not enough to prevent a major collapse of the Southwold cliffs in January and March 1906. Then additional protection to the crumbling cliffs was provided by additional groynes.

There had been tarred wooden fishermen's huts against the cliff and fishing boats drawn up on the beach since ancient times, though once sea bathing became popular in the nineteenth-century they had to share the beach, which became closely packed with both bathers and their bathing machines. Until the later nineteenth century the character of the beach area was very much like that of Blackshore today, with some poor families living in the wooden huts. Photographs of the beach below East Cliff show it very much as a working environment well into the 1890s, as was the South Beach close to Ferry Road. The

present character of the seafront dates very much from the years following the end of World War One, when the introduction of engine powered fishing boats made it more practical to birth them at the harbour.



*The late nineteenth century shelter and garden close to the pier c.1920*

The beach huts are generally of a plain standard, single storey type, of a modest scale about three metres square in plan, and with ship lap or feather edge softwood boarded walls. Most



*Beach Huts below East Cliff*

have a veranda under a single shallow pitched felt roof with bargeboards to the gables. What makes them special is their arrangement in line and en masse; their bright and varied colour schemes; and the imaginative names given to each hut. Most of the beach huts were

originally stained black but are today largely gloss painted. The 1927 1:2,500 Ordnance Survey map shows an early group of huts below East Cliff and one below North Parade. They are privately owned and located on sites leased from the council, there are conditions

to each lease including that the huts cannot be used overnight.

The sea wall is built of sun bleached and sea washed concrete and is from a distance visually in harmony with the sand and cobbles of the beach. It was not until 1948 that there was a comprehensive scheme of renewal and the construction of a sea wall. Since then, there have been a number of schemes of renewal and enhancement, the latest closing the beach for 2006 while the sea wall was repaired, and the groins were replaced.

The most significant open space is the beach, whilst the sea front is on three levels. The first, nearest the sea is the wide and level promenade with a second higher level immediately adjoining. It is on this level that the town's picturesque beach huts sit.



*c.1948 Concrete Steps, North Parade*



*Looking towards East Cliff from the beach close to the end of East Street*

Above the beach hut ledge is the face of the cliff, covered in vegetation, some of special east facing coastal flora. Concrete steps climb

the cliff to the street level. There is an intermediate level in Kilcock Cliff in the form of a path running parallel with the road above.

Above on the top of the cliffs are areas of grass laid out in the early twentieth century which, near The Pier once contained colourful formal planting.

The steps and paths are guarded by tubular steel railings which are dominant visual features in the cliff. There is a cliff top path, from Gun Hill to the pier, marked by painted tubular steel railings on the cliff top edge. Between Hotson Road and East Cliff are grassed areas, (those to north possibly once flower beds). Set into the cliff opposite St James' Green is a red brick public WC with a flat asphalt roof.



*Detail of the water clock, Southwold Pier*

To the northeast of the pier is the Model Yacht Pond of c.1892 one of the first structures to be constructed in the area predating both the pier and the surrounding villas by a considerable period. Between it and the seafront are however now large and well used areas of tarmacked carparking.



*Beach Huts from the north side of the pier and No.72 North Road (presently outside the Conservation Area)*

The views from the Pier southwest towards the town are some of the most memorable and most photographed within Southwold. From the north side of the Pier there are also memorable views out towards North Road to the northwest and Easton Bavents to the north. There are also attractive long views south along the beach towards Dunwich and more intimate sort views up into the old town from the beach below Centre Cliff, York Cliff, Primrose Alley, Gun Hill, and East Cliff. The most significant views into the character area are probably those from East Cliff, the eastern end of East Street and Gun Hill.

The 2024 extension area covers the small area of land between the north side of the pier on North Parade, to the northern termination of the beach huts fronting the sea at the North Parade Car Park where the mouth of Buss Creek joins the sea. Its western termination is the western side of the car park, its eastern the sea. This is one of the most visited areas of the town and contains vital visitor facilities.

The extension area is designed to protect the setting of the pier and of the early twentieth century houses on North Road. It will also provide protection to the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty to the immediate north.

Like the beaches to the immediate south, this part of the seafront falls within the line of the mid-twentieth century concrete sea defences. The beach huts sitting along their seaward edge. The groins made of huge lumps of rock are a twentieth century intervention.

In the early twentieth century Southwold's fisherman congregated around the foot of the pier their boarded wooden huts lining this part of the beach which they called 'Klondyke.' This must have been a somewhat sarcastic naming of this small area of beach given that the fisherman had just been displaced from their more traditional seafront home in front of the then newly built Grand Hotel. By the end of World War One the fisherman had gone from here to, and beach huts replaced those of the fisherman.

Hard man-made surfaces are also the predominant feature of the narrow strip of car park overlooking the sea. Tarmac being the most prominent.

From the beach to the immediate north of the pier there are fine views of the pier itself, whilst from the pier there are fine views towards the beach huts with glimpses of the villas on North Road beyond. From the car park area there are fine views over the marshes and notable views towards the Edwardian villas on North Road and towards the lighthouse and church tower.

The South Beach and Denes extension area added in 2024 covers the open land from just southeast of Stone House on Gun Hill to the northern edge of the public carpark just north of the Alfred Corey Lifeboat Museum. Its western boundary is the eastern edge Ferry Road, most of the houses on Ferry Road being in the Marine Villas Character Area of the conservation area. On its eastern side the sea. Much of the area is a designated County Wildlife Site and part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. It is also a Site of Special Scientific Interest.

At the extension area's centre a small area west of Ferry Road is included which incorporates the c.1892 model boat pond. This is one of the towns earliest purpose-built structures aimed at the mass tourist trade. To its north is a small car park. On the site of this car park there were from the 1920s a row of wooden chalet bungalows with distinctive verandas. The destruction of these buildings in the disastrous 1953 floods did however open up views of the southern façade of the c.1800 Chandlery Building (located within the Marine Villas Character Area) just to the north.



*From the top of the sea defences are small scale intimate views of the houses on the western side of Ferry Road located within the existing Marine Villas Character Area.*



*Looking towards the South Beach from Gun Hill 2021*

At its southern end on the eastern side of Ferry Road are a group of mid-twentieth century detached dwellings which were formerly within the Southwold Harbour and Walberswick Quay Conservation Area and now form part of the Blackshore Character Area with the East Car Park, Alfred Corey Lifeboat Museum, Public Toilets and Kiosk.

Located to the south of Gun Hill this is a wide area of sand and shingle beach with low dunes held to the south by the north pier of

Southwold Harbour. The Denes coastal dunes form the sea defence to the south side of the town and are backed by Ferry Road on its west side. The area is primarily one of beaches and open treeless grasslands including purposely planted Marram Grass designed to stabilize the dunes. Other species include Sea Holly, Sea Pea and Bulbous Meadow Grass. Its topography is however partly man-made being the product of the massive sea defence works undertaken after the 1953 floods.



*Looking north from the sea defences towards Gun Hill and the lighthouse*

Originally the houses on the western side of Ferry Road (see Marine Villas Character Area) enjoyed open views out to the sea, but following widespread damage caused by the 1953 storms the high protective bank enclosing its eastern side was significantly enlarged. The last remaining wooden structure on the beach itself, the lifeboat station, also disappeared around this time.

Unlike the beaches to the north, the south beach is today largely free from huts. Historically this was not the case, for Edwardian photographs show weatherboarded fishermen's huts, fishing boats and bathing machines here. The advent of petrol driven engines to power the fishing boats however made dragging them from the beach more hazardous, and from around the First World War it made more sense to berth them at the harbour.



*Light House from The Pier Looking South West*

The South Beach area is one from which there are fine long views from almost all directions, whether out to sea, south towards Sizewell power station or north towards Gun Hill and the lighthouse. From the top of the protective bank overlooking Ferry Road there are also



small-scale intimate views of the weatherboarded chalets and cottages which line its western side and longer ones over the marshes beyond. From the model yacht pond there are also fine views towards the water towers.

There are also, good views into the South Beach from Gun Hill (Marine Villas Character Area).



*Southwold Beach Huts*

## 7.5 Marine Villas Character Area



### *Character Summary*

The Marine Villas Character Area is located to the southwest of the Conservation Area and abuts the Sea Front Character Area (to the east) and the Old Town Character Area (to the north). It contains 38 nationally listed buildings (all registered at Grade II). The area comprises almost entirely of residential properties, with the exception of the Red Lion Public House and an adjoining retail outlet, both located to the corner of South Green and Pinkney's Lane. Other non-residential landmarks include the cannons and The Casino, both on Gun Hill.

The area developed incrementally following the fire of 1659 and the street layout evident today likely developed as part of the post-fire rebuilding. Wake's map of 1839 shows the layout of roads and greens largely as they exist today.

Historically much of the area was grazing land, but the construction of the first villas during the early 19<sup>th</sup> century began a transformation from pasture to residential and recreation. It is these buildings added during the first and second quarter of the nineteenth century that best define the character of the area.

From Ferry Road the topography rises to the north and east, with Skillman's Hill, Constitution Hill and Gun Hill all representing the high ground within the character Area. To the west the land slopes gradually down to the marshes and to the east it drops down sharply to the sea.

The spatial quality of the Gun Hill villas means that views between houses are enjoyed, and this adds to the sense of space and openness that is experienced within the character area.



*View from South Green and Constitution Hill looking east towards Gun Hill*



*Skilmans Hill, looking north*

To the south and east the density of the character area is one of a dispersed settlement comprising substantial 19<sup>th</sup> century villas set within large gardens. Many properties have low barely enclosed boundaries, resulting in private gardens making a significant visual contribution to the public realm, while enhancing the sense of informality between the private and public spaces.

The northeast and northwest parts of the character area are more densely populated, and the regimented parallel lines of Park Lane and Lorne Road present a different character to the loose

grouping of villas around Gun Hill. Park Lane is particularly memorable; houses to the south side of Park Lane (the north side being in the Old Town character area) vary in age and status, and there is a high density of Grade II listed properties. Highlights include Nos.6-12 (inc) and the imaginatively designed modernist villa at No.28.

A significant feature of the character area is the number of public greens, including Gun Hill, South Green, Constitution Hill and Skillman's Hill, which create a sense of spaciousness enhanced by properties being set back from the road and with distance between them.



*View from the dunes, looking north towards Gun Hill*

Perhaps the most visually significant of these greens is Gun Hill, an area that remained undeveloped until c.1807 when a group of 'shareholders' built a line of superior residences, each within its own land, around the west side of the hill. The houses were (from south to north) Stone House; The Lodge (Sole Bay House and Southwold House); Centre Villa (Gun Hill House); and nearest the sea; 'Marine Villa', (White Lodge). 'The Casino', an octagonal structure, was built c.1800 and has been used as a garden room, reading room and coastguard lookout. The overall impression of this area is one of open space, sky, sea, and long views towards the horizon.



*Engraving dated 1867 showing Centre Cliff prior to the construction of the Centre Cliff Hotel in 1899*

To the north is Centre Cliff, dominated by an important row of speculative lodging houses built in 1829 for Thomas Sheriffe. Symmetry, proportion and understatement are important elements of the design, although this symmetry was altered when a three storey stuccoed wing was added to the northern end in 1899; indicating both the growing popularity of the town as a tourist destination towards the end of the 19<sup>th</sup> century, and a strikingly marked contrast of architectural styles.

South Green to the south and south west has a varied and open character. Here large Regency villas are found opposite a Public House and late 19<sup>th</sup> century flamboyant design amongst restrained 20<sup>th</sup> century work and a row of small Georgian brick cottages.

It is within this Character Area that side hung exterior louvered shutters and balconies are most prevalently seen, which helps establish a unified character in an otherwise stylistically varied area.

To the north westside of are a row of mostly abutting houses, of varying age, style, and interest. Visual unity is achieved through the size and detailing of windows which imparts a rhythm.

The houses on Constitution Hill and Park Lane back onto the east and north sides of Skilmans Hill, which is a steeply banked roughly triangular piece of open grassland. View to the south and west are some of the finest long views in Southwold.

Ferry Road, at the southern end Queen's Road and Gardner Road was the location of the former Salt Works (the principal saltworks building was on the site of Gun Hill Bight), where extracted salt from the tidal marsh was used in fish preservation. Nos.4 and 6 Ferry Road were part of the works, and over the road was Salt Works Creek where stood a salt bath house and a small cloth sailed wind pump. The pump moved the salt water into troughs in which it flowed under the road to the works. The trade was ended after 1879 when the railway brought cheap rock salt to Southwold.

The character of Ferry Road is varied, ranging from zinc clad modern structures to understated painted brick cottages. The well-preserved 'Morningside' (No.23) and 'Kilkee' (No.33) both hint at the modest buildings that once lined the west side of Ferry Road, however the rate of change in this area is rapid, and the understated is systematically being replaced by houses more ambitious in design and material use.

A significant feature of the Character Area is the quantity and quality of its green spaces; Gun Hill is a particularly noteworthy space, located high above the coastline and providing a setting to a number of distinguished villas.



*Constitution Hill, looking north*



*Ferry Road, looking south*



*Houses towards the northern end of Ferry Road, looking north west*



*Houses to the southern end of Ferry Road, looking south*

South Green lies at the centre of the character area, alongside Queens Road, and Skilmans Hill to the west provides a steeply sloping and attractive setting for the rear of properties on Park Lane and Constitution Hill.

The 2008 review of the Conservation Area extended the Marine Villas Character Area to include Ferry Road, from Stone House up to (and including) No.53 Ferry Road. This did not include areas of the marshes to the west nor the dunes to the east.



*Informal track between houses, looking west onto Skilmans Hill*

Views within the character area are varied and range from the expansive sea views found around Gun Hill, to the shorter views experienced along Park Lane and Lorne Road. The dispersed nature of villas and the abundance of open green space generally afford far-reaching views between properties.

The view looking south along Queens Road as it winds and becomes Ferry Road is highly memorable, in part due to the quality of the housing and also the green spaces flanking the road. The open quality at the northern end of Queens Road restricts as it winds south, with houses gradually being located closer to the road, creating a visual pinch point before the road bends and heads south becoming Ferry Road.



*Constitution Hill, looking east towards Gun Hill*





*South Green (west side) looking east*



*South Green (west side) and Constitution Hill*

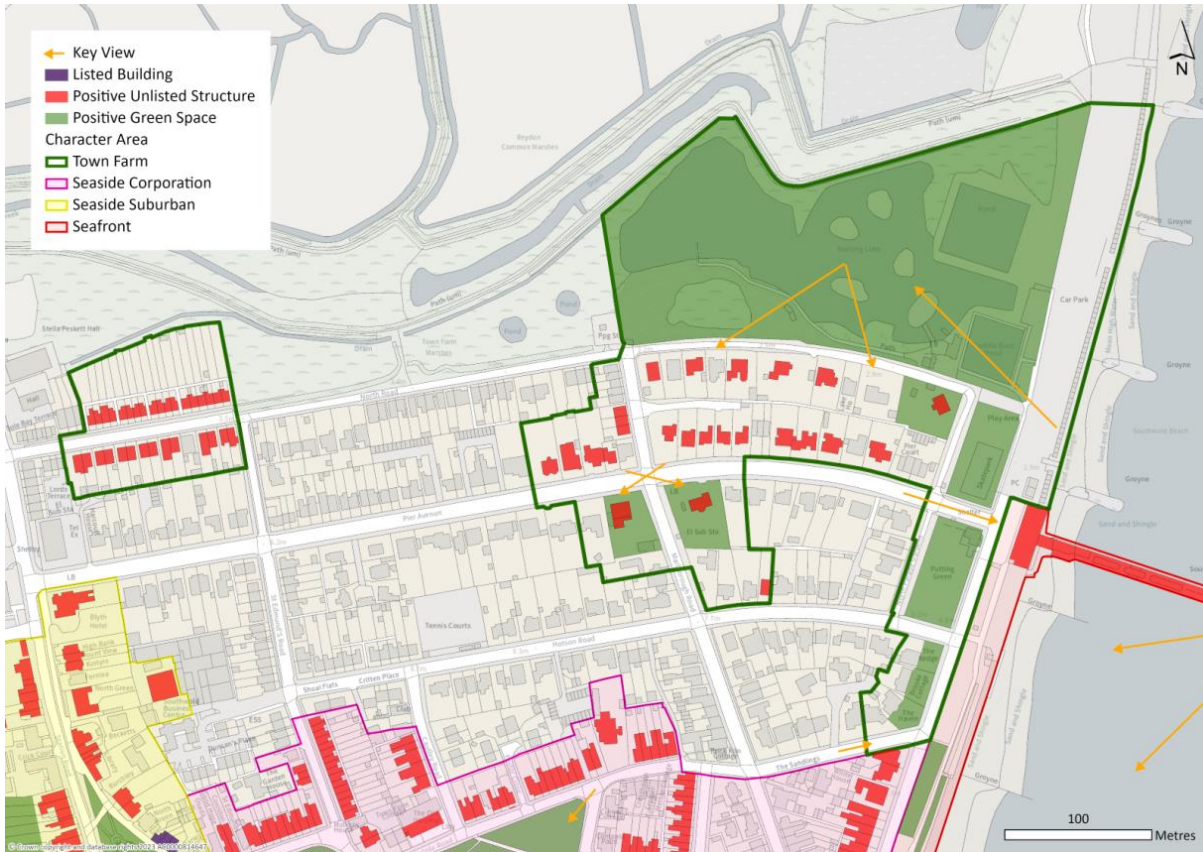
The variety of houses to the west side of Constitution Hill, combined with the setting of South Green displays a great range of age and styles of houses, reducing in scale from the imposing Hill House and Woldside to the varied and charming form of Iona Cottage. These properties are all set back from the road and their private gardens make an attractive contribution to Constitution Hill.



*The Canons, Gun Hill. Looking north*

The rising gradient to the northern end of Queens Road, and the grouping of prominent villas around Park Lane and Lorne Road, also makes a highly significant contribution to the character area.

Gun Hill is a particularly popular and special area. Here, large villas provide the backdrop to a large open expanse of grass and an impressive row of six Elizabethan canons. Additionally, the area provides elevated views of the sea and the dunes and harbour mouth to the south.



## 7.6 Town Farm Character Area

The proposed Town Farm Character Area is located on low lying ground at the northern end of the town beyond Field Stile Road and was until the 1890s largely grazing land. It had been historically owned by Southwold Corporation and was known as the Town Farm. Its development represents the last major phase in the development of the town before the First World War. Unlike other suburban developments in Southwold, this was one that was initially primarily aimed at housing its existing middle and working-class residents rather than wealthy tourists.

It is today primarily an area of substantial early and mid-twentieth century private dwellings of two or sometimes three storeys. The houses are set back to a common building line which was specified at the time of its initial construction, as was the size of the individual plots. Each of the Pier Avenue villas for

example, are set back within its plot to a twenty-foot building line as specified by The Coast Development Company. On less prestigious thoroughfares within the building estate however, the building line was set at 10 feet from the road. The bulk of the houses sit within generous plots, many retaining specimen trees and decorative shrubs.



Allan Collard's c.1910 design for Craven Cottage, Pier Avenue, appeared in 'The Studio' in 1914.



*Looking toward the eastern end of North Road showing the early twentieth century Nos. 71 & 72 amidst later infill housing.*

The remaining undeveloped elements of the old Town Farm were sold by the Corporation in 1899 and 1900 to The Coast Development Company of No.33 Walbrook, in the City of London, who had ambitious plans to develop the town as a holiday resort. It was The Coast Development Company who laid out the grid pattern of streets on the 25-acre building estate, extending St Edmunds Road and North Parade, and laying out Hotson Road and North Road. The Company's Chairman Abel Penfold (1833-1900) was largely responsible for the development of Clacton and had interests in other east coast resorts including Walton on the Naze as well as the Belle steamship and other lines. Penfold died soon after the Company acquired its land at Southwold however, and the company's fortunes went into decline, its last major venture being the Felixstowe Pier of c.1905.

Southwold Corporation were also to have a hand in the area's development however, building early council houses at the western end of North Road and laying out allotments for their occupiers. The construction of what is now Pier Avenue and the northern part of Marlborough Road had originally been proposed at least a decade earlier by Southwold Corporation partially to relieve pressure on Station Road and the High Street.

Two of the Coast Development Company's most important surviving buildings, The Pier and The Blyth Hotel Station Road are located within other adjoining character areas of the

existing Conservation Area. Amongst the first structures to be completed were The Pier (see Sea Front Character Area) and the now demolished Grand Hotel of 1901 which was designed by Charles Mileham and stood on North Parade. A model yacht pond and tennis courts were also laid out before 1919. A small number of well-designed villas also date from before the First World War including Nos.27-33 North Road, and Nos.60, 62, 80, 82 & 86 Pier Avenue. A group of five large villas were also built on the North Road east of Marlborough Road c.1912, which were designed to exploit views over the boating lake and marshes. The First World War then intervened, and the heavily indebted Coast Development Company folded in 1915, its steamers being unable to operate. Its Southwold land holdings were sold off in lots in 1919.



*Inventively designed late 1960s housing Nos.72-78 (even) Pier Avenue*



*Junction of the Town Farm, Seaside Corporation and Sea Front character areas just south of the Pier, one of the most widely appreciated views of the town experienced by visitors. To the right is the site of the former Grand Hotel*

On the sea front the proposed character area begins at the junction of Field Stile Road on North Parade where The Edwardian Grand Hotel once stood, this prominently located site is highly visible from the pier.

Pier Avenue and the eastern section of North Road were designed to be the most prestigious addresses within the building estate. Pier Avenue was designed to connect the town's railway station to the Pier and its steamer services, whilst it also provided a secondary means of access to the town centre via Marlborough Road.

Sadly, very little building activity took place on Pier Avenue before World War One, and only parts of the eastern and central sections of it are therefore included within the conservation area. It is in these areas that the developer's original vision of large 'Arts and Crafts' inspired houses set within leafy gardens, and tree lined avenues is best preserved. Here can be found several large villas which were probably designed by the Frinton and London architect

Edward Charles Homer (1845-1914) some retaining their originally cream painted applied plasterwork imitating timber framing to their upper floors. The Coast Development Company owned the pier at Frinton at that time. This section of Pier Avenue was however extensively damaged on the 9<sup>th</sup> of Feb 1943 when a German bomber left a 60ft by 30ft crater destroying one house completely, badly damaging seven, and causing minor damage to a further twelve.



*Goat powered carts for children, Close to the now demolished Grand Hotel, North Parade c.1910*



*Corner of Pier Avenue and Marlborough Road*

The northern end of Marlborough Road is also within the proposed character area. Marlborough Road was originally intended to be primarily lined with shops, but the expected demand for commercial space never materialized, and by c.1912 the first large house No.51 Pier Avenue had appeared on one of the most prestigious of the corner plots.

At its junction with Pier Avenue on the eastern side there had been in the nineteenth century a brick works. The site of this brickworks was one of the last to be developed, with the construction c.1967 of an inventive group of brick faced houses with first floor living rooms. The construction of a Wesleyan Chapel had been originally intended for the plot on the western corner of Marlborough Road and Pier Avenue but this idea was abandoned c.1919. Marlborough Road arguably suffered greater war damage than any other thoroughfare in Southwold, many of the large three storey houses which occupied its southern and central sections, being destroyed.

The Character of North Road to the north of Pier Avenue is radically different at its eastern and western ends. Its eastern end retains large,

detached villas which built before World War One to exploit the fine open views over the Town Farm Marshes to the north. At its very eastern end is a 1920s villa which sits at an



*North Road and the Town Farm Marshes looking south*



*No.72 North Road from The Pier*

angle so as to exploit views over the sea and marshes. Between the plots is a small amount of late twentieth century infill development.

At its western end beyond St Edmund's Road are two blocks of stylish tile hung Arts and Crafts houses which are amongst the earliest to survive in the area. Plain tile hanging was frequently used well in to the 1930s and can additionally be seen on Marlborough Road and in Pier Avenue.

The early and well-designed public housing on the northern side of the Road is also of considerable historic significance Southwold Corporation having a pioneering role in the provision of well-designed public housing in the first two decades of the twentieth century.



*Boating lake and beach huts.*

Hotson Road to the south of Pier Avenue was only partially developed by the end of World War One, and most of those early houses which do survive have been heavily altered. Only one small section of its north side is therefore included within the proposed character area, this includes the remarkable single storey c.1924 cottage built by the people of Southwold to house, rent free, a married wounded soldier and his dependents. Standing next to it is No.54 a substantial and inventively designed villa sadly damaged like many others in a 1943 bombing raid.



*Field Stile Road, Hotson Road, Pier Avenue, and the Pier Pavilion where the Seafront, Seaside Corporation and Town Farm Character Areas meet. From the Church tower (Marcus Knight 2021).*

### Green Spaces

To the north of the character area are the wide, open expanses of the Town Farm Marshes and Buss Creek which include a SSSI. In the early modern period these marshes were a thriving shipbuilding centre and have considerable archaeological significance. A small network of footpaths connects the streets within the character area to this open marshland to the north. Large informal gardens, allotments (sometimes now disused), a boating lake and tennis courts also contribute significantly to the character of the area. The tennis courts and a putting green were laid out in the early twentieth century directly opposite the Pier Pavilion on North Parade Gardens flanking the entrance to Pier Avenue partially for the benefit of visitors to the adjacent Grand Hotel.



*The Putting Green and Pier Pavilion.*

Trees within the public realm are hard to find except at the eastern end of Pier Avenue where they give some indication of the leafy garden suburb like vision for the area of its original pre-World War One developers. It is in this part of the character area that a number of substantial leafy private gardens can also be found which contribute strongly to the area's character, including those to Nos.51 & 53 Pier Avenue. Also of note are the large rear gardens overlooking the marshes belonging to the Corporation housing on North Road envisaged by the then Council as being for the production of healthy food.



*The large well stocked garden of an early Pier Avenue Villa, No.60.*

The most significant landscaped space within the character area has sadly been destroyed. The substantial formal gardens to the rear of the Grand Hotel were an important local attraction in the early years of the twentieth

century. Mid-twentieth century bungalows and villas now occupy their highly sensitive site. The landscaped forecourt area of the Grand Hotel partially still exists however on the form of the lawns fronting the villas between Field Stile and Hotson Roads on North Parade as does its low forecourt row. Over these lawns there are fine views from the pier towards the church tower and from Field Stile Road towards the Pier.

### Key Views

The most important views out of the character area are from the east and north. The Art Deco Pier Pavilion (Sea Front Character Area) terminates views along Pier Avenue whilst there are fine views towards the pier and out to sea from the northern part of North Parade and from the eastern end of Field Stile Road. From North Road there are fine views looking north over the open expanse of the town marshes. From the Pier itself are views towards the northern end of North Parade and No.72 North Road and south towards the site of the former Grand Hotel on North Parade.



Rear of c.1905 houses on North Road from St Edmunds Road.

Within the character area the most significant views are arguably those from the junction of Pier Avenue and Marlborough Road looking east towards the leafy eastern section of Pier Avenue. From the northern end of North Parade there are also notable views looking south towards the Edwardian villas within the Seaside Corporation Character Area.



Centre Cliff, looking north

Further north, at the eastern end of South Green is Centre Cliff. Here a row of Grade II listed villas of 1829, terminated to the north end by the stuccoed exuberance of Nos 4 and 4 Centre Cliff, provide an attractive and largely unspoilt backdrop to the elevated coastal path.

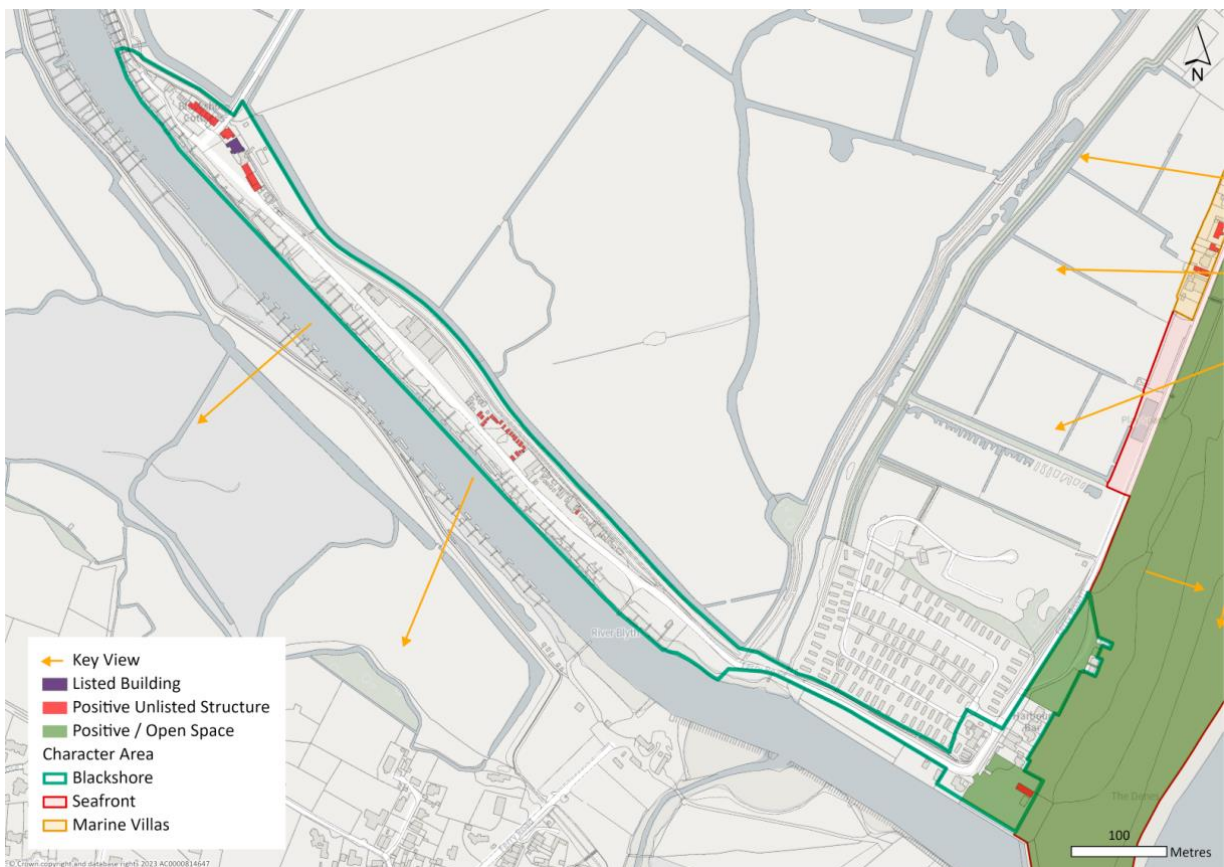
Views along Ferry Road are restricted by the engineered dune bank to east, although glimpses between properties of the marshes to the west can be found.





The Harbour Inn, Blackshore Quay

## 7.7 Blackshore Character Area



The Blackshore Character Area was formerly part of a separate conservation area in its own right with Walberswick Quay. It is formed of a narrow strip of land on the north bank of the River Blythe and is linked to the town via Ferry Road at the eastern end and Carnsey Road at its western end. Its northern boundary follows the line of the levee and its southern runs along the centre of the river. At its far western end is 'The Studio', northwest of Blackshore Cottages which stand on the corner of Carnsey Road, it then runs along the north bank of the Blythe to Salt Creek, at the north-west boundary of the caravan park. (See plan of conservation area overleaf).

The harbour area is used for landing, processing, and retailing fish, for boat building, sales, and repairs, for sailing, canoeing, walking, and crabbing and as a tourist destination; served by restaurants and a public house. There are also five dwellings on Blackshore Quay.

### Character and Setting

The Harbour is situated next to the sea, on a remote channel in a marshland landscape. The entire character area is within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty and Suffolk Heritage Coast designations and the beach is a County Wildlife Site. The Town Marshes immediately to the north are also a Site of Special Scientific Interest.

The harbour mouth is comparatively long and wide and is enclosed by long, heavily engineered reinforced concrete piers and concrete walls up to the Walberswick Quay. The harbour buildings are informal and functional and follow a narrow strip on the north side of the river, with timber landing stages at the water's edge, an unmade access road, informal parking widest adjacent to the Harbour Inn. Then there are many small plain black tarred huts and sheds and some larger industrial structures ranged along the north-east side according to the available space.

Surrounded by marshland, its wider environment is watery and remote, with long

views across reed beds and water meadows. The landscape is made up of grazing marsh, fields of deep lush grass, enclosed by deep ditches, some filled with flag iris sedge or bushes of elder. Here are raised levees; earth ridges devoid of trees, marking the course of the slow meandering rivers. Between the marsh and the sea is a strip of sand dunes and a wide beach through which the harbour channel passes. Close by to south on a low hill and among trees lies the Walberswick Conservation Area, with close to the water a busy car park which is prominent in views from Blackshore. Close to the harbour mouth is a large caravan park.

There are harbours on each side of the River Blyth, where it runs into the sea. On the south side is Walberswick Harbour, once a thriving port trading in butter, cheese, bacon, corn, timber and fish. The quay has been in continuous use since then. Southwold's quay was at Blackshore, one mile upstream from Walberswick Quay, at the time when the River Blyth meandered in a long loop around the north, west and south of Southwold, reaching the sea at Dunwich. Southwold's haven was within a branch of the river to the north of the town originally known as Woodsend and latterly as Buss Creek. The herring fishing boats or 'Herring Buss', when not moored in the creek, were pulled up on the beach under the sand and shingle cliffs on which the town was built. The mouth of the old river was constantly moving and silting up with disastrous consequences for Dunwich, whose harbour was silted up and quays flooded by a storm in 1328 and, as a consequence of other storms, had by 1540 lost hundreds of houses and its marketplace to the sea. In or about 1489, Dunwich Harbour, which was the Haven Port and formed the only access out of the sea for Southwold and Walberswick, became unusable to the King's ships. The King granted a Royal Charter to Southwold and transferred the Haven Port status to Southwold Harbour. William Gödel, one of the first two Bailiffs of the town, left in his will of 1509, the commons, town marshes and the harbour to the Town of Southwold.

One hundred years later the way out to the sea from the River Blyth was shortened by the excavation of an artificial cut to the sea between Walberswick and Southwold. The mouth of this cut was frequently obstructed by sand deposited by a southerly sea drift, making the harbour difficult to enter and frequently impassable. Silting was blamed on the reduction in tidal flows caused by the enclosure of the coastal marshes which held the necessary volume of tidal water to scour the channel and the harbour mouth.

The harbour declined during the Dutch wars, with loss of trade and the interruption of the fisheries. The Corporation would also have

been concerned about the pirates operating out of Dunkirk and other channel ports, and it may have been for defensive reasons against these pirates that Royal Ordnance, in 1745 provided the Southwold Corporation with the six, 18 pound cannons now on Gun Hill.

In 1736 local landowners and merchants built a new quay on the north bank of the river at Reydon with warehouses, granaries, and a timber yard. The quay was four miles closer to Reydon and Wangford than the Blackshore Quay and attracted much of Southwold's commerce. However, a new lease of life came to Southwold's fishery and to the port in 1750



*The Alfred Corey Lifeboat Museum, Ferry Road*

with the Government's decision to make the town the centre for the Free British Fishery; an initiative set up to reduce Dutch dominance of the herring fisheries. Local merchants and landowners recognised the importance of a viable harbour for the exploitation of the opportunities for trade in coal and corn.

In 1741 The Corporation agreed to procure a new haven and stop up the old one, and to build piers to stabilize the harbour

permanently. The control of the harbour was passed to twenty-two commissioners under the 1746 Southwold Harbour Act with the powers to claim dues on cargoes and to raise money for repairs. They built timber piers, or breakwaters, at the harbour mouth to deflect the sand carrying waves and concentrate the internal scour in a narrow channel. The old existing pier to the north was strengthened and extended and a new south pier was erected. The piers were soon in trouble,

weakened by winds and sea worms and requiring further heavy expenditure for repair.

To raise funds a second Harbour Act of 1757 was passed which increased the harbour dues



*The Lifeboat Station, Ferry Road*

and laid down stringent financial controls on the commissioners. In 1757 the River Blyth Navigation Act (the first of several Harbour Acts consolidated in 1933) was granted Royal assent to make the river navigable from Halesworth Bridge into the Haven. The navigation was completed in 1761, allowing barges and wherries to carry grain, malt, and cheese from Halesworth for transshipment at Southwold (and the other coastal ports) and in return to bring back cheap coal now increasingly needed for the furnaces of developing rural industries.

In 1805 Blackshore Quay was lengthened and repaired at the entrance to Buss Creek, and in 1820 there were about twenty ship owners and merchant skippers at the port.

By 1829 the harbour had again deteriorated, the mouth was frequently blocked and with the shoaling in the main channel so severe that ships could only unload at a jetty close to the harbour mouth. By using a steam dredger, almost a mile of the river was cleared up to Blackshore Quay and the bar at the harbour mouth washed away by the force of water now able to come down. The dredged channel enabled sea going ships to proceed to Blackshore and Reydon Quay. Keeping the harbour clear was a constant battle; for example, the sand bar twice blocked the harbour in 1839 despite the efforts of the

steam dredger. Trading out of Halesworth was again adversely affected by the sand bar and eventually came to an end with the opening of the East Suffolk Railway in 1859.

The Navigation was wound up in the 1880s, the celebrated photographer Peter Henry Emerson describing Blackshore Quay c.1885 as 'a few cottages clustering round a small tavern 'The Fishing Buss' (now Harbour Inn) ...a cow house, a quay in places decayed, a couple of condemned smack's hulls lying alongside The Quay or drawn up on the land, and occasionally a weather-worn 'billy boy' (fishing boat) moored on the quay.'

Between 1820 and 1870 a class of twenty-to-twenty-five-ton fishing boats with a crew of eight were operating out of Lowestoft. They caught North Sea and 'home' herring and summer mackerel. Many of these boats were built and owned by Southwold businesses. Those built in Southwold were built north of Might's Bridge on the shore of Buss Creek, or on the beach near California Cottage and at Blackshore.

By the end of the 19th-century herring fishing had become very productive with upwards of 1,000 Scottish drifters coming south to Lowestoft, which became very congested. Southwold Harbour, which had once again fallen into dereliction, was proposed as a port for the overflow traffic.



*Gentrification of the Blackshore huts is gathering pace, this photograph was taken early in 2021 that below of the same hut in late summer of the same year.*



For the implementation of the scheme the port commissioners vested the harbour in the Corporation. They in 1906 sold it to Anthony Fasey & Sons of Leytonstone, a public works contractor who built a new harbour with longer timber-piled pier heads, concrete harbour walls and, on the Southwold side of the river, gutting stations, pickling plots and market offices. Fasey and Sons had previously worked on the construction of Southwold's Pier. In 1908 fishing and curing began with some 300 boats visiting the harbour. Much of the catch was exported to Germany, the fish arriving by drifter and leaving by sea for Germany in barrels. The herring trade with



*Houses on Godyll Road from the levee running along the north side of Harbour Road*

Germany was ended by the outbreak of the First World War.

In 1932 the Corporation bought back the harbour and in 1939 it reconstructed its entrance in reinforced concrete. The northern pier was designed to bend east-north-east forming a bell-shaped entrance mouth. A closed pile concrete wall was also built on the southern side through to a new outlet at Dunwich Creek. This new entrance was not a success, tending to trap the seas which in moderate winds travelled up the harbour in an increasing velocity resulting in structural damage. A 90 ft gap was therefore made in the

south pier to eliminate accelerating wave motion. The port continued to be used by local fishermen and for the import of coal, 3,000 tons being landed from 20 vessels in 1932.

From 1885 a pontoon ferry operated manually on chains crossed the river at a point midway between Blackshore and the river mouth. In 1899 it was replaced by a steam ferry. The ferry ceased work in 1942, reverting to a rowing boat in the summer months, the means employed for the preceding 700 years.

Recent years have seen the rapid growth of recreational sailing and boat yard services and

increases in the numbers of visitors, cars and of black weatherboarded huts.

### Key Views

From most locations on the footpath on the north side of the harbour, there are fine views of Southwold, with two church towers, a lighthouse and two water towers spread across a low hill to north. From the footpath north of the Harbour Inn, are fine views of the Reydon Marshes and of Tinker's Marshes. There are also views up and down the coast from the harbour mouth, where in the winter months the observer can experience isolation and solitude. There are footpaths along both banks of the harbour which continue along the river beyond Blackshore and there are branches to north across the common to Nursemaids

Green and two more along both banks of Buss Creek.



*An early twentieth century view of the Ferry which ran from 1885 to 1942, taken from Southwold Harbour*



*Wide open views can be gained towards Southwold from Blackshore*

Around the character area are the wide-open spaces of the coastal marshes. There are long views over the sea to the east, over the Town Marshes towards Southwold to the north and the Reydon Marshes to the northwest.

To the south the space is enclosed, and views obscured by the gently rising ground close to Walberswick Quay and the many houses and cottages, partially hidden within the trees beyond. Much of the foreground is a sandy gravelled car park, though there is visual interest in the groups of black timber huts

mostly in small groups near the edge of the quay.

There are good views from the quay at Walberswick across the river towards Blackshore and Southwold, and views of the jetties and their moored craft on the harbour

There are fine views from serial locations along the access road looking north to Southwold and its churches and lighthouse; views over the Reydon Marshes and Tinker's Marshes with the drainage wind pump tower and, importantly, views up and down the river with the clustered jetties, boat masts and moored craft. Looking south across the Harbour from serial locations, are the buildings of Walberswick Quay, the village of Walberswick and the tower of the parish church seen above the trees.

### Character

At its eastern end just north of the Alfred Corey Lifeboat Museum are two small clusters of dwellings which are protected by the levee running along the eastern side of Ferry Road. These were formerly part of a much larger group of dwellings which largely disappeared in the 1950s.

The northern group sit well back from the road on an unmade track and consist of a cluster of three weatherboarded late twentieth century bungalows.



Nos.34-38 (even) Ferry Road

The southern cluster are closer to Ferry Road, are more substantial, and sit within large lawned gardens. No.34 is a rendered and

The long vistas reinforce the perception of remoteness, and informal grass areas; the sand and gravel parking areas and roadways; the muddy streams: and the vernacular timber buildings enhance the sense of escape from the town.

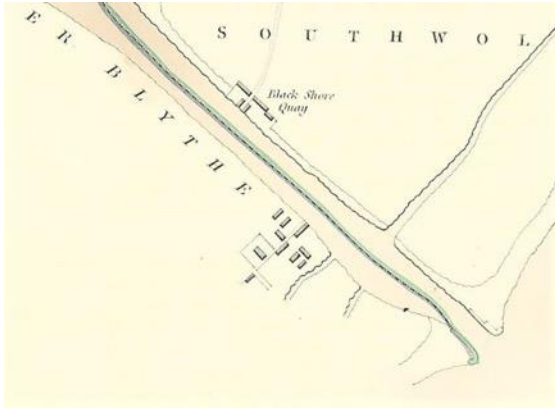
painted interwar period bungalow with a Welsh slate roof, casement windows and an open sided wooden porch. Its external joinery appears to have been largely replaced.



*The eastern side of Ferry Road c.1935*

Just to its south are two distinctive gabled late 1930s houses of one and a half storeys beneath green pan tiled roofs and with rendered walls. They are linked on the seaward side by a screen containing a pair of arched doorways into the gardens and capped by a green pan tiled hood. Despite largescale late twentieth century alterations the quality of the original design of Nos. 36 & 38 (Harbour Lights) is still evident.

Only one of the structures (that now known as Harbour Cottage No.40 and Harbour House. No.40A) is shown on the 1925 Ordnance Survey map. Built of pebble dashed red brick and of one and a half storeys, a lone terracotta finial on its southwestern corner is now the only real reminder that it was once a house of considerable character. It was remodelled c.1980. No.42 is a small weatherboarded bungalow set behind tall painted wooden fencing.



*Detail of 1839 Parliamentary Boundaries Commission Map showing Black Shore*

The nineteenth century harbour is shown on Walker's Map of 1840 with its timber pier on

the south side of the harbour mouth and the quay at Blackshore where the road across The Common, known locally as Carnsey Road, meets the harbour road.

The Ordnance Survey map of 1904 shows it little changed, with wide muddy banks with mooring posts. Contemporary postcards also illustrate boats dragged up on the harbour shore and the area of hard standing retained by a timber revetment that formed the quay. After the major 1906 reconstruction, there were two piers 250ft long and the quay walls were made of concrete.



*Nestling against the levee, the older huts contribute strongly to the area's character*

The octagonal herring processing house, known locally as the 'Kipperdrome' of c.1907, stood at the end of Ferry Road. Here now is a large windswept gravel covered car park and

public toilets, visual interest being provided by the remarkable Alfred Corry Lifeboat Museum building of 1923, moved here from Cromer in 1998 and extended c.2017. This timber and steel framed structure with painted pine stud



work walls and a distinctive curved zinc roof was amongst the first of its kind to house motor powered craft to be constructed in England.

At the edge of the car park terminating views looking south on Ferry Road is the RNLI lifeboat station. This 1993 weatherboarded structure has a first-floor operations room overlooking the harbour, crew facilities, and fuel stores. Its compound is surrounded by high security railings and contains storage buildings.

Further west where the camp site is now was a fish market and fish processing factory, which blew down in the early 1920's.



*The Herring Processing Building known as the 'Kipperdrome', Ferry Road (demolished).*

From here the road changes direction and heads west. To the south is the river with clusters of timber jetties, along the water's edge. Running parallel with the harbour edge, is an unmade road surfaced of gravel. North are the black stained timber huts and industrial buildings, tightly packed together between the roadway and the levee that follows the edge of the marsh. The road is narrow and linear for most of its length, broadening out as it approaches Blackshore Quay and the sailing club and Harbour Inn.



*This former railway carriage is the only one to survive from a group of former carriages*

The entire harbour area is within Flood Zone 3b, the functional flood plain. The National Planning Policy Framework and Guidance restricts development in these locations to only water compatible development and essential infrastructure. The existing buildings (except the Harbour Master's office and 'Voyager Boat Trips') are confined to the 'higher ground' on the space between the access road and the levee of the drain running northwest to south-east along the length of the conservation area.

Beyond the caravan park and the mouth of Salt Creek the road is unmade, surfaced with sand and gravel, and retained by reused hardwood beams and piles, their natural colour bleached by the salt air. This road is classified as a restricted byway. It is constantly being damaged by flooding and the relentlessly increasing level of commercial and visitor traffic. The state of the roadway however acts

as a break on development and adds to the area's character.



*Seating area outside Fish Restaurant*

The riverbanks and road verges are still occasionally grass covered and in one location at least, close to the boatyard buildings, the riverbank sustains samphire. Peter Henry Emerson's photographs taken in the 1880s show sheep grazing on the bank of the Blyth just east of the Harbour Inn.



*Blackshore Quay from Walberswick*

At Blackshore Quay the road tapers out into a wide space used for visitor parking. Here also the highway leaves the harbour, heading north towards The Common on a causeway above the marsh, and from where there are fine views in all directions, including of Southwold, its water towers, church towers and lighthouse. There are timber landing stages along the shelving water's edge for the whole of the character area. The stages are of indeterminate age and ad hoc design. Some consist of a floating jetty deck running parallel to the water's edge and connected to dry land by a walkway. The deck is stabilised by restraint piles and the walkway is supported by vertical timber piles and has a hinged section over the last five to ten metres.

With others, for example the jetty along the length of the Blackshore Quay, the plan is roughly in the form of a 'T'. with the jetty and walkway fixed above high water by parallel lines of timber piles. Traditionally they were built from untreated hardwood, which looks black when wet and a silvery brown when dry.

There are also slipways, lined by heavy hardwood piles set in lines at right angles to the water's edge. Here the hardwood piles are doubled on one side to carry a deck. The landing stages have a visual attraction of their own, due to their weathered appearance, uniform colour, simple functional construction, and visual complexity. The visual effect of the stages and jetties is further enhanced by moored yachts and fishing boats.

There is a great deal of enjoyment to be had, for those with time, to admire the variety of huts, sheds, and buildings on the harbour and to watch the activities associated with them. These structures can be roughly categorised according to location; first the conventional brick and clay tile houses set in commodious gardens at Blackshore at the character area's western end. Then further south-east, the boat builders' large works buildings, located where there is a bulge in the harbour strip to accommodate them. Then the many little black huts found in two groups between the boat builders and a point north of the ferry jetty. The northernmost of this group are arranged attractively in an open square, facing the harbour, appearing to be a lower density, and possessing clearer legibility. The south-eastern group of sheds is arranged in two parallel lines aligned with the marsh levee; longer buildings span both rows and the gables face the harbour road.

Within this group towards the eastern end are the Sole Bay Fish Company buildings and the Christina Cara/ 'Mrs T' Buildings. The Sole Bay Fish Company buildings are timber-framed with black weatherboard walls and shallow pitch-black painted sheet roofs. It's outdoor seating area is partially surrounded by stained mast like wooden poles from which coloured lights hang. The Mrs T building is comprised of two units, arranged in a double pile with double gables facing the river. It also has a

timber-framed structure with black weatherboard walls and shallow pitched sheet roofs. It also has a large outdoor seating area to its frontage.

To the west of these are a good group of smaller and much older huts including one constructed from an early railway carriage. These harbour huts are an attractive group of buildings that contribute positively to the character of the Conservation Area for both historic and aesthetic reasons:

- Each reflects the character of the other huts and sheds in the conservation area.
- Collectively they are a relic of the fishing industry which flourished here; they reflect traditional local functional character.
- the median sized huts, with steep pitched roofs, traditional painted timber joinery and black stained weatherboard are visually attractive, particularly in groups.



*Part of Justin Ladd's Boat Building sheds*

The huts are largely used to store consumables and equipment by the fishermen and leisure sailors of the harbour. In plan, they are small, ranging in size between a domestic garage and a garden shed. The older huts are simple vernacular structures having steep pitched roofs of corrugated cement sheet or of mineral felt. The gables have timber barge boards with timber capping. The timber-framed walls are clad in weatherboard laid horizontally or boards with capping strips laid vertically. The joinery of doors and windows is often painted a cheerful gloss colour, and the roofs and walls are painted with black stain or paint. There is a great variety in the design of the huts. A few

are in poor condition, requiring fresh paint or structural repairs. The air of clutter and decay in this instance is part of the character of the area that comes with a working harbour and boatyard. They are also a historic testament to Southwold's fishing heritage. Sadly, in recent years a small number of the old huts have been replaced with more assertively designed structures.



*Former Boat Buildings Huts from the levee*

Justin Ladd's corrugated iron clad, and roofed boat sheds are located further southeast among the huts and contributes a focal point to their layout. The two attached buildings have small lean-tos on each side and its roof and walls are clad in rusting corrugated iron.



*The assertively designed Novoboats Building a recent addition to the Blackshore huts.*



*Blackshore Cottages from the southwest*

The Harbour Marine Services buildings further to the west are amongst the largest on the quayside and were constructed in the late twentieth century. Surrounded by dry birthed vessels, these large functional

weatherboarded portal framed structures cover around 10,000 square feet and incorporate a substantial chandlery. The large, often open doors within the frontage allow visitors glimpses of the activity within. Beyond

them, on the riverbank is the single storey gabled and weatherboarded harbour master's offices which dates from the late twentieth century.

To its west is the recently constructed wooden Novoboats Building of two storeys with large areas of glazing to its gabled ends and a first-floor balcony, a somewhat brash intruder amidst the fishing sheds.

Finally, at Blackshore Quay built against the river side of the levee, is a linear group of more substantial brick structures, the most easterly of which is the 1960s flat roofed Sailing Club building. The upper storey is box like, clad in black weatherboard and carried on brick columns with a long gallery open to the air on the river side.



*The Sailing Club Building, Blackshore Quay*

Beyond to the west, The Harbour Inn is a deceptively large structure, formed through the amalgamation of two distinct historic buildings. The original inn of c.1840 is of painted brick and has a steep pitched hipped red pan tile roof. To the rear, facing the levee is a slightly later range of equal size. It claims to be the oldest public house within the borough boundary, extant in the Reign of Henry VIII. It was known as 'The Fishing Buss' and in 1801, as 'The Ship Inn'. It was purchased by Adnams c.1898.



*Blackshore Corner*

The Harbour Inn's popularity led to its extension c.1997, when a formerly detached early nineteenth-century two storey brick granary was converted to restaurant accommodation and linked to the inn by a single storey timber corridor with a glazed frontage and pan tiled roof. Standing in front of the pub is an eighteenth-century canon and to its rear is a garden consisting of lawns from which there are fine views towards the town.

The house known as 'Blackshore Corner' stands on the corner with Carnsey Road, just west of the Harbour Inn. This Dutch inspired painted brick house was originally designed in 1972 by the architect George Marsh (1921-1998) who was best known for his high-rise developments including London's Centre Point. It was not in fact completed until 2000 after the architect's death. The house's Blackshore façade, western and rear elevations are all highly prominent. The house replaces a taller and much altered early nineteenth century brick warehouse building.

Blackshore Cottages are a terrace of five cottages which stand aligned with the levee north-west of Blackshore Corner on the western side of Carnsey Road. The terrace is built of painted red brick with a red pan tiled roof. The easternmost of the five has been extended to the east with a two storey one window shallow pitched roofed extension which sadly partially disguises the impressive mass of the terrace's original blind wall to Carnsey Road. The pair of cottages to left were probably built in the late eighteenth-century

and the right-hand trio possibly in the mid-nineteenth, encroaching onto the Blackshore Quay. Intriguingly however, the notes published by Peter Henry Emmerson to accompany his c.1885-6 photos of Blackshore refer to witnessing the construction of cottages at Blackshore Quay on his last trip there, so their construction date may therefore be far later than their style suggests. Their attractive gardens replaced a group of substantial waterfront weatherboarded sheds visible in nineteenth century photographs. These sheds are still shown on the 1925 Ordnance Survey map but must have been removed soon afterwards. The rear elevations rest on the crest of the levee and are prominent in views from the footpath to its north.



*Rear elevation of Blackshore Cottages from the footpath*

Beyond the terrace is a single storey red brick structure with a red pan tiled roof, which is probably of mid-nineteenth century origins. It has been adapted to form garages.



*'The Studio', the western most structure within the character area.*

Beyond facing west is an early twenty first century prefabricated cabin which faces west towards the curve of the Blythe and the marshes.

## SOUTHWOLD CONSERVATION AREA MANAGEMENT PLAN

### Introduction

Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990, sets out that local planning authorities have a duty to *'formulate and publish proposals for the preservation and enhancement'* of conservation areas. Good practice is to use appraisals to identify the heritage asset's significance.

Section 72 (1) of The Act sets out that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'* The appraisal can be used to develop a management plan that is specific to the area's needs and responds to identified threats and opportunities, with targeted recommendations.

Whilst the appraisal considers the character and appearance of an area, the management plan will be used to set out how best to preserve or enhance that character.

Historic England<sup>8</sup> recommends that management plans provide a *'positive strategy for the conservation and enjoyment of the historic environment.'* This should lead to local planning policies that identify *'neglect or other threats and how should these be addressed.'*<sup>9</sup>

This management plan, and associated character appraisal, comprises part of the Local Plan and has the status of a Supplementary Planning Document (SPD). It is a material consideration in determining planning applications.

Opportunities for public benefit should be identified through the management plan.

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<sup>8</sup> Historic England 2019 *Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*, Swindon. Historic England.

Benefits could include enhancements to the public realm, open spaces or setting of either the Conservation Area or individual built heritage assets, albeit with regards to the Article 4 Direction that covers the Conservation Area.

Generally, the council will pursue:

- preservation or enhancement of the character and appearance of the Conservation Area;
- preservation or enhancement of the setting of the Conservation Area, designated heritage assets and structures that make a positive contribution to the character of the Conservation Area (see *'Southwold Conservation Area Appraisal: Structures Which Make a Positive Contribution to the Conservation Area'*);
- protect or enhance landmarks, views and vistas within and without the Conservation Area;
- safeguard the Conservation Area's historic urban form and public and private open spaces that positively contribute to the character and significance of the Conservation Area; and
- promote high quality design that responds positively to the existing character of the Conservation Area and character area more locally where considering new development.

### Overview of Change

Since the last Conservation Area appraisal and boundary review, completed 2007 and published 2008, the designation has not

<sup>9</sup> Historic England 2019 *Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*, Swindon. Historic England.

suffered from any pronounced detrimental change or substantial harm.

The town has a buoyant local economy and nationally listed buildings are typically in positive use and good condition. Similarly, structures that positively contribute to the significance of the Conservation Area are typically in optimum use and a good state of repair.

Notwithstanding the Conservation Area's positive baseline condition, with demand, investment and improvement there are cumulative effects. Where these cumulative effects are negative they can erode character and special interest harming the significance of the Conservation Area. These pressures require management to enhance or preserve the asset's special interest. Pressures include changing travel and retail patterns, edge of settlement development in the designation's setting, increased demand for tourist infrastructure and interventions to manage coastal erosion and climate change.

### Summary of Baseline Condition

Southwold's historic character is varied, multi-phase and one of incremental change; planned development is largely confined to the northerly areas of the town.

Whilst 20th and 21st century structures have, in some circumstances, had a neutral or occasionally adverse effect on the town's special interest there has generally been little physical change since the Second World War, with the Tibbys Triangle development being the largest in recent years. Change is not generally of a scale that's detrimental to the significance of the heritage asset as a whole

and would not challenge the designation's validity.

The landscape character assessment<sup>10</sup> 'Touching the Tide', 2012, considers some of the land use trends in the town, some incrementally changing the character of the Conservation Area. Changes include the evolving use of Southwold Harbour for retail and leisure operations, increasing demand for tourist infrastructure and the impact of second homes. In recent years there has been greater pressure on the road network, cited as an issue that needs positive management in public consultations for the [Southwold Neighbourhood Plan](#), 2020-2039<sup>11</sup>. Whilst accessibility is partly linked to the town's prosperity, car use gives rise to some of the poorest quality environments in the town as well as having a generally detrimental effect on the overall character and usability of the town.

The quality of the town's built heritage assets and urban form remains high. Southwold's buildings, and their layout, comprise an ensemble of variety, charm and historic interest with few rivals; it has been described as 'one of the happiest and most picturesque seaside towns in England'<sup>12</sup>.

The variety of building typologies, uses, and architectural elements makes the Conservation Area visually stimulating; this diverse aesthetic is one of the town's defining special characteristics. Many of the Conservation Area's structures have aesthetic, historical and evidential value that connect the population, whether visiting or resident, to the town's past industries and commercial activity. These heritage values are further revealed by the settlement's development pattern and landscape setting.

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<sup>10</sup> Alison Farmer Associates, *Touching the Tide Landscape Character Assessment Final Report*, September 2012

<sup>11</sup> Southwold Town Council, *Southwold Neighbourhood Plan, 2020-2039*, March 2021

<sup>12</sup> Pevsner, N (1981), 2<sup>nd</sup> Ed, revised by Radcliffe, *The Buildings England, Suffolk*, E, Penguin Books Ltd. Harmondsworth, Middlesex, England





*The town has a picturesque blend of architectural diversity in a high quality seascape and landscape setting.*

## Managing Change

There are various tools available to promote the positive management of Conservation Areas that compliment appraisals and management plans; those relevant to the Southwold Conservation Area are explained in brief below.

Demolition or works to buildings and structures on The National Heritage List for England (NHLE), whether inside the Conservation Area or not, require an application for listed building consent from ESC, where proposed works may affect the structure’s character or appearance.

Where an Article 4(j) Direction is imposed, as at Southwold, permitted development rights are withdrawn and planning permission is required for any material change to any part of a structure facing a public thoroughfare (defined

as a highway, waterway, or open space). This includes works replacing windows; painting previously unpainted buildings or stripping paint from them; erection, alteration, or demolition of part or all a wall, fence, gate or other enclosure or the construction of a porch. Also covered by the Direction is the enlargement, improvement, or other alteration of a dwelling; any alteration to its roof; the provision of a building, enclosure, swimming pool or hard surface within the grounds or 'curtilage'. Elevations not visible from a public place (other than roof or chimneys) are not affected and these will enjoy the normal 'permitted development' rights, however, will be subject to usual planning and listed building controls.

Buildings that make a positive contribution to the Conservation Area’s designation should be identified, where they meet the Council’s adopted selection criteria (set out in Appendix 1 of ESC’s, [‘Historic Environment Supplementary Planning Document’](#)). Their contribution to the significance of the Conservation Area merits consideration in accordance with Paragraph 192 of the [National Planning Policy Framework](#) (NPPF) (July 2021), which notes the importance of maintaining an evidence base on the historic environment.

The (NPPF) and Local Plan, supported by the *‘Historic Environment Supplementary Planning Document’*, include dedicated policies for managing change in the historic environment, that should be read in conjunction with this appraisal and management plan.

The Use Class Order can be used to protect positive uses and, in turn, building fabric associated with those uses.

The (ESC)- Waveney Local Plan, 2019<sup>13</sup> includes housing allocations. Whilst the Plan recognises the demand for new housing locally there are no allocations within either the Conservation Area or settlement boundary of

<sup>13</sup> East Suffolk Council - *Waveney Local Plan*, 2019

Southwold. New housing allocations are on land north-west of Reydon.

At the time of assessment, there are no development briefs for sites in the Conservation Area or Southwold settlement boundary.

Southwold Town Council has completed their Neighbourhood Plan (Referendum Version November 2021), using it to identify the challenges facing Southwold and develop policies that supplement the Local Plan. The Neighbourhood Plan reinforces the ESC's Local Plan policy of 'high quality design which meets local distinctiveness' (Policy WLP 8.29 – design), referencing the National Design Guide (NDG) and the Southwold Character Area Appraisal (SCAA) in its design policy (Policy SWD6 – Design).

The SCAA sets out the sensitivities and susceptibilities of each character area. Development, and development applications for change, should demonstrate how they respond positively to those sensitivities and susceptibilities. The Plan also notes the reciprocal relationship between the settlement and its landscape setting.

The NPPF recommends using local design guides to help achieve high quality design. Where there is no local design guide in place the National Design Guide provides high-level guidance.

The list of structures that make a positive contribution to the Conservation Area, included with the Southwold Conservation Area appraisal, provides a non-exhaustive list of features that contribute to the significance of the Conservation Area. This list can be used to identify and manage change to the assets themselves, as well as their setting. Similarly, the Conservation Area Appraisal can be used to manage other positive NDHAs, such as key open spaces and elements that give them special interest, such as views.

There are no known structures that would benefit from being 'scheduled', however, some unlisted structures, such as historic walls and relict WWI and WWII structures, may be better protected by being nationally listed independently.

## Setting

The designation's setting is complex and varied, including, Southwold Harbour, open agricultural land, coastal landscape and water management features, neighbouring settlements and the seascape to the east.

A Conservation Area boundary encloses an area of special historic interest, however, changes beyond that boundary can have an effect on its character and significance. The setting of the Conservation Area, and the contribution it makes to the significance of the Conservation Area, should be acknowledged, understood and appraised when considering proposals for change.

Annex 2 of 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.'***

The Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) echoes that the setting of a heritage asset is the surroundings in which it is experienced and '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'. The same document provides a non-exhaustive check-list of positive setting attributes that may contribute to the significance of a heritage asset. The guide notes that understanding

setting is not exclusively an appreciation of views and intervisibility, though views will likely be an integral aspect of a conservation area's setting.

Southwold's setting makes a substantial contribution to the significance of the Conservation Area. The designation does not cover the whole town and the setting is therefore part urban, suburban, urban hinterland and open landscape. The setting of the Conservation Area will therefore be different for each character area.

The landscape's aesthetic qualities and values are recognised in its designation as the 'Suffolk Coasts & Heaths Area of Outstanding Natural Beauty' and 'Suffolk Heritage Coast', which abut the settlement edge and promote the aesthetic qualities and values as part of the area's significance; the management plans for these designations provide guidance on the landscape's qualities.

Setting is more varied than aesthetic value alone and contribution to significance not uniform; Historic England's GPA3 sets out that:

*'the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all.' ... 'Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.'*

The definition of setting is further defined in paragraph 16 of GPA 3:

*'setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.'*

Setting comprises a sum of parts and the relationship between those parts, including visual and material relationships and the experience between people and place; setting does not need to be visible to be significant and may be designed or coincidental. Development in the setting of a heritage asset is a material consideration in determining planning applications.

The following positive qualities and attributes of Southwold's setting have been identified in the appraisal:

- textured open landscape and seascapes with wide, open, skies enhanced by limited landform variation
- long distance vistas, '*punctuated by church towers, water towers, mills and the masts of sailboats*'.
- panoramic views to and from the landscape, marshes and seascape;
- '*The lighthouse, church and water tower are key landmarks visible on the horizon.*'<sup>14</sup>;
- absence of substantial built development beyond the settlement boundary;
- natural elements: seascape, with low dunes and cliffs and a coastal landscape, influenced by human activity, including wooded areas that provide the backdrop on the rising farmland;
- a strong sense of tranquillity and remoteness from a largely unsettled landscape;
- distinct settlement edges not, typically, filtered in views by vegetation;
- the capacity to circumnavigate the town and view the town's development profile from different vantage points;
- intervisibility and strong contextual relationships between settlements;
- tension between the land and water, resulting in landscapes with complex

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<sup>14</sup> The East Suffolk Council - Waveney Local Plan, 2019

natural and human land management processes;

- evidence of historic and contemporary social and economic activity, linked to the town's vitality; and
- maritime industry and harbour, with some vertical elements.

Whilst some of these qualities are noted in the Local Plan (Policy WLP 8.35), where change is proposed the contribution qualities make to the significance of the Conservation Area should be assessed on a case-by-case basis. The contribution could be contextual, cultural, intellectual, spatial or functional, or include the relationship of one heritage asset to another of the same period or function, designer or architect and could apply irrespective of distance. The setting's contribution to significance can evolve over time and understanding its history could, therefore, help determine the capacity for change. Alterations in the heritage asset's setting may have already enhanced significance; equally, the setting may be enhanced by the removal of inappropriate past change. The contribution of setting to significance does not depend on public access or visual links to it. Where the significance of an asset has been compromised in the past by unsympathetic development, affecting its setting, consideration should be given to whether additional change will further detract from, or can enhance, the asset.

The *'Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study'* considers the landscape value and capacity of the landscape that falls within the Conservation Area's wider setting and offers a tool for understanding the setting's capacity for change. The landscape to the north, west and south of the Conservation Area is considered to be of *'Very High'* landscape value and so, when considered alongside the landscape setting's *'sensitivity'*, is rated as having a *'low'*

capacity for development. The study goes on to note that although the landscape north of Easton Marshes is less historic than the landscape north-west of Reydon, lowering its score for *'strength of place'* it retains historic landscape features such as field boundaries, which reduces some intervisibility across the landscape.

The landscape to the west and south of Southwold is considered to be of the same value and capacity for change as that to the north. Although not an ancient landscape, being more modern around the common, the coastal vegetation adds to the local distinctiveness of the landscape whilst still affording long views to Walberswick, Blythburgh and Henham.

Having a *'low capacity'* for change in the landscape is defined as places where *'large or medium-scale development is likely to erode the positive key features and characteristics of the landscape'* but that there might be *'potential to accommodate some small-scale development in specific locations within the landscape...subject to appropriate siting, design and landscape mitigation'*.<sup>15</sup>

## Enhancing Setting

Where the contribution made by setting to the significance of the Conservation Area is diminished by badly designed or insensitively located development it can compromise the economic viability of the heritage asset. Car parking, for example, while increasing the public's capacity to visit may boost economic activity, it may equally erode the Conservation Area's special interest.

Energy generation is an activity that could have a detrimental effect on the setting of the Conservation Area. Solar panels or wind turbines might interfere with the visibility or

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<sup>15</sup> Chris Blandford Associates, *'Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study'*, December 2016

inter-visibility of heritage assets or alter the open character of the Conservation Area's setting; similarly, energy plants can be notable additions in the landscape. The impact of such large infrastructure might have an impact beyond the asset's immediate setting, affecting the open character and wider setting of the Heritage Coast and Suffolk Coast and Heaths AONB.

Local Plan policy WLP 8.35 sets out that the strategic objective is to conserve and enhance the *'wild and coastal character which is intrinsic to the Suffolk Coast and Heaths AONB'* and includes *'Subtle ridge lines which rise to the edge of the marshes'*; enhancement opportunities should be pursued with regard to this objective. The Local Plan also sets out that the *'traditional low key character of Southwold should be considered along with the understated resort development...[and] 'Potential work to coastal defences should respect local character'*.

There is potential to enhance the immediate and wider setting of the Conservation Area, in relation to all character areas.

At the settlement edge, the expansion of car parking has had a detrimental effect on the setting of parts of the Conservation Area, including on York Road and Godyll Road. Fringe development has also affected the significance of the Conservation Area, the Southwold Golf Club for example (though this has its own significance as a designed landscape). Both uses, and others like them, introduce modern materials, infrastructure and land management processes that juxtapose with the earlier landscape. In some cases they impact negatively on views in and out of the town.

To the south of the Conservation Area, the Southwold Caravan Park has had an adverse effect on the setting of Blackshore, as well as the neighbouring Walberswick Conservation Area, in views from the harbour and beach.

Bridge Road, Reydon, is now clearly visible in views north from North Road and the Town Farm Marshes and diminishes the sense of separation and openness. New housing allocations are located to the north-west of Reydon. Consequently, there is no imminent threat to the Conservation Area's setting from mass housing, however, potential harm remains from small-scale, cumulative, change.

Mights Bridge is first recorded in 1227, providing access to the town by road via the drawbridge by the same name. The bridge today provides the same clearly defined 'gateway' into the town, and development that further diminishes the sense of 'entering' the settlement from the landscape on this historic route should be resisted. Careful consideration should therefore be given to how the car park near Mights Bridge is integrated with the landscape and setting of the Conservation Area.

'Policy WLP8.35—Landscape Character' of the Local Plan sets out that:

*'proposals for development should be informed by, and be sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016) ... and the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan. Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:*

- *The special qualities and local distinctiveness of the area*
- *The visual and historical relationship between settlements and their landscape settings;*

- *The pattern of distinctive landscape elements such as watercourses, commons, woodland trees (especially hedgerow trees) and field boundaries, and their function as ecological corridors;*
- *Visually sensitive skylines, seascapes and significant views towards key landscapes and cultural features;*
- *The distinctive landscapes of the Suffolk Heritage Coast;*
- *The natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; and*

*Proposals should include measures that enable a scheme to be well integrated into the landscape.*

*Development will not be permitted where it will have a significant adverse impact on:*

- *The landscape and scenic beauty of the protected landscapes and the settings of the designated areas of the Broads or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; or*
- *Locally sensitive and valued landscapes including Rural River Valleys and Tributary Valley Farmland character areas.*

*Proposals for development should protect and enhance the tranquillity and dark skies of both the Waveney District and Broads Authority areas'*

## Views and Vistas

Historic England's document GPA 3 'Setting of Heritage Assets' sets out that in considering

the contribution setting makes to the significance of heritage assets there will typically be due consideration of views and the ability to visually appreciate that significance. Views can, however, be valued for reasons other than their contribution to heritage significance and the difference should be understood where change is proposed. Guidance on the assessment and management of views for their own value is available in 'Guidelines for Landscape and Visual Impact Assessment', 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

GPA3 sets out that views are '*a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.*' It goes on to set out that a view that contributes to an asset's significance could be:

- *'those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*
- *those where town- or village-scape reveals views with unplanned or unintended beauty;*
- *those with historical associations, including viewing points and the topography of battlefields;*
- *those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected;*
- *those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant*
- *Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic,*

*functional, ceremonial or religious reasons include:*

- *military and defensive sites;*
- *telegraphs or beacons;*
- *prehistoric funerary and ceremonial sites; and*
- *borrowed landmarks beyond the park boundary'*

Historic England sets out that a series of steps could be used to understand the effect of proposed development on views relating to heritage assets:

1. *'Identify which heritage assets and their settings are affected*
2. *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
3. *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
4. *Explore ways to maximise enhancement and avoid or minimise harm*
5. *Make and document the decision and monitor outcomes'*

As well as those views described in the Conservation Area Appraisal, and those shown on the Key Views Map, the Local Plan describes some views considered significant, including where *'Panoramic views extend across the coastal marshes and from the Blyth Estuary back to Southwold along with wooded backdrop created by the North Suffolk Sandlings which buffer the town'*. As well as where *'The lighthouse and St Edmund's Church create a distinctive backdrop'*.

## Map of Key Views and Green Spaces





## The Location of New Development

New developments, and the cumulative effect of incremental change, are an ongoing management challenge to the special architectural and historic interest of a conservation area. Detrimental change can take many forms, from settlement 'infill' with poorly designed new houses or buildings to inappropriate alterations to the existing building stock.

The location of new development will typically be led by the Local Plan, however, small sites within and around the Conservation Area may present development opportunities. Where this is the case:

Some infill development is more successful than others. Successful infill development will rarely be a matter of scale only. A thorough understanding of the site's physical and historic context is essential for delivering a successful development.



*Blackmill Road: Contemporary 'infill' development on the former Southwold and Reydon Royal British Legion site presents a notable departure from its built form context.*

## The Design of New Development

In a conservation area as varied as Southwold the prevailing historic character can be difficult to define, given the multiplicity of styles and materials; consequently, determining an appropriate language for the design of new development can be challenging.

High quality, modern, design can offer a positive idiom where thought is given to the architectural and aesthetic sensitivities of its surroundings. The former "Kitchen Store" development site, now the Tibby's Triangle, is a good example of such development: the spatial layout is a positive response to its townscape context and contributes to the town's public realm and physical permeability. The scale and massing of the buildings and the avoidance of assertive cladding materials contributes to the development's success.

Designs based on traditional styles may also be acceptable, where they follow the local vernacular tradition or seek to utilise polite classical or other historicist styles. Classical idioms require a careful and scholarly approach to ensure the output doesn't become debased; especially where working with an existing structure. Modern developments based on historical styles are not always well realised, especially where the existing building stock abounds in decorative features, or in the case of classical buildings, where the carefully calculated proportions of their façades are key to their architectural success.

Generally, new development should respect the prevailing townscape pattern of the Conservation Area, including preservation of building lines, relationships to gardens, streets, and common land, and surrounding scales, densities, and uses. For example, in Southwold building alignment is frequently sited hard against the back of the footway or forms the highway edge, giving the settlement its dense urban form.



*Typical Southwold townscape detail, with the buildings hard to the highway edge.*

The intensification of existing sites can be found around the Conservation Area. Ferry Road, for example, has been the focus of several rebuilding or enlargement projects. The replacement of modest holiday cottages with larger dwellings has led to the introduction of modern materials, such as frosted glass, aluminium and artificial roof slates.



*Ferry Road: the rebuilding of 20th century ribbon development retains some of the idiosyncrasies of the earlier structures but with greater formalisation of boundaries, modern building materials and more ambitious scale, incrementally changing the road's modest 20th century character.*



*Larger developments are beginning to dominate the road's modest, 'looser', 20th century character and built form.*



*Nos.2 & 4 Church Street (Positive Unlisted Building); formerly a purpose-built engineering works of 1896, now sympathetically converted to offices. Residential development can be achieved whilst preserving the character of the Conservation Area.*



*Blackmill Road: the conversion of buildings in less visible locations should not be considered an opportunity for less visually sensitive, locally distinct or relevant development.*

Southold is notable for its continued building frontages, particularly in the Old Town Character Area. Where there are breaks in the building line of the principal building frontages these frequently provide access to alleys and lanes that give access to courtyards. The prevailing aspect of existing buildings should be given due regard; where this is highly varied, new development should not compromise or dominate the existing composition.



*Blackmill Road: Illustrates how the side and rear elevations of some structures can contribute as much to the townscape character of smaller roads, lanes and alleys as the principal façades and street.*

## Demolition, Potential Development Areas and Enhancement Opportunities

Notwithstanding this proliferation of high-quality historic buildings, the loss of either individual or groups of buildings that positively contribute to the character of the Conservation Area, through unwarranted demolition or neglect, would erode the special interest of the designation. The NPPF, July 2021 contains policies designed to safeguard heritage assets that positively contribute to the Conservation Area.

In order to protect the character and appearance of the Conservation Area the Council will seek to prevent inappropriate development, assessing each proposed development on its merits. Each character area of the Conservation Area will have different sensitivities and capacity for change; an appreciation of the baseline conditions of each character area and proposed development's impact on those conditions is essential when assessing proposals for change.

The Conservation Area contains a single nationally designated Building at Risk, as defined by Historic England<sup>16</sup>: The Sacred Heart of Jesus Catholic church, grade II listed. Repairs were completed in 2020 and it anticipated that this enhancement will put the building on a positive trajectory sufficient to remove it from the register in due course.

Monitoring and planning for how long-term economic change is impacting the Conservation Area is a potentially valuable tool, such as the closure of high street banks and pubs. The optimum viable use at 17 Market Place, for example, is unlikely to return and sensitive alternative uses could be planned for; similarly, the future of the Blyth Hotel is uncertain.

<sup>16</sup> Defined as buildings and structures in need of repair, maintenance and appropriate long term use.

There are few sizable development plots / opportunities within, or within the setting of, the Conservation Area, however, with sustained development pressure it is highly likely that land and buildings will be recycled. Consideration to how sites might be redeveloped through planning briefs can be a useful tool, particularly where they include structures that might be unprotected but positively contribute to the significance of the Conservation Area.

Potential development sites exist in the Conservation Area's setting; where there are larger mid or later twentieth century structures on the A1095, between Mights Bridge and Blyth Hotel. Structures are typically of little architectural or historic merit, such as the former police station, public hall, and Scout hut. Any future development proposals should consider the effect on the character of the Conservation Area and its setting, including the open Landscape setting.

The Post-war flats on Dunwich Road / Marlborough Road and bungalows on Field Stile Road, both formerly sites of large hotels, have a neutral effect on the character of the Conservation Area. However, given their low density and limited architectural interest it is possible that they will be considered a development opportunity in the future. In urban design terms, they present a weak frontage to the wider Conservation Area. The sites, and their setting, is highly sensitive to change and development would need to relate well to its surroundings. Their large garden setting and boundary treatment to North Parade is an important aspect of the conservation area's open space network and a surviving element of the former hotel.

The Southwold Conservation Area contains a number of nineteenth and early twentieth century shop and public house fronts that the local authority will seek to preserve or conserve where possible. However, retail and pub activities are changing and under

increasing pressure from external economic forces; monitoring and understanding this change is an important tool for the conservation of the historic environment. Changes to historic shop and pub frontages should be proposed with full understanding of the significance of these building typologies and the building concerned; a philosophy of minimum intervention is recommended. Additional guidance on managing these buildings is provided in ESC's document '*Historic Environment SPD, June 2021*'; it identifies key building elements and sets out that change should be '*in a way that preserves the historic character of the town centre and does not damage the architectural integrity of individual buildings*'.<sup>17</sup>.

Shops and public houses have an important role in the townscape, animating and activating the commercial core. Frontages that contribute to the Conservation Area's historic and architectural significance, by demonstrating the history of trade in Southwold, its products or methods of display, are of special interest; particularly where locally unique forms are apparent.



*No.8 East Street: An externally well-preserved former public house that is now a shop.*

There are historic shop frontages in the town that are not currently in retail use; whilst they

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<sup>17</sup> East Suffolk Council, Historic Environment Supplementary Planning Document, June 2021 (P86)

no longer activate the streetscape in the same way they once did, the significance of fabric needs to be understood when proposing change; these buildings will likely continue to provide some visual and architectural special interest.

Today, Southwold's active shopping frontages are concentrated in the Old Town Character Area and changes of use controlled through the Local Plan (Policies WLP8.18 and WLP8.19); they are categorised as either primary or secondary frontages.

### Building Alterations

There are opportunities for individual historic properties to reinstate original materials and architectural details that have been lost, for example traditional painted timber windows, doors, roofing materials or chimney stacks. Applications for such works are likely to be supported by the council. Conversely, inappropriate alterations and extensions to structures that do not respect the scale, form, materials and detailing can erode the Conservation Area's special architectural and historic interest. In a town of high density such as Southwold the cumulative impact of small scale changes can have a disproportionate effect on the character of the Conservation Area.

The use of modern materials and details can cause direct harm to the physical condition of historic structures as well as the character of the Conservation Area. Upvc replacement windows and doors, for example, change not just the way historic structures look but how they perform. The use of concrete tiles, artificial slates, plastic and aluminium windows and doors and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature. Where new, or altered, fenestration is proposed this should consider both the hierarchy and rhythm within the elevation

concerned but also within the context of the adjacent building stock to ensure it is in keeping.

There are many window and door designs and details across the town and they will typically occupy a high percentage of the principal elevation; however, their dominance will invariably be reduced by well-crafted timber joinery that uses smaller panes of glass. The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing and float glass. The loss of historic joinery such as sash and casement windows and panelled doors will inevitably result in a degree of harm to the significance of a historic building, the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice, *'Traditional Windows Their Care, Repair and Upgrading'*, recommends that *'Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'*



*North Parade: some timber windows have been replaced with Upvc units at this prominent corner building.*



*Station Road: the Arts and Crafts joinery details and leaded glazing at the Blyth Hotel demonstrates the importance of retaining historic fenestration and the contribution it makes to the architectural interest and significance of the Conservation Area.*

The significance of individual character areas often stems from the quality and style of window and door joinery that can themselves be important artefacts of greater quality, skill and material, than is generally available today; the decorative Arts and Crafts joinery details concentrated in the Town Farm Character Area, for example. The Conservation Area is therefore sensitive to the cumulative loss or alteration of these features. Historic England (2017) advises that *'the loss of traditional windows from our older buildings poses one of the major threats to our heritage.'* The form of fenestration and apertures is also integral to the character of the Conservation Area, such as the variety of bay windows across the town, some canted and some over two storeys.

Apertures can provide a vital visual connection to character areas history or building's evolution, making a positive contribution to the character of the Conservation Area; former coach entrances, for example.



*No. 16 Victoria Street: the former coach entrance provides an evidential link to the site's former building merchant's use with yard that survives to the rear.*

Historic roof forms, details and profiles should be protected and repaired appropriately: hipped roofs, dormers, barge boards, finials and dentilled cornice positively contribute to the character of the Conservation Area and their removal would erode its special interest; changing roof materials can result in the loss of other roof details, such as finial and ridge tiles. Changes to the Conservation Area's roofscape can have a pronounced effect on the quality of views from within character areas and beyond. Removing historic roof materials is usually inherently harmful, however, this is typically exacerbated where rooflights are introduced. Even where rooflights are introduced to rear roof pitches they are frequently visible, made possible by the Conservation Area's irregular street pattern and building aspects. Rooflights usually present an aesthetically poor juxtaposition with the historic roof-scape. The Conservation Area has a locally distinct roofscape that positively adds to the character of the Conservation Area; notable materials and details include:

- black or blue glazed pan tiles;
- fish scale slates;
- plain roof tiles;
- natural Welsh slate;
- ridge tiles;
- barge boards;
- dormers; and
- gables.



*Snowdens Yard: rooflights set into traditional roof materials.*



*Blackmill Road: the contrasting visual effect of modern roof materials in the foreground with historic roof materials beyond.*



*Victoria Street: the visual effect of modern rooflights on the character of the Conservation Area. In this view, incidental glimpses of the lighthouse above the roofscape illustrates the effect that alterations to rooflines, ridges and heights could have on the visual quality of the Conservation Area.*



*Variation in gable design across the Conservation Area makes a substantial contribution to the character and significance of the Conservation Area: Dutch and pedimented gable (top) and Crow-stepped gable (bottom)*

There is demonstrable need for careful design of roof pitches and aspect in the Conservation Area generally, to protect known views, such as those of the church tower from the pier. Recent development in front of the tower, on Field Stile Road, has negatively affected the view owing to both the height and aspect of the adjacent buildings' rooflines.



*Barnaby Green: historic dormer windows can add a further layer of detail to a roofscape (top) and significance to heritage assets (below).*



Gables and dormers on principal façades are common, the Southwold Arts Centre, former hospital and many dwellings included.

Whilst concrete and cement are commonplace across the Conservation Area, and especially around the seafront, their use can be detrimental to the character and fabric of the designation and should be carefully considered before being introduced. Where the materials are causing harm to historic fabric the council will support their removal.



*Woodleys Yard: This simple service lane has lost texture and visual interest with the use of modern cement render on an earlier brick wall. There is some evidence of damage to the brick as a result of water ingress.*



*St James' Green: modern cement render (top) on earlier block wall and steps (below).*



*St James' Green: prior to cement render on earlier block wall and steps.*

The designations' special interest is frequently compromised by the loss of railings and decorative iron work to front gardens, walls and bay windows, which detracts both the historic structures and the quality of streetscape. The loss of historic boundary treatments can have a similar effect on the aesthetic value of the Conservation Area.





*North Parade: decorative ironwork makes a positive contribution to the significance of the Conservation Area, however, the front boundary wall has been largely rebuilt with unremarkable timber fence above.*

There are many dwellings that have replacement boundary treatments. Many simple dwarf brick walls, some previously with railings, have been replaced with poor quality materials and / or poor or unusual brick bonds that work against the unity of some character areas, such as the unlisted buildings on Chester and Dunwich Road. Cement render, concrete block and copings can readily be found, either to re-finish older walls or in wholesale replacement.



*Chester Road / North Parade: loss of historic boundary treatments.*

The quality of large boundary walls, and the positive contribution they make to the significance of the Conservation Area is a defining aspect of the designation. Consequently, the harm from alterations can be considerable.



*Increased demand for privacy at larger dwellings with willow screens, reducing openness across the Conservation Area and public realm.*

There are some extant historic boundaries where they are all that remains of heritage asset, such as the location for former Grand Hotel site, at the junction of Field Stile Road and North Parade. Proposals to alter such boundaries should be properly assessed for their impact on the Conservation Area's historic and evidential value.

Further details of inappropriate developments and alterations are noted in the ESC Historic Environment SPD, June 2021.

### **Brick, Colour Washes, Renders and Mortars**

Southwold benefits from numerous examples of polychromatic brickwork, often where both local brick colours (red and white/gault) are combined or contrasted with render. In some cases, this is used to striking effect, such as Nos.13-29 (Odd), Victoria Street, and in others as simple bands that offer relief to building facades. This is an important feature of many of the town's 19<sup>th</sup> century expansion areas and adds a vibrancy to the elevations.



No. 14 Barnaby Green: Simple polychromatic brickwork enlivens the 19th century façade.



Suffolk red brick, used to ornament Southwold House & Sole Bay House, Gun Hill, in contrast to the render.

There has been sporadic over-painting of facades, perhaps in an attempt to replicate stucco buildings. Whilst this fashion is of some minor historic interest the harm caused to the historic character and fabric of these buildings is notable and its proliferation will be resisted by the council.

Colour washing and renders, whether to brick or timber framed buildings, requires careful consideration as it can have a notable impact on the character of the Conservation Area. There are various facets to its use:

- it covers historic materials, brick patterns, architectural features etc. and can reduce variety;
- it introduces colour / whitewash to areas previously darker in appearance, changing the effect of light;
- the choice of materials can be inherently harmful, where they cover up existing damage or decay as well as causing it where inappropriate materials are introduced, using high cement content renders for example; and
- removal of inappropriate materials can be expensive and the process sometimes harmful to the fabric of the building.



Colour washed brick (left) and render (right), using modern colour palettes. Colour washing and renders have become part of the Old Town's retail character, such as on the High Street.

Traditional colours used in the Conservation Area are typically derived from earth pigments, including pink and pale ochre and soft whites. The choice of colour will be controlled inside the Conservation Area by the requirement for planning permission for works fronting onto a highway. Where the choice of colour is visible in the wider townscape this will also be taken into account when determining applications.

Both the colour choice and type of paint will be material considerations. Some modern paints, like hard renders, have a detrimental effect on the 'breathability' and performance of the structure below them.



*Chester Road: Colour washes can result in a unified terrace's visual 'rhythm' being disrupted and the masking of gault brick dressings.*

Where render is a feature of a historic building, contributing positively to the significance of the Conservation Area, its retention and proper maintenance is desirable. Understanding the materiality of existing renders is critical where carrying out repairs; where using traditional lime renders and washes for example. Visually, harder renders lack the texture and interest of lime-based mixes. The complete replacement of renders should only be undertaken where the existing is beyond repair, to avoid the loss of fabric and damage risk to the structure.

In some rare circumstances, sections of brick may need to be replaced or re-built. Care should be taken to ensure re-built sections use bricks and brick-bonds to match the existing structure as far as possible.

There are some examples of poor pointing, where strong cementitious mortars have been used. The result is visually inferior to traditional lime-based mortars, introducing a dull grey, and often damaging too. The traditional bricks of Southwold, Suffolk Red / White and Gault brick are soft and can be easily damaged by the use of hard mortars, causing the brick to 'spall' under some conditions.



*Blackmill Road (above): the effects of cementitious mortar pointing on historic boundary structures when combined with road grit and water spray from rain and passing vehicles.*

## Maintenance

Good maintenance of historic structures is essential to promote a sustainable use of historic materials and preserve and enhance their significance. Simple, timely operations such as clearing rain goods and repairing roof tiles can reduce the scale of future repair works.



*Good maintenance of this early 19th century rainwater hopper would help to prevent damp and damage to brickwork and other decorative features.*

Brick bonds are an important aspect of the Conservation Area's character and add to its design variety. Examples of English, Garden Wall, Flemish and Rat Trap can be found. These should be preserved where new works are proposed and careful consideration given to the justification for replicating historic brick bonds in new work.

Brick chimneys can be found throughout the Conservation Area and collectively they have a marked, positive, impact on many long views, giving variety to the roofscape; the view to North Parade from the pier, for example. The loss of even simple brick chimneys therefore will have a detrimental effect on the significance of the Conservation Area. They can be found as both central ridge and gable stacks in a variety of forms and decorative patterns.

Some chimneys are in themselves decorative and contribute to both the significance of the Conservation Area and the individual structures. There are many examples of decorated and polychromatic brick chimneys, from the Arts and Crafts styles on Godyll Road and Pier Avenue to 19<sup>th</sup> century stacks on Field Stile Road, such as Victoria Cottages. Given their less accessible location, the stacks can sometimes be overlooked for maintenance, however, they should be monitored as part of a good maintenance of programme. Leaning stacks can be dangerous and cause further damage to historic fabric where not addressed in a timely manner.



*East flank of Southwold Common: altered ornamental brick and cobble wall that positively contributes to the character of the Conservation Area.*

The cleaning of brickwork *could* be considered part of a good maintenance programme, however, consideration should be given to whether cleaning is necessary and the effect it will have on both the character of the built heritage asset and the Conservation Area, especially where the building is part of a

terrace. Where cleaning is considered necessary, careful consideration should be given, and expert advice sought, regarding the methodology. Some cleaning techniques can be inherently harmful to the soft bricks typically used in Southwold.



*Chester Road: recently cleaned brick work.*

## Southwold Harbour

Blackshore is a very different environment to the other character areas and requires unique management strategies that consider the increasing demands. To the south of the Blackshore Character Area, the River Blyth is itself an open space that needs management to protect its openness. This includes management of the landing strips and jetties as well as structures and uses around the water.

Blackshore remains a gateway to the sea, and historically, the wider world. Today it provides access to Southwold from the south, as well as

Walberswick. It provides more of a visual and aesthetic gateway today.



*Southold Harbour from the Walberswick Conservation Area, with key landmarks of Southwold visible on the horizon: preservation of the maritime activity and vitality of the harbour is integral to preserving its character and significance, however, managing increasing demand for landing stages and commercial space, with tourism, is challenging.*



*Timber landings at Blackshore, within the Walberswick Conservation Area: Walberswick Conservation Area has a symbiotic relationship with the harbour within the Southwold Conservation Area.*

The Local Plan's strategic objectives are to conserve the open expanse of the estuarine landscape, of which the Blackshore character area is an integral part.

The Southwold Harbour is particularly sensitive to new development. The is defined by a fine balance between the working uses of the harbour and the tourism economy. There is a potential threat from intensification of the tourism economy, which is generating greater demand for larger food provider premises and associated infrastructure, such as awnings, signage, seating and parking. There has, since the last appraisal, been some rebuilding of the small fishing sheds to provide larger units for

this purpose. This reduces the variation in rooflines and ratio of built environment to landscape, in part contrary to the objectives of the Local Plan.



*Blackshore: Informal, working, character of the north side of Blackshore.*

The Local Plan sets out that no more moorings will be permitted; consequently, the use of informal or unapproved moorings and landings will need active monitoring to avoid over development. Whilst the Local Plan presumes against further built development in the harbour area, in order to protect the Conservation Area's character and owing to the harbour's flood risk, there are still examples of intensification for food sales that could, cumulatively, undermine the significance of the Conservation Area through combining, enlarging and replacing buildings. Enlarged buildings can reduce the visual effect of the strong vertical elements in views within the character area, as well as views across the landscape and setting of the Conservation Area from Blackshore: this relationship between estuary and landscape is critical to the character area's character and significance.

Yellow safety signs, boat masts, flag poles and telegraph poles combine to give the character area a character of maritime industry. As so many of these features move or change, they add a dynamic and temporal quality to the character area.

Careful assessment of the harbour's prevailing materials should be carried out in order to protect its character. These include:

- tarred shiplap and feather edge board building cladding with care given to colour maintenance;
- batten and vertical board, painted or stained black;
- oak / cedar shingles;
- landing stages built of sustainable hardwood or black stained softwood;
- gloss painted doors and windows; and
- corrugated iron.

Roofs in the Blackshore Character Area and harbour are notably different in their materials and form to elsewhere in the Conservation Area; they are much more simple structures, using pre-fabricated materials known to have limited lifespans, including:

- green or grey mineral felt;
- corrugated iron painted black or rust red;
- corrugated fibrous cement sheet painted black; and
- red clay pan tiles.

Renewal of materials is therefore encouraged, however, this should seek to provide a continuation of prevailing materials and building techniques.

The floorscape at Blackshore is fundamentally different to that of the rest of the Conservation Area, where roads are typically un-surfaced compacted stone. As the area becomes a more popular centre for tourism, and where the size and number of vehicles continues to grow, the informal characteristic is going to become more difficult to maintain as the number of vehicle movements damaging the unmade road. Where more stable surfaces are considered, these should complement the character area's prevailing character.

The potential harm from flooding to built heritage is particularly pertinent at the harbour. The existing concrete defences are frequently compromised. Whilst built defences are to the rear of most built heritage assets, and so of limited visual impact, any rebuilding or expansion of these defences may have an

impact on the existing character and fabric of the harbour, its delicate built environment and economy.



*Southwold Harbour: modern sheds developed to be in keeping with the prevailing vernacular of Southwold Harbour, used by the RNLI.*



*Access road at Southwold Harbour: like the built environment, the public realm is informal in character. Whilst this can lead to management issues, such as pot holing (below), the 'working' character of the public realm is equally important to the character area as the built environment.*



*View of the Alfred Corry Lifeboat Museum and kiosk in its open, un-formalised, car park setting.*



*The extensive space around the buildings, not formally designed, with low fences and simple private spaces are just as important as the simplicity of the buildings, which lack uniformity and regular development patterns.*



*Unmade path and rammed earth flood banks provide the setting to scattered weather-boarded houses. There is increasing evidence of formalisation and subtle 'tidying' of the character area with modern materials and new buildings (below).*



## Climate Change

Climate change is having a pronounced effect on landscapes and townscape across the region and this is no less significant at the coast where 'landscape changes are due to inundation by the sea'<sup>18</sup>, coastal erosion and changing weather patterns. Climate change management and mitigation may affect both the designation and its setting. The effects of new development proposals should be assessed for the potential to exacerbate the effects of climate change on the Conservation Area.

Whatever the management strategy for climate change, the landscape setting of the town will likely change in the coming decades: sea water ingress may lead to the loss of productive farmland on drained marshes as well as the loss of grazing marshes, with associated shift from freshwater to saltwater habitats having an impact on landscape character. The cliffs between Benacre Ness and Southwold have recorded some of the fastest coastal recession rates in the UK, with some effect on existing land use patterns. Whilst climate change will likely present challenges to managing the heritage asset, the Conservation Area's open setting should be preserved.

Physical interventions to the existing sea defences along the Blyth River and coast around Southwold and Walberswick may have an impact on the character of the Conservation Area; proposals for coastal management in and around the designation should be considered in this context. The assessment of proposals for coastal management should consider, *inter alia*, the following:

- the impact on views across lower land and marsh landscapes that contribute to the setting of the Conservation Area;

<sup>18</sup> Alison Farmer Associates, Touching the Tide Landscape Character Assessment Final Report, September 2012

- the visual and landscape character impacts of landscape change, including the impact of reintroducing natural processes;
- the interface between the settlement and its landscape;
- collaboration with statutory and advisory bodies on positive landscape management; and
- the need for further research and archaeological work to better understand the complex history of the marshes, rivers and the landscape's relationship with Southwold to inform future management decisions.

The Suffolk coast has always been dynamic, presenting a threat and risk to people and property. The Shoreline Management Plan 7 (Lowestoft Ness to Felixstowe Landguard Point) identifies approaches to managing coastal flood and erosion risk. Furthermore, it seeks to deliver environmental, social and economic benefits for the town. East Suffolk Council is the lead authority for this Plan and seeks to:

- sustain recreation facilities and beaches;
- maintain character and commercial activity;
- maintain navigation to Southwold Harbour;
- maintain the cultural value of Southwold and Blyth Valley; and
- maintain important heritage and archaeological value.

The plan notes that parts of Southwold are at risk from flooding, including the Blackshore character area. The Council is working with partners to ensure the delivery of strategic flood protection measures to mitigate these risks.

Tree and plant selections are going to have to be increasingly climate change resilient; chosen for their capacity to survive drier summers and wetter winters. Consideration should be given to the impact the proposals

will have on the character of the Conservation Area or its setting.

### Public Realm

Despite the high concentration of significant buildings and structures, the public realm does not always enhance the Conservation Area as well as it could. Street furniture, highway infrastructure and floorscape generally lack a coherent design, local relevance, distinctiveness or interest.

The Conservation Area's public realm is varied. It comprises:

- the beach and coastal dunes;
- a variety of green spaces;
- public spaces within the built environment;
- the sea and riverscapes;
- streetscape: the roads and pavements
- publicly visible private gardens; and
- street furniture: the elements of streetscape.

### Beach, Coastal Dunes and Sea

Perhaps the most character defining open spaces in Southwold are its beaches, coastal dunes, sea and riverscapes. The way these environments are managed has a marked effect on the character of the Conservation Area; however, they are challenging to manage. The coast is dynamic, owing to the effects of the sea's ingress, dune shift and coastal erosion. There are, however, many aspects of the Seafront Character Area where the Conservation Area can be directly better managed or enhanced. The Seafront Character area can be considered in terms of six typologies:

- the sea;
- beach;
- promenade;
- dunes;



- cliffs; and
- estuary.

The character of the seascape and beach has changed with the town's economic activity. The fishing boats on the beach have been replaced by tourist infrastructure, including the pier; engineering works have been added to protect the coast, which also have a visual impact. The beach has been visually compartmentalised by interventions perpendicular to the cliffs that interrupt long views along the beach, as would be possible were the coast not actively managed. Notwithstanding the visual impact of groynes and other coastal protection works, these have in part given rise to the establishment of the beach and comprise a part of the east coast's evolving fabric and character.



*View of timber groynes, perpendicular to the coast and compartmentalising the beach to the south of the pier.*



*View of the seascape, 1867, prior to the introduction of perpendicular coastal features.*

The quality of the coastal management features that affect the seascape vary across the character area. To the north of the pier, the 'rock armour' is larger than timber groynes, comprising large boulders of natural stone. The stone colour used juxtaposes with the Suffolk coastline's natural colour and material palette and the scale of the rocks is considerable. The materials and techniques selected to protect the cliffs has an important bearing on the quality of the character of the Conservation Area.

The promenade comprises the concrete topped path on top of the 'wave wall' and continues south to the dunes. The exposed aggregate materials of the surface are characteristic of their 1948 construction date and other settlements on the east coast. The materials are echoed in other streetscape elements around the town, such as the street signs posts.

Some attempt to reduce the uniformity of the surface has been made, whereby the promenade is inlaid with timber 'sleepers' that pick up the timber of the groynes; these may be vestiges of the late 19<sup>th</sup> / early 20<sup>th</sup> century sea defences that the promenade replaced.

These materials, *en masse*, are less well regarded today and may be considered to detract from the character of the heritage coast and Conservation Area. However, it is likely the aggregate was sourced locally, near Wangford where there are large gravel extraction works, and the material is therefore likely to be as locally distinctive as is possible.

The impact of the engineering works on the general aesthetic of the character area, and views through it, have been exacerbated by *ad hoc* accessibility improvement: this includes additional ramps used to traverse the small level changes close to the cliff edge and the unpainted tubular steel railings that dilute the materials palette on and around the promenade.

In the future, there may be demand for improved access between the cliffs, promenade and beach. There may be demand for lifts or other infrastructure, as at other resorts. The visual impact and justification of such a development would require careful assessment.

The promenade provides the immediate setting for the approximate 300 beach huts, arranged in irregular clusters along the length of the promenade. They are mostly uniform in their shape and size (approximately 3m<sup>2</sup>) but each is unique in its details and colour decoration, which contrasts with the engineered character of the promenade. Notwithstanding that most of the huts are removed from the promenade during the winter months, there remains a threat from climate change, whereby the huts might become less attractive to own and maintain where there is persistent damage.

The huts have other benefits for the character area: they screen some of the negative visual effects of the sea defences and tourist infrastructure. They soften the hard concrete engineering works and help aid the visual transition of seascape to townscape. North of the pier, the huts screen the car park adjacent to the pier head; consequently, views back to the coast from the pier are enhanced by the huts. In the opposite view, the huts draw the eye beyond the surface car park from the town marshes and go some way to mitigating this detracting land use.



*View of beach huts screening the car park, north of the pier with the town's landscape setting rising behind it.*

There is little furniture on the promenade itself, however, there are numerous low quality plastic bins, supplemented by plastic 'wheelie' bins, which detract from the aesthetic quality of the character area.

The cliffs rise above the promenade and host various man-made elements: iron and steel railings and exposed aggregate concrete paths and steps. These are partly softened by coastal vegetation. The railings, whilst important from a safety perspective, and having been a necessary consequence of tourist activity since the 19<sup>th</sup> century, have become a prominent feature of the cliffs. The older rails are typically painted white and are highly visible in views back to the cliffs from the pier and beach. There are newer sections of unfinished and galvanised railings with smaller sections of timber post and rail fence. Whilst not in themselves detrimental, the various materials dilute the local palette and reduce the quality of the character area.

The walls, revetments and paths linking the cliff tops to the promenade are typically exposed aggregate, *in-situ*, concrete. By contrast to the exposed aggregate, the river pebble filled gabions used in places have no known local relevance and exacerbate the uncoordinated appearance of the seafront. The varying form of the coastal protection measures also gives them an uncoordinated appearance.

Vegetation along the cliffs is inconsistent. At the time of survey, June 2021, there are some positive elements, including flowering coastal species. However, there are also areas that appear unkempt or have lost vegetation. Vegetation goes some way to softening the hard engineering works, where it is well established, and can help to unify the varying form of the cliffs and coastal defences. The benefits of Sea Aster, for example, that already enlivens the sea defences in places, has the

added benefit of supporting coastal ecology, such as threatened species like the Sea Aster Mining Bee and other threatened salt-marsh species.



*Sea Aster softening the top of the cliff revetments.*

Notwithstanding the above, traditionally, the seafront was not planted or not 'prettified', it had a rugged and informal character. Introducing coordinated planting, therefore, would be a notable character change.

### Landscape Setting

The [Southwold Neighbourhood Plan](#) sets out that the town covers 263 hectares but its settlement boundary is much smaller than that, covering approximately 18% of the land in the parish. The majority of the land within the town's boundaries is therefore an open landscape created by the Common, Buss Creek, dykes, marshes, the River Blyth, the beach, the dunes and the North Sea.

The Southwold coast is particularly sensitive to belts of large shrub and tree planting, having very light tree cover except for the introduction of occasional plantations and parkland. Belts or clusters of large shrub and tree planting may therefore be intrinsically harmful to the character of the landscape and setting of the Conservation Area. The use of screening to mitigate an otherwise unacceptable development, for example, can be inherently harmful, both within the Conservation Area and its setting.

The proliferation of views and vistas, landmarks and small open spaces ensures that the loss or planting of trees, both in the setting and within the Conservation Area, can have an effect on the character of the Conservation Area's designed and incidental views. The ongoing maintenance of tree growth is important to maintaining that character also.

### Open spaces

There is a variety of open spaces in the Conservation Area, ranging from the formal greens, cliff-top and private gardens to the informal commons and marshes; all positively contribute to the Conservation Area or its setting. Individually, the greens vary in their scale, shape and function. They range from land at the centre of road junctions to substantial public spaces; each has its own character and sensitivity to change that should be considered material where change is proposed. Consequently, the management and enhancement of green spaces should be developed on a site-specific basis. The open spaces should be protected from development and development that affects their positive characteristics, such as overshadowing and loss of landscape features; detrimental physical changes such as unplanned removal of trees should be managed.

In a settlement where there is high demand for residential or holiday accommodation there is likely to be pressure to redevelop larger gardens for residential units, or sub-divide houses. Each case should be judged on its merits, however, loss of garden spaces can potentially have cumulative negative effects on the character of the Conservation Area and undermine the optimum viable use of heritage asset's; as well as exacerbate other issues detrimental to the character of the Conservation Area, such as additional car parking.

Whilst each green may have a different layout and design, a planned planting palette of trees and shrubs could make them feel like a more coherent network of spaces and enhance the Conservation Area as a whole. This will also present an opportunity to develop parallel strategies, in green infrastructure for example that can help offset the effects of climate change.

The churchyard of St Edmund King and Martyr is one of the town's most important public green spaces, however, its long-term management should be given due regard. Whilst the churchyard's many trees positively contribute to the character of the churchyard, the Conservation Area and setting of the church there are numerous examples where they are also causing damage to headstones and other heritage assets. In addition, a dense tree belt has increased severance between the churchyard and Tibby's Green.

Removing vegetation in the churchyard will need to be carried out sensitively as it will change the 'romantic', overgrown, character of the churchyard.

## Trees and Hedgerows

The effect of development on trees, whether statutorily protected or not, is a material consideration for planning authorities assessing planning applications. Authorities should seek to protect trees, whether in groups or individually, where they have natural heritage or biodiversity value, cultural or historical significance, or contribute to the character or amenity of a particular locality.<sup>19</sup>

There is no legal definition of a tree and a recent High Court ruling established that a Tree Preservation Order (TPO) covers "*saplings and*

*trees at all stages of their development*".<sup>20</sup> The purpose of a TPO is to "*prevent the felling, mutilation and harming to the health of the tree or woodland covered by an order unless consent is obtained from the local authority*".

In conservation areas, trees protected by a TPO are subject to the normal controls. In addition, trees not protected have a special provision that anyone wishing to cut down, top, lop, uproot, wilfully damage or destroy a tree must give the local planning authority six weeks' notice of their intent. This applies to all trees, whether or not they are considered to contribute to the landscape character of the Conservation Area or setting of individual heritage assets.<sup>21</sup>

A public record of TPOs, covering Southwold, is available on East Suffolk Council's [Geographic Information System](#).

The oak tree on axis with Spinners Lane, in the middle of the Southwold golf course / Southwold Common, is an interesting landscape feature that helps to give interest and orientation to this part of the common.

Urban expansions of the late 19th and early 20<sup>th</sup> century typically included street tree planting and there are some notable examples on North Road and Pier Avenue, suggesting this was the case here.

The Conservation Area has historically, like its landscape setting, been very lightly treed. In the Old Town, whilst there may be some individual tree planting opportunities, comprehensive planting schemes are potentially harmful to both the character and building fabric of the Conservation Area. By contrast, the Seaside Suburban Character Area is lower in density and would be more physically capable of accommodating landscape change. Notwithstanding physical capacity, appreciating the Character Area's

<sup>19</sup> Garmory, N, Tennant, R and Winsch, C, (2016) "*Professional Practice for Landscape Architects*", Routledge, Oxon, England

<sup>20</sup> Milne, R, (February 2009) Planning Portal

<sup>21</sup> Garmory, N, Tennant, R and Winsch, C, (2016) "*Professional Practice for Landscape Architects*", Routledge, Oxon, England

sensitivity to landscape and townscape change remains important. With increased planning for climate change, consideration might be given to the need for additional street trees, which can provide valuable cooling and air cleaning capacity.

Though many of the town's green contain mature trees there are few examples of particularly notable or interesting tree specimens. Some greens have 20<sup>th</sup> century hedgerows that are of limited historic provenance.

Many of the trees within the Conservation Area are now over 100 years old, and relatively little planting has been done in recent years to replace them. Some trees are having a negative impact on significant views, such as the framed axial view towards St Edmund King and Martyr from Victoria Street.



*Barnaby Green: Trees leaning where succession should be planned for to maintain the same canopy cover.*

Where space for larger trees is not available character can be achieved through other

species, climbers and locally distinctive shrubs. New boundary treatments, such as hedges to properties can also provide enhancement to the Conservation Area, where species selection and materials are in keeping with the prevailing character of the settlement.

## Planting

There is relatively little ornamental planting in the Conservation Area and this contributes to the town's prevailing townscape character. Similarly, there are few examples of substantial public shrub and perennial planting in public open spaces (only Bartholomew Green and the open space at the junction of High Street and Victoria Street have any notable planting beds). This again contributes to the town's simple planting character.

The green spaces on the cliff tops, parallel to North Parade form the interface between the beach and townscape. They have traditionally changed shape and size with the ingress of dune sand. In recent decades, the cliffs have been formalised as a green space. The gardens could be made more visually appealing by reinstating some of their informal character through a contemporary coastal planting scheme. The cliffs themselves would also benefit from a similar planting strategy: they are currently part eroded with limited colour, texture or interest. This would particularly benefit long, panoramic, views back to the cliffs from the pier.

As at the churchyard of St Edmund King and Martyr there is some planting that needs monitoring for its impact on historic structures. Whilst Ivy, for example, can positively contribute to the character of the Conservation Area and is not inevitably doing harm to structures, it needs positive maintenance. The boundary walls, such as those at Skillmans Hill / open space, east of Gardener Road are part covered in ivy and enhance the Conservation Area, however, the

impact of the vegetation is not obviously apparent.



*View of high quality brickwork wall with crenulations that positively contributes to the significance of the conservation, with large expanses of vegetation and poor repairs leading to irreversible harm to the brickwork at low level.*

## Streetscape

Historic England write that *'Protecting the distinctiveness of the public realm is a vital means of creating enjoyable places for people to live and work as well as to visit.'*<sup>22</sup>. Whilst streets in Southwold typically reflect the historic form and layout of the town, they lack the quality of materials or character to properly reflect the overall quality of the built environment in the Conservation Area.

## Floorscape

The quality of the street, and its materials, varies both within character areas and from character area to character area. Generally, the quality of street materials declines with distance from the town centre but in most places lacks coherence or local distinctiveness and is not well maintained.

Throughout most the area carriageways are bitumen macadam (sometimes referred to as tarmac) with a mix of *in situ* concrete, slabs, and bitumen macadam footways. The lanes

and alleys are more varied and frequently unmade.

There are limited, locally distinctive, historic streetscape materials, features or forms, however, notable elements include:

- historic kerb positions: many granite kerbs remain;
- highly variable footway widths and designs, reflecting the town's incremental development;
- some buildings are set against the back edge of footways. Where there is no footway buildings are set against the highway edge;
- secondary streets and back lanes are more likely to retain historic paving materials or be more informal in their finishes, such as loose stone; some retain granite setts or cobbles, such as at Bank Alley;
- Some junctions have granite setts at their connection with the main street. Small isolated areas of granite setts can be found across the Conservation Area; and
- York Road has a short length of 19<sup>th</sup> / early 20<sup>th</sup> century Staffordshire blue 'Diamond' pavers.
- Grass verges are prevalent streetscape features of the early 20<sup>th</sup> century expansion areas.
- Historic floor bricks.

Throughout the Conservation Area, there are opportunities to improve the quality and condition of the floor scape materials, though some historic surfaces may be retained below

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<sup>22</sup> Historic England, Streets for All: Advice for Highway and Public Realm Works in Historic Places,

the wearing course and the potential for this should be investigated prior to implementing any enhancement scheme.

Understanding historic floorscape materials, and their local use is critical to establishing greater local distinctiveness. The first macadams date back to 1848 and hot tar used from 1820; by 1910, asphalt was the dominant material used so there is a long history of these materials that could now be considered of historic significance. Prior to this time, crushed stone would typically have been used for carriageways with more expensive materials used at high profile locations. The quality of the floorscape should therefore be inkeeping with the quality of the built environment and Conservation Area it serves.

There are some notable indicative local floorscape arrangements that should be managed, including:

- the minimal use of kerbs to greens;
- numerous unmade roads and tracks, such as those around the Wesleyan Chapel and East Green, where roads can be seen in the early 20<sup>th</sup> century images as being muddied;
- Higher quality materials around high profile locations, such as High Street where an image of 1948 appears to show the floorscape to comprise crushed stone with stone paved footways; and
- Buildings fronting directly onto the carriageway or with very narrow footways. This feature becomes less prevalent to the north of the town.

There are, however, some materials that are less appropriate and do not enhance the character of the Conservation Area. The High Street, for example, uses concrete setts at junctions with lanes / alleys with modern PCC slabs.

Whilst concrete setts are sufficient in less sensitive environments as a standard material they lack local distinctiveness; particularly

where in a Herringbone pattern (typically used for car parking areas). Consequently, the material is not suitable for historic areas and will not enhance the streetscene; they are rarely able to adequately mimic local clays.

Inspection covers should, where not replacing historic ironwork, be designed with recessed trays filled to match the adjacent hardstanding material.

Staffordshire Blues cubes were a cheaper substitute for granite cubes and used as a durable surface on heavily trafficked routes; consequently, the material provides a historic link to how the streets have been used in the past.

Historic floor bricks, or pammets, in clay are a local material, usually using local clays that ensure local colours. Whilst the clay for 'Suffolk Whites' is now exhausted these were once common floorscape materials and equivalent materials may be acceptable. These materials were typically used on forecourts, shops, houses, courtyards and alleys. Today there are few examples left and they should be protected; Victoria Street has a complete set. Traditionally, floor bricks were laid in rows or half-lap bond with a butt joint in pedestrian only areas. Mortar pointing is more common in vehicle trafficked areas.

*In situ* concrete is common floorscape material across the Conservation Area and frequently combined with PCC drain gullies, as on East Street. It should not automatically be regarded as an unsympathetic material, having a long history of use in coastal areas, however, the use of modern mastics can detract from the material's visual quality; timber boards provide a better, more sustainable, finish. Poorly tamped concrete is rarely convincing and is unlikely to enhance the character of the Conservation Area.



*Exposed aggregate concrete kerb edges at Constitution Hill.*



*'Unmade' gravel track, connecting Constitutional Hill and open space around Gardner Road. The informal edges allow planting to enliven the public realm.*



*North Road: 'Unmade', trafficked, gravel Road. The informal edges allow planting to enliven the public realm.*



*North Road: routine parking on grass verges is causing harm to this designed element of the floorscape, which may eventually lead to them being removed.*





*Bank Alley: Staffordshire Blue cubes / setts, laid in rows around a concrete drainage gully. Hard wearing floorscape materials, such as Staffordshire Blue cubes / setts, positively contribute to the character of the Conservation Area and identify the street as a route being used for heavier traffic, with an important connection to the church.*



*Granite Setts outside No. 2 Park Lane*



*Park Lane, prior to highway alterations show the streets edge-to-edge carriageway and crushed stone material.*



*Trinity Street: local streetscape feature, with buildings fronting directly onto the carriageway or with narrow footways.*



*In some instances, planters have been added to increase the sense of private defensible space, such as at East Green.*

There are several aspects of the existing streetscape that detract from the character of the Conservation Area:

- poorly patched or broken surfaces macadam surfaces;
- paving surfaces, such as poorly selected PCC slabs that lack local distinctiveness / historic provenance; and
- Car parking; and
- vehicle dominated streets



*Barnaby Green: Declining macadam carriageway surfaces and poor line marking detracts from the character of the Conservation Area, which is partly offset by the vegetated edges around Barnaby Green.*

Traditionally, as today, the highest quality materials were reserved for the most high-status places. today, the conservation areas hierarchy of places cannot easily be read through the quality of its floorscape materials or the general streetscape environment.

Market place has been the historic core of the town for a significant length of time and remains the location for the town's weekly market; it should have a public realm that reflects its position in the town's hierarchy of streets and spaces. The existing public space is dominated by vehicle infrastructure. Consequently, vehicle movements make it a poor pedestrian space and the listed buildings and grade II listed Town Pump are frequently masked in views by parked or moving cars.

The setting of Market Place's many historic buildings and structures, and character of the

Conservation Area, could be greatly enhanced by improving the quality of the public realm. Whilst some effort has been made to use more locally distinctive materials, such as the surface immediately around the Town Pump and parking spaces to the front of numbers 21 - 25 Market Place (stone cobbles), they are insufficient to give the space any discernible character. The existing paving slabs are satisfactory but fail to enhance the space. The expanse of Bitumen Macadam leaves the Town Pump with a diminutive presence on an island at the centre of the space.

The churchyard of St Edmund King and Martyr has many pedestrian routes that connect into the surrounding townscape and are an essential feature of the town's fine urban grain. However, the quality of pedestrian environment is generally poor, notwithstanding the use of some interesting materials. There is a mix of paving materials used, including exposed aggregate *In situ* concrete, in keeping with the seafront, but juxtaposed with the natural materials of the churchyard. There are *in situ* concrete repairs with a 'no cycling' footpath sign, painted in white. To the south of the church, there are Staffordshire blue setts, with patches of pea-gravel. A lack of path edging allows the grass to soften the materials used, however, the paths are narrow and not always fully accessible.

The poor materials extend beyond the churchyard around Bartholomew Green, where there are large expanses of rolled asphalt and, occasionally, poor repairs.

### Traffic Management

The negative impact of vehicle traffic within the Conservation Area is predominantly confined to the old town, seafront and harbour, though at peak times access roads to these locations can also be over capacity. Heavy traffic flows can make narrow streets difficult to use by pedestrians and cyclists, affect the character of the Conservation Area

and impact negatively on local townscape views. There is often indirect effect from increased traffic flows, such as additional highway signage, road markings and other infrastructure.



*Nos.12-18 (even) Victoria Street, from Bartholomew Green: street signage clutters and obscures the architectural detailing.*

Increased local development and tourism demand has led to greater pressure on the road network, including parking. Cars parked poorly in the town centre cause access issues and compromise enjoyment of the historic environment.

Sustainable transport measures, as far as they are not inherently harmful to the Conservation Area or its setting, should seek to reduce the demand for car use. Any growth in sustainable transport use will likely increase the demand for ancillary infrastructure, such as cycle parking and storage. This should be carefully integrated into the existing streetscene to ensure it does not visually detract from the Conservation Area's special character. Improved public transport provision between Reydon and Southwold (buses are currently every two hours) may help reduce local car use demand.

Around the pier-head is a large expanse of rolled asphalt, used for car parking that creates a sense of separation between the townscape and pier. This is exacerbated by the large car park to the north, used by coaches as well as cars during the holiday season, the latter visible in the wider landscape and Conservation Area.

As at York Road (below), the Godyll Road car park, whilst part screened by vegetation in long views, still has some negative impact on the character of the Conservation Area in short-to-medium length views. Despite screening, parking on Godyll Road, is visible in glimpsed views from areas of Blackshore and viewpoints on York Road; full views of the car park are available from most of Godyll Road. In full sun, windscreens glint and are a distracting feature in the landscape. Some effort has been made to provide a sensitive surface to the car parks; however, white painted lines undermine the work.

Strategies for managing parking are beyond the scope of this appraisal, however, there is a need for ongoing monitoring and intervention to enhance the Conservation Area.



*Car Parking on Southwold Common, on York Road, located within the Conservation Area's immediate setting and wider landscape setting, introducing visual severance.*

To date, Southwold has not required substantial physical measures to control on-street parking, however, this may become more necessary and will need to be carefully planned to ensure it is properly integrated with the streetscape

Improving the design and management of both on and off-street car parking, through the careful use of surface materials, screen planting and management can benefit the character of a conservation area, albeit each car park should be assessed and designed according to its merits.

Off-street parking has already had a detrimental impact on the character of the Conservation Area, identified in the appraisal. New technologies to manage parking, or in vehicle design, will come with new infrastructure requirements, such as electric car charging points; these should also be planned for by being integrated with the streetscene.

## Street Furniture

Street furniture includes the many different elements of the streetscape that contribute to the wider public realm. They include:

- Seating;
- Railings;
- Signage;
- Lighting;
- Public Art / sculptures; and
- Play Features



*Detail of the water clock, Southwold Pier as public art / sculpture.*

Generally, there is no coordinated approach to street furniture installation across the Conservation Area. For example, there are many benches in the Conservation Area, and these are clearly important in a coastal tourist

town, however, there are a several different bench styles, colours and finishes. Similarly, bins and bollards vary in style across the Conservation Area; some elements are lacking in design quality and local distinction, such as planters on Victoria Street that adopt a standard 'heritage' style.

The Conservation Area would benefit from a holistic review of the need and capacity for street furniture. Improvements should be planned for across the Conservation Area, but with reference to the defining characteristics of each character area. Where new street furniture is proposed, opportunities for combining uses should be sought, to reduce its presence in the streetscape and integrate features such as planters and seats. Suppliers can provide whole collections of furniture items that can be used to reinforce the sense of place and give a more coordinated visual appearance; new equipment should be simple, elegant and appropriate to context.

### Seating and Bins

Seating and bins are worth considering jointly, as they are so frequently paired together when installing street furniture. The styles used for street furniture varies greatly across the Conservation Area and is often not in harmony with the character areas. Generally, there is incoherence in the seat and bin selections, with different colours and qualities used. The High Street alone, for example, has three bin types: each moulded plastic unsympathetic to the Conservation Area. Throughout the Conservation Area, the number of bins is insufficient for peak visitor season and supplemented by plastic 'wheelie' bins, which are particularly incongruous with the objectives of the Conservation Area. Inconsistencies in street furniture can be found elsewhere: the use of blue bins in Bartholomew Green is particularly incongruous, again supplemented by wheelie bins, that can also be found in the churchyard,

one of the town's most significance open spaces.

There are character areas of the Conservation Area that are particularly sensitive to street furniture choices, including the Seafront Character Areas. Within this character area, there are a variety of bench styles, some timber, some part cast iron or steel; metal legs sometimes differ in colour from bench to bench - from black to green. Some bench designs are better than others: the use of all-timber commemorative style benches, with their high backs and strong angles appear at odds with the openness and more 'natural' character of the seafront. The curved iron work of other models is more in keeping with the environment and more akin to the early 20th century furniture visible in some historic images. Other examples where inconsistent furniture choices can be found include at the model boat lake, where on the same flank different models are used. Inconsistencies in furniture around a townscape feature exacerbate the impact of the discordance.

The seafront demonstrates well the opportunity to integrate seating and furniture into the streetscape: users can sit on the many levels formed by the sea defences and, whilst this may not be suitable for all, it is a design feature worth understanding and exploring further. Well thought-out integration would avoid the need for extraneous features, such as the paths leading to single benches in the cliff-top gardens on North Parade.

Where new seating is proposed, greater consideration should be given to its arrangement to maximise options for visitors and residents. Currently, almost all benches are arranged singly, in straight lines. Such as Bartholomew Green, where benches lined up along the green's perimeter. This will reduce its appeal to some.



*Varied seating details on North Parade and cliff top railings.*

## Railings

There are low quality, highway style, railings around some land uses, such as outside Southwold Primary School on Cumberland Road and Queen Street. Where these can be removed without compromising safety it would make a positive contribution to the character of the Conservation Area. This is similarly case to the west flank of north green.

For further details on the use of railings at the seafront refer to '*beach / coastal dunes*' and for railings associated with dwellings, '*inappropriate development*'.

The concrete steps, that comprise part of the sea defences, further separate the townscape from views of the beach and sea. The monotony of the materials is however relieved by locally distinctive seating booths.

## Signage

The Conservation Area includes temporary signage in several places, but it is particularly prevalent around the designation's parking areas and greenspaces, and typically displaying overnight parking messages. These are usually yellow, A-board style, steel signs weighed down with sandbags and detract from the quality of the public realm. Alternative behaviour management techniques should be explored.

Highway signage is kept to minimum within the Conservation Area, which is beneficial. However, there are some junctions where it begins to conflict with the character of the Conservation Area, such as Barnaby Green where coach parking and parking signs combine with telegraph poles to present a cluttered, modern, streetscene.

## Lighting and Telecoms

A variety of street lighting units have been installed across the town, dating from various periods in time. Where possible, the units are fixed to buildings and so columns are fewer than they could be; units are also frequently fixed to telegraph poles. The telegraph poles are at least as intrusive as lighting columns would be and, when combined with overhead wires and signage, detract from the character of the Conservation Area. The intrusion is commonplace across most character areas to some degree, however, there are some streets where it is particularly noticeable. The axial view towards St Edmunds Church Tower on York Road and Barnaby Green is one such view, similarly the view north-east along Constitutional Hill and Queens Road.

In some places, lighting is relatively modern and designed to complement the character of the character area. On North Parade, for example, 'globe' style luminaires on steel columns are used and they help to differentiate the character area from the

surrounding streetscape. More often, however, standard lighting columns and lamps are used, some finished in black and some left unfinished, such as those on Station Road. Whilst the simplicity of the lamp designs in themselves typically allows them recede into the streetscape, cumulatively, the variation in finishes and styles is detrimental to the character of the Conservation Area.

The harbour area is free of lighting columns. Where lighting exists, it is ad hoc and occasionally temporary in appearance, festoon lights for example.

The standard green telecoms boxes can be found at various locations across the Conservation Area; these have a negative effect on the character of the Conservation Area and require periodic review as to their need and rationalised where possible. These boxes add clutter to the streetscape and require concrete inspection covers set into the pavement that further degrade the streetscape.



*View back to Gardner Road from Southwold Common and the impact of telegraph poles and wires on the view.*



*North Green: impact of telegraph poles and wires on the view.*

## Public Art

Care should be taken to ensure public art features are well maintained and presented, especially where they are interacted with as *de facto* play features, such as the cannons located on several open spaces and safety is a consideration.

Features that contribute positively to the Conservation Area should be given an appropriate setting to ensure they can be enjoyed by all as best as possible. Some are also listed structures, such as the war memorial and town pump, and their setting is subject to statutory controls.

These materials frequently detract from the setting of historic structures, particularly in the town's few designed public open spaces, such as the war memorial and town pump.



*War memorial with well-made bitumen macadam surfacing and large pitted granite kerbs, although the chain and bollards lack any local distinctiveness.*

Some art features that contribute positively to the Conservation Area are in private ownership, such as the ship's figure head on bracket above the front door of Dolphin House and Douglas House, No.12 Stradbroke Road.

This is an unlisted building and so there is limited control over what happens to features such as these, however, is noted in the positive buildings index.

New pieces of public art should be well considered in their style and siting, to ensure they positively contribute to the character of the Conservation Area.



View of No.12 Stradbroke Road, Dolphin House and Douglas House, figure head on bracket above the front door.

### Play Features

The town's principal dedicated play spaces are on North Parade and Tibby's Green; the former includes skateboarding ramps and features. Both play spaces are generally well set back from historic buildings and are not intrusive.

Play equipment can be sizable features in the townscape and may come with requirements for safety surfacing and railings that will be less desirable in the Conservation Area. New play features should seek to reinforce a sense of local distinctness and positively contribute to the character of the Conservation Area.

### Street Furniture: Miscellaneous

There are many other street furniture elements in the Conservation Area that cumulatively contribute to its overall character

and can easily amount to streetscape clutter where not effectively managed, including:

- bollards;
- cycle parking;
- bus shelters; and
- planters

Wherever possible, new installations of items such as bollards and cycle parking stands should be discreetly placed and the minimum necessary to perform the role required. The design of these features should be in accordance with a design guide and appropriate to the character area and / or Conservation Area as a whole. The demand for demand for cycle parking may grow as interest in sustainable transport modes and cycling for leisure increases.

There are few bus shelters in the town. Where new shelters are proposed care should be taken to ensure that, as well as meeting all the other requirements for accessible transport, their positioning is sensitive to the historic environment.

Where well designed, and maintained, planters can add texture and variety to the townscape; however, where this is not the case planters can detract from the quality of the streetscape and become added clutter. The introduction of planters therefore needs to be well considered and their long-term benefit understood.

The need for streetscape features in the Conservation Area will evolve over time and where possible this need should be audited and understood in advance. There may be future demand for:

- drinking / dog water fountains;
- electric vehicle charging points;
- food and drink kiosks;
- additional public WCs;
- sculpture; and
- picnic tables.



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## Contacts

Advice and information on Listed Buildings can be provided by officers of East Suffolk Council Design & Conservation Service:

Tel. 01394 444610

[conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

Advice and information regarding development management in Conservation Areas can be provided by the Planning Team of East Suffolk Council:

[dutyplanner@eastsuffolk.gov.uk](mailto:dutyplanner@eastsuffolk.gov.uk)

Trees & Landscape Team

Tel. 01394 444241

[treesandlandscape@eastsuffolk.gov.uk](mailto:treesandlandscape@eastsuffolk.gov.uk)

Further information regarding the Suffolk Historic Environment Record can be found at

<https://heritage.suffolk.gov.uk/home> or by contacting 01284 741230 or emailing [archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)

For further information regarding conservation areas and listed buildings please visit the Council's website

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/>

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

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# Southwold Conservation Area Appraisal

Structures Which Make a Positive Contribution to the Conservation Area



## Introduction

The following inventory was drawn up following field work completed during 2021. The survey work was undertaken from the public realm and supplemented with readily available published material and map regression studies.

The structures discussed are listed under the character areas of the Conservation Area within which they are located. The order of the character area runs from north to south in the following order:

1. Seaside Suburban Character Area
2. Seaside Corporation Character Area
3. Old Town Character Area
4. Seafront Character Area
5. Marine Villas Character Area.

A list of the roads covered within each character area is provided below.

Structures which make a positive contribution to an area being added to the existing Conservation Area are discussed within the Management Plan.

The inventory does not claim to be an exhaustive one as other structures of architectural and / or historic significance, not readily visible from public footpaths and roads, may exist.

The inventory includes both listed and unlisted structures. Structures within the curtilage of listed buildings are not normally included. However, where there could be some ambiguity over their status, and the structure is readily visible from the highway, an entry with a brief note of explanation for its inclusion will be found.

Unlisted, free-standing structures such as water pumps, telephone kiosks, memorials, and village signs are included when thought worthy of inclusion, as they are within the Statutory List.

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## Map of Structures Identified



## Section 1

### Structures Which Make a Positive Contribution to the Seaside Suburban Character Area

#### Blackmill Road (North Side)



*Forest Cottage, Blackmill Road*

*Forest Cottage, Blackmill Road* (Positive Unlisted Building). Detached inter-war red brick villa occupying a prominent corner location. Classical detailing, including symmetrical principal elevation, projecting central bay crowned with an open pediment. Prominent brick quoins to the corners. The projecting modillioned eaves cornice hints at Queen Anne revival styling. The grouping of paired first floor sash windows with the single storey canted bays with shallow pitched roofs below, combine to create a playful rather than scholarly principal elevation. The house and its garden to the east are prominent in views from the High Street. Garages to the north west occupy part of the former garden area and detract from the setting of the house. The site is enclosed by an attractively curved red brick boundary wall.



*The Electric Picture Palace, Blackmill Road*

*The Electric Picture Palace, Blackmill Road* (Positive Unlisted Building). A seventy-seater cinema, which opened in 2002. Designed by John Bennett in a style which freely combines classical details with a robust art deco form. Rusticated ground floor with central entrance, flanked by pilasters, with overhanging balcony. Above this is a projecting square section feature, complete with scrolls, niche with pitched and finialed roof, all rising above ridge height. Painted, with bold projecting string course and parapet cappings and terminated with a ball finial. Complicated, but playful. Converted from an outbuilding and enlarged to the east into a former garage creating a second screen during 2012. An eccentric structure which contributes a highly unusual form to this part of Blackmill Road.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.

#### Blackmill Road (South Side)

*See also No.1 Manor Park Road and Eversley Court Wymering Road*



*Tor Schotte Antiques, Blackmill Road*

*Tor Schotte Antiques, Blackmill Road* (Positive Unlisted Building). Former bakehouse to Clarke's bakery premises at 35 High Street and 8 Victoria Street. First shown on the 1904 1:2,500 Ordnance Survey map. Rendered elevations with off centre ridge and pan tile covered roof. Horned two over two pane sash window, with later inserted door. The structure contributes to the conservation area through its modest charm and also reflects the economic history of the town.

c.2012 with additions made to the rear. The upper sash is a later insertion and the ground floor windows are replacements, originally the ground floor window to the centreline of the building was taller. Pan tile roof covering, with plain tiles to the porch addition.



*Martyn Lodge, No.1 Blackmill Road*

*Martyn Lodge, Blackmill Road* (Positive Unlisted Building). A detached villa, dating from c.1910. Painted render to side elevations and to part of front elevation, with two storey canted red brick bay with slate pyramidal roof capped with a terracotta finial. The main roof is of red clay pan tiles with a red brick stack to the east gable end. The house retains its original horned plate glass sash windows. Boundary wall, railings and infilling of the entrance porch are later alterations. The house is highly visible in views east and west along Blackmill Road.



*The Old Bakehouse Store, Blackmill Road*

*The Old Bakehouse Store, Blackmill Road* (Positive Unlisted Building). Built as a Plymouth Brethren Chapel. Not shown on the 1904 1:2,500 Ordnance Survey map, but likely dating from the first quarter of the 20<sup>th</sup> century. The building has variously been used as a store for the bakery next door, a tea room, antique shop and was converted to residential

## **Eversley Road**

*See Nos. 10 & 11 Wymering Road*



### Gardner Road



*Westview (left) and Hillcrest (right), Gardner Road*

*Westview and Hillcrest, Gardner Road* (Positive Unlisted Buildings). A stylish pair of late 19<sup>th</sup> / early 20<sup>th</sup> century houses. Painted brick to the entrance façade, rendered to the north. Attractive recessed open porches to either end of the principal façade, retaining stone steps and original part glazed doors. Decorative course of tiles (now painted) to the mid-point of the upper elevation, linking the first floor windows. Blue glazed pan tile roof covering with a red brick central stack to the party wall line. Both properties retain their original horned plate glass sash windows, which enhance both their character and that of the conservation area, and are set between stone lintels and sills, now painted. Two storey extension to the south of Hillcrest c.1920 and altered c.1960 to incorporate a garage. These houses form an important part of the backdrop to the open green space to the north west.

### Godyll Road



*Windles, No.1 (left) and St Mary's House, No.2 (right), Godyll Road*

*Windles and St Mary's House, Godyll Road* (Positive Unlisted Building). A pair of late 19<sup>th</sup> or early 20<sup>th</sup> century villas, now a single house. Skillful and imaginatively composed and benefitting from much high quality joinery and detailing. A two storey red brick house with a pair of prominent attic gables; eaves supported on brackets with projecting windows also on brackets. To the ground floor are a pair of canted bays with original window joinery and above, and off-set to the extreme ends of the elevation, are a pair of flat-roofed bay windows. Linking the two is a balustraded balcony, supported below by timber columns on pedestal bases. Between each column is a gently curved soffit to the underside of the balcony. Historic photos show the first floor square bays to be later additions, and the brickwork to the first floor shows the scarring of further alterations. However, the house retains much original door, window and balcony joinery and makes a strong and highly visible contribution to view of the conservation area from the east.



*Waverley, No.3 (left) and West Lea, No.4 (right) Godyll Road*

*Waverley and West Lea, Godyll Road* (Positive Unlisted Building). A pair of attached villas, dating from the late 19<sup>th</sup> or early 20<sup>th</sup> century. Entrances grouped to the centre with two storey square bays to the outer edges of the elevation. Linking the bays to the first floor is a covered balustraded balcony supported by shallow arched lintels with trefoil detailing. The attic storey to each house is lit by a large dormer, each with a pair of sash windows. The roof is covered with plain tiles and terminated by ridge stacks to the north and south gable ends. The elevations are largely rendered, with incised panel detailing to the bays. The existing window and door joinery contributes to the character of the conservation area.



*Barnaby Lodge, No.5 Godyll Road*

*Barnaby Lodge, Godyll Road* (Positive Unlisted Building). A large detached villa, first shown on the 1904 Ordnance Survey map (1:2,500). Compositionally similar to No.1 and No.2 Godyll Road although differing in material use and detailing. Central entrance with balustraded balcony over, flanked by two storey square bay windows. The first floor carries out over the bays with a pair of tile hung gable ends. Regrettably the house has lost much of the joinery evident in historic photos, but the form and skill of the original design remains apparent.



*Forest Lodge, No.6 Godyll Road*

*Forest Lodge, Godyll Road* (Positive Unlisted Building). Detached villa of c.1900. More subdued and not as stylistically advanced as its neighbours but conforming to the established rhythm of centrally located entrance, flanked by bays (canted single storey in this instance) with balcony over. The balcony differs in not being covered and having wrought iron railings enclosing it. Two small half-timbered gables to the roof, but no expressed openings to the attic floor. Brick elevations, now painted. The property retains its horned sash

windows, plate glass to the lower sash and decorative margined design to the upper, which contribute significantly to the building's character. Slate covered roof. An attractive red brick wall with pierced brickwork upper section encloses the front garden and makes a positive contribution to the setting of the house.



*Langford Lodge, No.7 Godyll Road*

*Langford Lodge, Godyll Road* (Positive Unlisted Building). A lively and skilled composition, detailed with confidence and flair. The design is dominated by a three storey bay, each floor jettied out and clad with close studded timber framing. The roof is covered with plain tiles and overhangs the elevation, carried out on timber brackets. A pair of canted bay windows to the left of the entrance, the outer bay two storey and between this and the jettied bay is an arcaded balcony, now enclosed. Directly over is a pedimented dormer with deeply overhanging roof supported on curved brackets and balustraded viewing area in front of the window. The varied forms of the roof are firmly anchored by tall red brick stacks with projecting 'V' section brickwork shafts and heavily corbelled caps. To the south is a lower wing, set back some distance from the entrance façade and complimentary in style and detailing.

Langford Lodge is a remarkably little-altered villa, retaining much of its original detailing which it shares with The Blyth Hotel, Station Road and it is possibly by the same architect, T. E. Key.



*Westholme, No.8 (left) and Cranbrook, No.9 (right), Godyll Road*

*Westholme and Cranbrook, Godyll Road* (Positive Unlisted Building). Historic photographs show the house began its life a balanced pair of three storey houses, tile hung to the attic storey and with a regimented order of three sash windows to the first and second floors of each house. Since which time Westholme has lost a window to the attic floor and the ground floor has been reconfigured. Cranbrook now has a ground floor bay projection which partly rises to the first floor with pitched roof over. While the house is not as coherent as its neighbours, both houses retain a number of horned sash windows, with unusual glazing bar arrangement to the upper sashes and the houses continue to make a positive contribution to their setting. Elaborate wrought iron hand gates and posts to the entrances of each property.



*The Links, No.10 Godyll Road*

*The Links, Godyll Road* (Positive Unlisted Building). A bold and attractive design, sharing features with neighbouring houses but composed to create a villa of originality and character. Central entrance under a brick arch and flanked by canted two storey bays.

To the first floor, between the bays, is a balustraded balcony, accessed from a central door. The balcony is given some weather protection by the attic storey which is carried forward over the bay windows. Tile hung attic elevation with three gables of equal size. The house retains its original windows with arched transoms. Clear bands of material use; brick to the ground floor, render to the first floor and tile hung to the attic, create a varied but very coherent elevation. Side of house, boundary wall and garden make a significant and positive contribution to footpath (No.14) which links Godyll Road and Blackmill Road.



*Mill Cottage, eastern end, located to the footpath off Godyll Road*

*Mill Cottage, off Godyll Road* (Positive Unlisted Building). Probably the structure shown on the 1884 1:2,500 Ordnance Survey Map, located to the east (and associated with) Black Mill (a corn mill demolished in 1894). Single storey with rendered elevation with three over six pane horned sash windows. The west section of the house appears to be later, perhaps early 20<sup>th</sup> century, although this is not conclusively shown on subsequent Ordnance Survey maps. The western section is also rendered, but with a pair of projecting timber bay windows with plain tile gables over, between which is a brick upstand panel with lead fire insurance plaque, below which is a cast iron rainwater hopper dated 1862. This house, with the informal garden area opposite, make a positive contribution to the character of the footpath.



*Mill Cottage, western end, located to footpath off Godyll Road*



*Sunset House, Godyll Road*

*Sunset House, Godyll Road* (Positive Unlisted Building). A large villa, attached at its southern end, now flats. Shown on the 1904 1:2,500 Ordnance Survey map and likely built at the same time as the neighboring property (1897). A conservative design for this date. White brick with red brick lintels and band between the ground and first floor. Three full stories, with three attic gables, reflecting the appearance of neighboring property The Links. Below are plate glass sash windows, and a central blind opening (previously open). Two storey canted bay windows, painted stone to the ground floor and red brick above with pitched roofs covered with plain tiles. Between this is a balcony, now accessed from the bay windows, the central door shown on historic images having been removed and replaced by an off-centre sash window. Enclosed porch of later date.



*St Barnabus Residential Home, Godyll Road (façade to The Common)*

*St Barnabus Residential Home, Godyll Road* (Positive Unlisted Building). A rambling house, built 1897 on the site of the Black Mill corn mill. Purpose built as a residence providing care for the elderly. Occupying a corner plot and with half timbered detailing reflecting the character of the villas on Godyll Road. White brick three storey elevations with horned plate glass sash windows. Stone date tablet to the canted angle transitioning the Godyll Road elevation and the entrance elevation facing south. Almost symmetric south façade, the western section is wider, with two storey canted bays capped with plain tile roofs. Lively eaves line of alternating gabled roofs and smaller arched roofs to attic dormers. Slate covered roof with central brick stack. A low red brick wall and cappings enclose the south and west boundary. Later enclosed entrance porch of no interest. The house is highly visible from Godyll Road and the common to the south and west, forming part of Southwold's distinctive townscape.

### **High Street (East Side)**



*No.2 High Street, Field Stile Road elevation*

*No.2 High Street* (Positive Unlisted Building). Former Marquis of Lorne public house closed c.1956. Southern section later eighteenth century and northern mid to late nineteenth. Red brick with brick embellishments and expressed brick quoins to the Field Stile Road elevation, which is now painted over. Black pan tile roof. Dentilled cornice on High Street façade.



*No.2 High-Street, High-Street elevation*



*Postcard view of c.1910 showing No.2 High Street when operating as The Marquis of Lorne*

Despite the loss of the central doorway on the Field Stile Road this elevation retains the windowed part of its public house frontage and the building remains a prominent and attractive landmark on the approach to the town centre from the north. Doorway inserted into northern end of High Street elevation in the later twentieth century. Nineteenth century dwarf red brick wall to High Street boundary which was formerly capped with railings.

## High Street (West Side)



*Ferndale Cottage, High Street*

*Ferndale Cottage, High Street* (Grade II listed as No.7 and shown as Nos 3 & 7 on recent maps).

Used from the 1930s until the 1980s as a coal merchants with coal yard to the side.



*Christmas Cottage, No. 9 (right) and No.11 (left), High Street*

*Christmas Cottage No. 9 and No.11, High Street* (Positive Unlisted Buildings). Formerly Grade II listed buildings they were delisted at the time of the last resurvey. Part of a c.1800 terrace of red brick cottages with a black glazed pan tile roof. Although

rendered, No.9 remains the better preserved of the two and contributes positively to the setting of adjoining listed buildings. Twelve light hornless sashes and a partially glazed front door. The window and door openings to No.11 have been altered, but the red brick elevations make a positive contribution to the streetscape. Red brick ridge stack rising from party wall between the two cottages.



*Nos.9-15 (Odd) High Street*

*Nos.13 and 15, High Street (Grade II)*



*No.17 High Street*

*No.17, High Street (Positive Unlisted Building).* Formerly a Grade II listed building but delisted at the time of the last resurvey. A cottage of c.1800 with some later twentieth century alterations which contributes significantly to the setting of adjoining listed buildings. Of painted red brick with a black pan tile roof and replacement sixteen light

hornless sashes. Partially glazed late twentieth century front door. Chimney stack removed.



*White Horse Cottage, No.19 High Street*

*White Horse Cottage, No.19 High Street (Grade II)*

#### **Manor Park Road**



*No.1, Manor Park Road*

*No.1, Manor Park Road (Positive Unlisted Building).* A distinguished villa of 1906, located to the corner of Manor Park Road and Blackmill Road. Symmetrical principal façade with central entrance between elaborate timber brackets supporting a plain tiled roof that extends over flanking single storey bay windows. Exposed red brick to the ground floor and applied half timbering with render panels to the first floor, attractively detailed, with chamfer and quatrefoil panels. Elaborate carved and finialed bargeboards to the first floor gables. Black glazed pan tile roof with decorative ridge tiles. Red brick stacks to the north and south gable ends.

The side (north) elevation continues the brick and half-timbering from the front, and incorporates two stone carved panels depicting cavorting cherubs either side of the corbelled base of the chimney stack. Stone date plaque below the stack.

This house makes an extremely positive contribution to the character area and setting of neighbouring properties and exists in an unusually unaltered state.



Nos.2 (left) and 3 (right), Manor Park Road



No.3 Manor Park Road

Nos.2 and 3, Manor Park Road (Positive Unlisted Building). Pair of early 20<sup>th</sup> century houses, originally symmetrical but now with contrasting elevations. Entrances grouped to the centre, below an oriel window and gable over. To the side of each entrance is a two storey square bay window with pilasters to the ground floor. No.2 is half-timbered (like its neighbour, No.1), whereas No.3 is of red brick which sets the tone for the houses in

Wymering Road. Addition to the southern end of No.3 makes an attempt to repeat existing details.



Church Hall, Manor Park Road

Church Hall, Manor Park Road (Positive Unlisted Building). Former Masonic Hall constructed during the first quarter of the 20<sup>th</sup> century. Shallow pitched roof with hipped end, covered with red pan tiles, partially hidden from view to the entrance façade behind a crenulated parapet. Stone bands give an already low structure further horizontal emphasis, as do the windows flanking the entrance and the three recessed brick panels above. Boarded entrance door with elaborate *fleur de lis* strap hinges. Stone quoins to the corners of the building and around the entrance. Side elevations are a matter of economy; Fletton bricks and few openings.

#### Mill Lane (North Side)

No.1 Mill Lane (Grade II) – see No.19 Market Place (West Side)



*Nos. 1 & 2 Rosemary Cottages, Mill Lane*

*Nos. 1 & 2 Rosemary Cottages, Mill Lane (Grade II)*



*The Old Chapel, No.5 Mill Lane*

*The Old Chapel, No.5 Mill Lane (Grade II)*



*Boundary Wall to No.7 Mill Lane*

*Boundary Wall, Mill Lane* (Positive Unlisted Structure). Washed cobble wall with red brick flush piers and brick on edge capping. Probably dating from the mid to late 19<sup>th</sup> century and built to enclose landscape associated with the vicarage to the north east. Wall altered to the eastern end as part of the redevelopment works completed during the early 21<sup>st</sup> century. The wall is highly visible in long and short views along Mill Lane and from the common to the west.

#### **North Green**



*No.1 North Green and boundary wall*

*No.1 North Green and boundary wall* (Positive Unlisted Building). Rendered red brick cottage probably of early to mid nineteenth century date with red pan tile roof. Dentilled brick eaves cornice. Late twentieth century replacement twelve-light hornless sash windows and late twentieth century glazed front door. Decorative blind recess in form of window above door. Late twentieth century single-storey pantile roofed addition to north. Notable probably nineteenth century cobble short section of boundary wall to North Green with red brick quoins which springs from northern end of principal façade. Its northern extension is entirely of red brick but may also be of nineteenth century



date. The relationship of the door and blind opening to the side wall is unusually close and it appears the house was to have been one half of a pair, although map evidence suggests this was never completed.



No.2 North Green

No.2 North Green (Positive Unlisted Building). Rendered red brick cottage probably of early to mid nineteenth century date with red pan tile roof. Modern fenestration and front door.



Well Cottage, No.3 and Olivers, No.4, North Green

Well Cottage, No.3 & Olivers, No.4, North Green (Positive Unlisted Buildings). Pair of relatively unaltered white brick semi-detached cottages, probably of mid nineteenth century date. Plate glass horned sashes beneath decorative plaster faced wedge-shaped lintels, which contribute much to the buildings' character. No.3 has late twentieth century glazed door, which is visually jarring, while the door to No.4 partially glazed with panels beneath. Welsh slate roof with substantial brick stack rising from party wall between the cottages.



Southwold Library, North Green

Southwold Library, North Green (Positive Unlisted Building). Former commercial Assembly Room of probable late nineteenth century date converted to public library c.1939. For a time shortly before World War One also the town's temporary Roman Catholic Church. Red brick with a red pan tile roof. Original hornless plate glass sashes beneath painted wedge-shaped lintels. Pair of blocked doorways in Station Road elevation. The building makes an important contribution to the town's social history, reflecting its popularity as a centre for the local elite.



No.5 North Green

Nos.5 & 6 North Green (Positive Unlisted Building). A late-eighteenth or early-nineteenth century structure. Red brick featuring pilasters on the front elevation. Black glazed pantile roof. Modern fenestration and doors on both, No. 6 featuring a bow window. No. 5 has been unsympathetically extended on its side elevation.



*No.6 North Green*



*Primrose Cottage No. 7, No.8 & Dolphin Cottage No.9 North Green*

*Primrose Cottage No. 7, No.8 & Dolphin Cottage No.9 North Green (Grade II)*



*St Edmunds Court, North Green*

*St Edmunds Court, North Green* (Positive Unlisted Building). Former steam powered rolling mill of c.1892 now flats. Constructed for Smith and Girling its products included flour and animal feed. Fireproof construction and originally divided into three sealable units in case of fire. Converted to bed

factory c.1921, converted to flats in the late twentieth century. Suffolk white brick with red brick dressings and a Welsh slate roof. Central ground floor doorway on Field Stile Road elevation and taking in door at first floor level now removed along with timber clad projecting winch houses. A prominent landmark on the approach to the town from the north former part of a notable group with other listed and non-listed structures fronting onto North Green. The structure is a reflection of Southwold's former economic history.



*St Edmunds Court, North Green elevation*

### **Spinners Lane**



*Weavers Cottage, No.5 (right) and Loom Cottage No.6 (left), Spinners Lane*

*Weavers Cottage and Loom Cottage, Spinners Lane* (Positive Unlisted Buildings). Show as a single dwelling on the 1884 1:2,500 Ordnance Survey map, although this is possibly an error as the 1904 map of the same scale shows them as a pair. Mid to later nineteenth century, red brick which is now rendered to the entrance façade, with the south facing brickwork left exposed. Substantial brick stack rising from party wall between the cottages.

Red clay pan tile covered roof, with brick upstand gable ends containing the tiles. Entrances grouped to the outer edges of the elevation, now with bracketed timber canopies over. Arched window heads with unhorned sash windows, 6 over 6 pane to the ground floor and 3 over six above, all of which contribute to the character of the conservation area.



*Spinners Cottage and boundary wall, Spinners Lane*

*Spinners Cottage and boundary wall, Spinners Lane* (Positive Unlisted Building). An early nineteenth century house, shown on the 1884 1:2,500 Ordnance Survey map as a pair of cottages, now a single house. Attractive black glazed pan tile pyramidal roof with sizeable red brick chimney stack.



*Spinners Cottage, west elevation and boundary wall, Spinners Lane*

East and west elevations of brick, the south elevation is tarred, with central door and 8 over 8 pane sash window with external shutters. To the east is a single storey outshot and above are a pair of unhorned 8 over 8 pane sash windows, which contribute greatly to the building's character. To the west is a red brick boundary wall with capped piers. The house is prominent in views from the

common, looking east towards the conservation area.

*Commoners – see The Common*



*Rope Walk Cottage and boundary wall, Spinners Lane*

*Rope Walk Cottage, Spinners Lane* (Positive Unlisted Building). A diminutive red brick structure, with gable end facing the common. Mid to late nineteenth century, with the 1904 1:2,500 Ordnance Survey map showing a larger structure extending to the west; the west elevation brickwork bears the scars of alteration to the gable end. Canted bay window with lead roof probably added when the structure was reduced in size during the mid-twentieth century. Red brick boundary wall with half round cappings and piers with stone caps fragmentary but adds to the setting of the house and forms a group with the house and wall to the south.

## Station Road (East Side)



*Blyth Hotel, Station Road*

*Blyth Hotel, Station Road* (Positive Unlisted Building). An imposing and stylish building, originally called The Station Hotel owing to its close proximity to the Southwold Railway Station located opposite. Designed by Thomas Edward Key for Adnams Brewery, and built 1900-1 (The Randolph, an almost identical sister hotel, also by Key exists in Reydon). Domestic in its detailing but commercial and ambitious in scale, compositionally it owes much to the contemporary villas of Godyll Rod, particularly Langford Lodge. Symmetrical with centrally located entrance set back within an open columned porch of three bays, reflected to the first floor by an open balustraded balcony, covered by the roof over. Flanking the entrance are a pair of two storey square bays, half-timbered between floors and with closely studded diagonal timbers to the gables. To the attic is a single central dormer with projecting cornice which rises to the centre in a half-circle. The north elevation is highly visible on approach to the town, and it is perhaps this elevation, which continues the stylistic tone of the principal façade, where compositionally the building is seen to best effect. This landmark structure retains its original doors, windows balcony joinery and was designed by a significant and talented architect.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.



*High Bank (left), Mount View and Kintyre (right), Station Road*

*High Bank, Mount View and Kintyre, Station Road* (Positive Unlisted Buildings). A terrace of three inter-war houses, built by the Coast Development Company on land that previously formed part of the Town Farm estate. Detailing makes reference to Blyth Hotel, particularly the square two storey bay windows and half-timbering to the gables. Red brick with rendered first floor. Pan tile roof covering with short brick ridge stacks. The replacement uPVC windows are unsympathetic, except Kintyre which fortunately retains its horned plate glass sashes. Set back from the road behind hedges and private gardens. The houses are highly visible on approach to the town owing to their elevated site.



*Nos. 21-27, Station Road*

*Nos.21-27, Station Road* (Positive Unlisted Building). Former Police Station, built in 1898, now converted to apartments. Five bays wide, red brick with stone dressings, including a centrally located pedimented doorcase. Window surrounds in stone with chamfered jambs and heads. Decorative brick eaves course. Roof regrettably re-covered with concrete tiles, although fortunately the pair of brick chimney stacks have been retained. The original sash windows have been replaced with unsympathetic uPVC, and the mid twentieth century flat roof addition to the south is not of

interest. A building of considerable quality and located in a prominent location.

### Station Road (West Side)



*Nos.3A-9A (Odd), Station Road*

*Nos.3A to 9A, Station Road* (Positive Unlisted Buildings). An early twentieth century terrace of houses, red brick, now painted. Originally the houses had recessed open porch entrances under stone half-round arches, with two storey canted bays. During the first quarter of the twentieth century shop fronts were introduced, until all canted bays were removed and the existing single storey square bays and entrances were built (probably during a program of works by the Town Council during the early 2000s). To the middle of the terrace is an opening leading to a commercial yard. Large attic dormers with shaped bargeboards. Blue glazed pan tile roof covering. The existing windows contribute to the group's character. The low brick walls and railings, seen on historic images, have long since been removed. The terrace is prominent in views looking south into the town and contributes to the structures grouped around Station Road, Pier Avenue and Blyth Road.



*Nos.11 (right) and 13 (left), Station Road*

*Nos.11 and 13, Station Road* (Positive Unlisted Buildings). A pair of early twentieth century two storey cottages, with entrances grouped to the centres (now enclosed) and single plate glass sash windows to the outer edges of the elevation. Blue glazed pan tile roof, without dormers or skylights, with gable end red brick ridge stacks. The red brick elevations have attractive white brick horizontal bands to the heads and sills of the ground floor and first floor windows. Small front gardens enclosed by dwarf red brick walls.



*Nos.21-27 (Odd) Station Road*

*Nos.21-27 (Odd), Station Road* (Positive Unlisted Buildings). A clever composition; the two houses to the left being fractionally larger owing to what appears to be flying freeholds over passageways to the rear, with one of the grouped doors being to the property, the other being to the rear. These houses have just one window over the entrances, whereas the right hand pair have two windows and a much clearer division of accommodation. Dating from the late nineteenth century and of red brick with white brick dressings. Of particular note are the bricks to the window heads with decorative rounded ends. Canted two storey bays covered with flat hipped roofs, with slate tile covering. A regiment of red brick ridge stacks, with diamond set brick cap detailing, marks the division between each property. This row retains nearly all of its original joinery and, with its small enclosed front gardens, makes an extremely strong contribution to the conservation area.



*Nos.29 (right) and 31 (left), Station Road*

*Nos.29 and 31, Station Road (Positive Unlisted Building).* White brick with red brick flank elevations (rendered to the south). Semi-detached pair of late nineteenth century houses, sharing many of the details seen in other houses on Station Road, but in slightly paired down form. Steps up to the entrances grouped to the centre of the front elevation, which is flanked by a pair of canted bay windows with flat roofs. Main roof of hipped pyramidal form, covered with Welsh slate. Good white brick stack to the return wall of No.29, with elaboratively corbelled cap, the stack to No.31 has been reduced in height. The houses retain their original plate glass horned sash windows, and the highly visible roof pitch is free from dormers or rooflights.



*No.33 (right) and 33a (left), Station Road*

*No.33 and 33a, Station Road (Positive Unlisted Building).* A stylish double fronted villa built in 1878. Originally the property had a pair of centrally located entrances under arched heads and a timber shop front to the left side (to what is now No.33a). The former small front garden is enclosed by a low brick wall with railings. All evidence of the commercial past have now been removed and a balanced street façade created. All this has been skillfully done. To the corners are white brick pilasters with painted capitals. The sash windows have projecting stone sills with lugs to the underside. Blue glazed pan tile roof with gable end stacks of red and white brick.



*No.33 Station Road in its original form (undated)*

## Strickland Place



*Nos.1 (left) and 2 (right), and boundary wall, Strickland Place*

*Nos.1 and 2, Strickland Place* (Positive Unlisted Building). A pair of late nineteenth or early twentieth century houses facing Nursemaid's Park., Built from red brick with flush quoins, string course and corbelled eaves detailing in white brick. No.2 is better preserved and retains its stone lintels and sills and some original joinery. All windows to No.1 have been enlarged, to the detriment of the both properties. Side entrance extension added to No.1, probably dating from the late 1940s. Attic dormers and gable end chimney stacks with corbelled caps create a lively roofscape. The roof itself is covered with blue glazed pan tiles to the south and north pitches. Enclosing the front gardens is a low red brick boundary wall, topped with timber palisade fencing. The wall contributes positively to the setting of the houses.



*Nos.3 (right) and 4 (left), Strickland Place*

*Nos.3 and 4, Strickland Place* (Positive Unlisted Buildings). Stylish and little altered, this pair of red brick villas date from the late nineteenth or early twentieth century and stand in marked contrast to the more conventionally designed and detailed houses to the east. Symmetrical design, each house comprising two bays to the principal façade, with a

set back entrance wing either side with a timber canopy supported on shaped brackets. Tall windows with arched heads to the ground floor and flat gauged brick lintels to the first. Above this is a brick dentil course, supporting corbelled eaves brickwork. Red pan tile covering to hipped pyramidal roof, broken by a pair of dormers to the south and a further dormer to both the east and west side elevations. Each property has a tall and wide fluted red brick chimney, off set to the side pitches. No.4 is better preserved and retains its original window joinery. The houses are of restrained but spirited design and are significant in views north from the common and the park to the immediate south.



*No.5 (right) and No.6 (left) and boundary wall, Strickland Place*

*Nos.5 and 6, Strickland Place* (Positive Unlisted Building). A fine pair of later nineteenth century Neo-Tudor villas, shown on the 1884 1:2,500 Ordnance Survey map. Asymmetric design with No.6 being the larger of the pair. Red brick to the ground floor, with expressed relieving arches over the windows. Exposed timber rafter feet. Although dating from the later nineteenth century, both houses appear to have been altered during the early twentieth century, and possibly extended, although this is not supported by map evidence. The principal elevation is of two characters; the upper section is ashlar rendered with plate glass casements with slender glazing bars, and No.6 has a fine bracketed pentice board attached to one window. This all dates from the late nineteenth century. Below the windows are mullioned and transomed with diamond pattern lead glazing; a characteristic that fits more comfortably with the early twentieth century. Steeply pitched hipped roof covered with red pan tiles, with a weighty red brick stack with corbelled cap indicating the party wall line between the two properties. To the rear of No.6 is a brick hood-moulded entrance and to the side is a fine timber orangery, probably of early twentieth century date. Enclosing the southern

boundary of both properties is a red brick boundary wall with half round caps and brick piers, with and upper section of stout brick columns. Both houses and the walls make a significant and positive contribution to Strickland Place, Godyll Road, the park and the common beyond.

### The Common

*Spinners Cottage and Ropewalk Cottage – See Spinners Lane*



*Commoners (left) and Fairway Cottage (right) and boundary wall, gate and timber screen, The Common*

*Commoners and Fairway Cottage, The Common* (Positive Unlisted Building). A bold inter-war Arts and Crafts design. Two houses, but creating the impression of one large villa. Central gable rising to attic storey with eaves to the right stopping above the first floor, and the eaves to the left continuing down to the ground floor and over an enclosed porch (originally open). First floor windows grouped to the centre of the gable end, separated by a stone tablet depicting bearing the date 1913, although rather confusingly it is not shown on the 1927 1:2,500 Ordnance Survey map. Red brick stacks to the north and south gables ends, the shafts continuing down the elevation. Two further stacks positioned symmetrically either side of the entrance façade gable. The modern fenestration to Fairway Cottage is unsympathetic.



*Cobble wall, stone caps and timber baluster screen to Commoners and Fairway Cottage, The Common*

To the west is a cobble boundary wall with stone caps that rises and falls in height, with mirrored timber balusters and cap. The capped brick piers form a part of an established run, see *Spinners Cottage* and *Rope Walk Cottage, Spinners Lane*. To the entrance of Fairway Cottage is a hardwood hand gate, the design of which reflects the wall and timber upper section, with shaped iron strap hinges and elaborate ring handle.



*Timber hand gate, Fairway Cottage, The Common*

The wall continues to the north as a taller cobble wall, all of which makes a very positive contribution to the setting of the houses and the conservation area.



*Crombie House, The Common*

*Crombie House, The Common* (Positive Unlisted Building). An interwar villa, taking its stylistic cues from the houses either side, and also those on Godyll Road. Red brick ground floor with painted render elevations above. Projecting single storey bay with flat roof to the left which carries over the elevation creating a covered veranda, supported on posts with curved spandrels. Tall red brick stack to the approximate centre of the west facing roof pitch, the roof itself is covered with red clay pan tiles. The door and window joinery are modern



replacement units, sympathetically detailed. Forms part of a fairly unaltered frontage of houses facing the common.

*Sunset House – See Godyll Road*



*Mill House, The Common*

*Mill House, The Common* (Positive Unlisted Building). Former home of the mill owner, and latterly formed part of the Eversley Road School complex. Presumably built prior to the demolition of the mill (1894) although the structure shown on the 1884 1:2,500 Ordnance Survey map appears to relate to the single storey building that was replaced by the existing house. White brick with rendered ground floor. Central entrance with columned porch, flanked by a pair of flat roofed canted bay windows. Above each bay are tripartite windows and to the centre of the first floor a single plate glass sash window. The openings to the first floor have red brick key stone detailing. Welsh slate roof, hipped to the east, with gable end to the west and a white brick ridge stack. Wrought iron finialed railings and hand gate enclosing the front garden.



*Mariners, The Common*



*Old Mill, The Common*

*Mariners and Old Mill, The Common* (Positive Unlisted Building). A pair of double fronted villas dating from the late nineteenth century, shown on historic photographs alongside the mill, prior to demolition of the mill in 1894. Both villas are rendered, covering the original white brick elevations, and both houses have had their single storey canted bays raised in height and replacing the tripartite sash window arrangement to the first floor. Hipped roof covered with Welsh slate. Both houses retain some of their original plate glass sash windows. Finialed railings enclosing the front gardens.



*Eversley House (left) and No.10 The Master's House (right), The Common*

*Eversley House and No.10 The Master's House, The Common* (Positive Unlisted Building). Former School dormitory building c.1896 built for Eversley House Prep School for Boys, extended c.1914. The three storey left-hand section significantly pre-dates the two storey right-hand section and old photographs show a now lost gabled eastern return frontage with a projecting stack. Red brick with two storey canted bay capped by a projecting gable end, tile hung, and supported on timber brackets. Large brick dormer to the west. The right-hand section is a more relaxed affair, lower and balanced by a tile hung dormer at the eastern end of the roof.

Converted to housing by Barefoot and Gilles architects in 1990s.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.



*The Hollies, The Common*

*The Hollies, The Common* (Positive Unlisted Building). An early twentieth century villa, dominated by a two storey red brick canted bay with rendered attic gable supported on timber brackets. Balanced to the right by a dormer with pitched roof. Central entrance under a (possibly slightly later) enclosed plain tiled roof which abuts the canted side of the bay window. Projecting brick aprons below window sills. The house retains its original sash windows, divided to the upper sash and plate glass below. Railings and gate to the front garden contribute positively to the setting of the house.



*Wantage House, gate and boundary wall, The Common*

*Wantage House, The Common* (Positive Unlisted Building). Double fronted detached villa, dating from the early twentieth century. Symmetrical, with central projecting entrance porch with railings and balcony over. The porch is of later date,

possible 1920s. A modest gable gives the entrance central emphasis. Either side are two storey canted bay windows with horned plate glass sash windows. Below the sills are projecting brick cornices wrapping around both bays. Hipped roof covered with plain tiles and behind the ridge a pair of brick stacks, of differing size. Conservatory added to the west elevation c.2015, by Brian Haward.

*Church of the Sacred Heart – see Wymering Road*



*Wall to the western side of The Common fronting Homeleigh, The Paddock and Woodleys*

#### **Woodleys Yard**



*Old Hall Cottage, Woodleys Yard*

*Old Hall Cottage, Woodleys Yard* (Positive Unlisted Building). The left hand side of a pair of cottages (the right side having been rebuilt). Probably of early 19<sup>th</sup> century date. Red brick with red clay pan tile roof covering and gable end brick stack. The first floor retains 6 over 6 pane sash windows. The ground floor openings have been enlarged. The property and associated front garden are set back and provide a change in scale and material use when compared to the structures surrounding it.



*Boundary wall, to the south of Manor Lodge, Woodleys Yard*

*Boundary wall, to the south of Manor Lodge, Woodleys Yard (Positive Unlisted Structure). Washed cobble and flint wall, with red brick piers and capping. Probably dating from the early 19<sup>th</sup> the wall makes a positive contribution to the character of Woodleys Yard.*

#### **Wymering Road**



*RC Church of the Sacred Heart and Presbytery, Wymering Road*

*Roman Catholic Church of the Sacred Heart and Presbytery, Wymering Road (Grade II)*



*Flats 1-2 Eversley Cottage, Wymering Road*

*Flats 1-2 Eversley Cottage, Wymering Road (Positive Unlisted Building). Detached red brick house, built c.1922 and forming part of the Eversley School, complex, now converted to apartments. Bold projecting string course which runs into the sills of the first floor windows, and below are projecting brick aprons. Two storey canted bay to the right side of the entrance façade, door to left. Spanning the entire width of the entrance elevation is a half-timbered gable, carried out and over the canted bay on a pair of timber brackets, each resting on a stone corbel. The property retains its original horned sash windows, divided to the upper leaves and plate glass with central glazing bar division below. The house is prominent in views looking south along Eversley Road, and west along Wymering Road.*



*Flats 1-6 (cons) Eversley Court, Wymering Road*

*Flats 1-6 (cons) Eversley Court, Wymering Road (Positive Unlisted Building). Two storey red brick*

structure, built c.1922. Plain principal elevation facing Wymering Road, with an unbroken red clay pan tile roof, and broad ground floor openings under flat gauged brick arches. The western end is more spirited where it turns the corner onto Blackmill Road and the accommodation becomes storey and a half, with a pair of dormer windows facing west. Prominent asymmetrical gable end facing Wymering Road. Windows are all replacement units. Forms an important part of the former school complex.



*Nos.1-10 (cons), Wymering Road*

*Nos.1-10 (cons) Wymering Road* (Positive Unlisted Buildings). A terrace of ten houses dating from the early twentieth century. No.1 is built from Suffolk white brick with horizontal bands of Suffolk red brick and lintels to door and window openings. Former shop front to the elevation facing Manor Park Road. The rest of the terrace is pebble dashed with timber two storey canted bays, except to No.7 which has a red brick canted bay that seems to pre-date the timber bays. Slate covered roofs with red clay ridge tiles with pierced detailing. Shared white brick stacks with contrasting red brick banding to the party wall line of each property. Small front gardens behind dwarf walls, mostly containing Minton tile panels before the recessed porches. The terrace retains much original door and window joinery.



*Nos.11-13 (cons), Wymering Road*

*Nos.11-13 (cons), Wymering Road* (Positive Unlisted Buildings). A short terrace of three houses, of which No.11 is the earliest and best preserved (shown on the 1927 1:2,500 Ordnance Survey Map). The other two houses possibly constructed after the Second World War. Rendered with square two storey bay windows facing Wymering Road (to Nos. 11 and 13) with entrances to the east and west gable ends. No.12 has no bays and an entrance off Wymering Road. Replacement windows to Nos.12 and 13 are unsympathetic, whereas No.11 retains its original window joinery and roof covering.

#### **York Road**



*Nos.1 and 2, and Nos.5 to 19 (odd) York Road*

*Nos.1 and 2, and Nos.5 to 19 (odd), York Road* (Positive Unlisted Buildings). A terrace of ten villas dating from the early twentieth century. Red brick, with each house having a two storey canted bay windows with decorative tile panels between the ground floor and first floor windows. Nos.1 and 2 differ in being slightly lower in height to the rest of the terrace, and the roofs covered with red clay pan tiles. The rest of the terrace has Welsh slates to their roofs.



*General view of Nos.5 to 19 (odd) York Road*

Recessed entrance porches with half round brick lintel over; some of the porches now enclosed. The terrace retains an almost complete run of horned plate glass sash windows, only No.2 has replacement uPVC windows, which are unsympathetic. Small front gardens make a positive contribution to the conservation area, as do original tile paths, where retained. The terrace is little altered and prominent in views looking into and out of the western boundary of the Conservation Area.

#### **St Edmunds Road**



*Unit 20 Southwold Business Centre, St Edmunds Road*

*Unit 20 Southwold Business Centre, St Edmunds Road* The former Drill Hall, now known as Unit 20 Southwold Business Centre, was constructed in 1937 and has an innovative prefabricated 'Lamella' roof structure. Its geodesic barrel roof suggests that it would probably have been designed to have the capability to store anti-aircraft weaponry and vehicles as well as for its principal function as a

regimental drill hall. This reflects the fact that the TA was given responsibility for coastal and anti-aircraft defence in 1926 and 1935 respectively. According to Historic England, Geodetic barrel roofs such as the Southwold example were comprised of standard short members (of timber or steel) known as 'Lamella' which could be assembled efficiently and economically without need for extensive temporary supports or specialist construction knowledge. The Lamella roof structures erected in the UK in the 1930s to early 1950s were based on the pioneering designs of the German firm Junkers, first patented in October 1921. The Junkers design was licensed in 1929 to the Horsley Bridge & Engineering Co of Birmingham and marketed in England under the Lamella Construction label. The RAF adopted the designs from 1936 onwards, with the TA following suit shortly afterwards. Between 1936 and 1939, the War Office placed orders for a total of 18 Lamella structures, predominantly of the standard specification (60-foot span, 80-foot length and 28-foot height). Other examples of drill halls with Lamella roofs which survive intact include Redruth and St Just in Cornwall, both commissioned by the War Office in 1937.

The Southwold drill hall was built as a new facility for the Southwold Detachment of the Suffolk Regiment (D company), having been commissioned centrally by the War Office in 1937. The hall continued to be occupied by the regiment though until the end of the Second World War. In the 1950s the site was temporarily used as a community dance hall, a function it probably continued to serve up until c.1962, when the site was developed as a factory for coffee production. Since c.2000 the former drill hall has been run as a store and showroom.

## Section 2

### Structures Which Make a Positive Contribution to the Seaside Corporation Character Area

#### Cautley Road

See also No.11 Field Stile Road



No.1 Cautley Road

No.1 Causley Road (Positive Unlisted Building). A brick villa of c.1900 (shown on the 1904 1:2,500 Ordnance Survey map) possibly associated with the adjoining former hospital. Of three bays with a central pedimented breakfront containing a pilastered porch with double, partially glazed doors. Mullioned and transomed original casement windows. Heavy dentilled brick eaves cornice. Jenkins, A Barrett *A Visit to Southwold Containing Over 100 Photographs of Historic Interest* (Southwold, 1983) p 28.



Nos.3 & 5 Cautley Road

Nos.3 & 5 Cautley Road (Positive Unlisted Buildings). A pair of villas probably dating from

c.1900, (shown on the 1904 1:2,500 Ordnance Survey map). Possibly two of the three projected Cautley Road villas designed by the Walthamstow architect and civil engineer John Grant-Browning for Robert Jerman a builder of Leyton Essex. Designs for which were submitted for approval in February 1902 (Kindred). They are of three bays each, with gabled two storey bay windows to the outer bays. The houses are faced in red brick with plaster faced lintels, and mullioned and transomed windows. Central bay recessed with decorative wooden balcony beneath which is a corbeled arch. Partially glazed front doors. C Brown, B Haward & RJ Kindred *Dictionary of Architects of Suffolk Buildings 1800-1914* (Ipswich, 1991) p115. Jenkins, A Barrett *A Visit To Southwold, Over 100 Photographs of Historic Interest* (Southwold, 1983) p 28.



Nos. 7 & 9 Cautley Road

Nos. 7 & 9 Cautley Road (Positive Unlisted Buildings). A well-preserved pair of villas which probably date from c.1900, (shown on the 1904 1:2,500 Ordnance Survey map). Red brick with horned plate-glass sashes and a Welsh slate roof. Two stories with attics. Symmetrical façade, the outer bay of each house consists of a brick bay window capped by a gable with applied timber framing, whilst in the centre are a pair of porches with decorative painted wooden hoods resting on brackets with Welsh slate roofs. The original partially glazed panelled front doors also survive. Possibly one of the three projected Cautley Road villas designed by the Walthamstow architect and civil engineer John Grant-Browning for the builder Robert Jerman of Leyton, designs for which were submitted for approval in February 1902 (Kindred).

Low red brick later twentieth century walls to street.

### Chester Road (North Side)

See Also No.7 North Parade

Balmore Cottage, No.1A Chester Road – see No.7 North Parade and for 1B Chester Road - see No.4 Chester Road.



Nos.1-5 (Odd) Chester Road

Nos.1-5 (Odd) Chester Road (Positive Unlisted Buildings). A terrace of three south facing houses built on plots sold by Southwold Corporation in 1885, with the provision that houses costing no less than three hundred pounds should be built upon them. Save for No.16 all of the houses on Chester Road were probably constructed by the same builder. The completed terrace appears on a photograph taken in 1893 from the lighthouse, which is preserved within the Southwold Museum collection. Red brick with elaborate Suffolk white brick dressings and quoins. Original horned plate-glass sashes with margin lights preserved. No.5 sadly now painted. Partially glazed front doors set within recessed porches with decorative tile floors. Welsh slate roof with projecting eaves resting on heavy moulded corbels. Finialed dormers and red brick ridge stacks rising from spine walls between the houses. No.1 has a discreet and sympathetically designed c.2010 addition. Garden walls mostly rebuilt, and decorative iron railings removed. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83 & 87.



Nos.7 & 9A-9C Chester Road

Nos.7 & 9A-9C Chester Road (Positive Unlisted Buildings). A pair of houses built on plots sold by Southwold Corporation in 1885 with the provision that houses costing no less than three hundred pounds should be built upon them. Map evidence suggests that they were built between 1891 and 1904, whilst at least two houses were occupied by the time of the 1891 census. They are similar in design to No.4 Dunwich Road. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Reroofed in black pan tiles. Small red brick stacks rise from the spine wall between the two properties. Partially glazed front doors beneath arched fanlights. Railings removed. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p87.



No.11 Chester Road

No.11 Chester Road (Positive Unlisted Building) A former shop built on a plot sold by Southwold Corporation in 1885 with the provision that a house or shop costing no less than two hundred and fifty

pounds should be built upon it. Reputedly constructed as a branch of Debney's Department Store (see South Green for former main premises) c.1895. Red brick with elaborate gault brick dressings and pilasters. The former front door in the splayed corner now has a window set within the original arched opening. Original shop facias between pilasters on corner two bays of Chester Road façade, and those on Stradbroke Road façade now sensitively replaced with windows. The present front door is that designed to serve the original living accommodation above the shop. Jenkins, A Barret *A Visit to Southwold Over 100 Photographs of Historic Interest* (Southwold, 1983) p 62.

### Chester Road (South Side)

*'Dobcott' Chester Road – see No.6 North Parade*



*No.2 Chester Road*

*No.2 Chester Road* (Positive Unlisted Building). A villa built on a plot sold by Southwold Corporation in 1885 with the proviso that a dwelling costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904 whilst at least two houses were occupied by the time of the 1891 census. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Partially glazed front door set within recessed arched porch. Reroofed but retaining decorative brick ridge stack and original decorative pots.



*Nos.4-10 (even) Chester Road*

*Nos.4-10 (even) Chester Road* (Positive Unlisted Buildings). A terrace of four substantial three-storey houses built on plots sold by Southwold Corporation in 1885 with the proviso that dwellings costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904. Save for No.16, the houses on Chester Road were probably constructed by the same builder. This block has similarities to Nos.1 & 3 Dunwich Road and Nos.15-19 (Odd) Marlborough Road. Red brick with elaborate gault brick dressings and pilasters. Original horned plate-glass sashes. Recessed arched porches.





*Nos.12 & 14 Chester Road*

*Nos.12 & 14 Chester Road* (Positive Unlisted Buildings). A pair of villas built on plots sold by Southwold Corporation in 1885 with the proviso that dwellings costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904 whilst at least two houses on Chester Road were occupied by the time of the 1891 census. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Recessed porches containing partially glazed front doors beneath rectangular fanlights. Nos.12 & 14 play an important role in the setting of the Grade II listed lighthouse and are remarkably well-preserved houses of their kind.



*No.16 Chester Road*

*No.16 Chester Road* (Positive Unlisted Building). A detached house constructed between 1895 and 1904. It occupies two of the plots sold by Southwold Corporation in 1885 with the proviso that a house of the minimum value of two hundred and seventy pounds be constructed upon each. Historic photographs show that these plots remained empty for some time after neighbouring properties had been completed. Red brick with gault brick embellishments and painted stone dressings. Two storey canted bay with plate-glass sashes and recessed porch. Steeply pitched Welsh slate roof. Twentieth century lean-to garage to east. Gabled return elevation to Stradbroke Road with lower pan tiled roofed range. No.16 Chester Road plays an important and positive role in the setting of the Grade II listed lighthouse.

### **Cumberland Road (East Side)**

*See Old Town Character Area for southern section of Cumberland Road including Cumberland Terrace and the school.*



*The Anchorage, No.14 Cumberland Road*

*The Anchorage and outbuildings, No.14 Cumberland Road (Positive Unlisted Building).* A detached house with an attached range of outbuildings to its north which were possibly originally associated with a rope walk shown on historic maps as being located on land to its immediate north and also one to the immediate west. Both of these rope walks belonged to Henry Oldring in the mid nineteenth century. The house is possibly of c.1800 date but with later nineteenth, and early twentieth century alterations. In the late nineteenth century after the closure of the rope walks, it was the home of the Vurley family blacksmiths, and the attached outbuilding is shown as a smithy on both the 1884 and 1904 1:2,500 Ordnance Survey maps. The Vurleys also had a blacksmiths workshop on Bartholomew Green. House of rendered red brick with plate-glass sashes to the upper floor and twentieth century bay windows below. Black glazed pan tile roof with stacks rising from gables at northern and southern end. Lower partially two storey and partially single storey, lean-to range at rear of possibly later date. The attached outbuilding is of red brick with a red pan tiled roof. A further range of partially rebuilt corrugated roofed outbuildings spring from its northern end forming the north side of the courtyard. These may originally have been open fronted cart sheds but have been largely rebuilt. They abut an impressive high nineteenth century brick and cobble wall which may have been designed to act as a windbreak. The boundary wall between the courtyard and Cumberland Road is of later twentieth century date. Good cobble wall with brick dressings marking the southern boundary of the plot against which the house is built.



*Wall enclosing courtyard at The Anchorage, No.14 Cumberland Road*

### **Cumberland Road (West Side)**



*Southwold Arts Centre, Cumberland Road*

*Southwold Arts Centre, St Edmunds Hall, Cumberland Road (Positive Unlisted Building).* A public hall of 1934 which was originally faced in red brick with concrete lintels. It was badly damaged in a bombing raid in 1941 and rebuilt 1952 to the designs of the Borough Surveyor JS Hurst. The hall was again remodelled, and its rendered classical frontage range added c.1989-92 to designs by the Southwold architect John Bennett. A prominent landmark at the northern end of the Old Town character area which plays an important role in the wider setting of the Grade I parish church.

**Drayman Square - See Tibby's Triangle**

**Dunwich Road (North Side)**



*Nos.1 & 3 Dunwich Road*

*Wye Cottage No.1 & No.3 Dunwich Road* (Positive Unlisted Buildings). A pair of substantial three storey houses with some similarities to Nos.4-10 (even) Chester Road and Nos.15-19 (Odd) Marlborough Road. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate gault brick dressings. Two storey canted bay windows retaining original plate-glass horned sashes. Front doors set within arched openings that to No.1 now with a late twentieth century glazed wooden porch. No.1 also has plate-glass sashes in its eastern return wall. This property is likely to have suffered bomb damage in World War Two as the neighbouring now demolished Marlborough Hotel was very badly damaged in 1943.



*Nos. 5-9 (Odd), Dunwich Road*

*'Moffats' No.5, 'Elkhorn' No.7 & No.9 Dunwich Road* (Positive Unlisted Buildings). A terrace of three dwellings which are similar to Nos.1 & 2 North Parade. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate gault brick dressings. Hipped

Welsh slate roof with overhanging eaves. Decorative first floor balcony of cast iron resting on canted bay windows beneath. Original partially glazed front doors preserved. Original horned plate-glass sashes throughout except to balcony French doors. Ridge stacks rising from spine wall between Nos.7 & 9 and to eastern end of terrace. Boundary walls to pavement all rebuilt in the later twentieth century.

**Dunwich Road (South Side)**

*No.2 Dunwich Road – See Nos. 11-13 North Parade*



*No.4 Dunwich Road*

*No.4 Dunwich Road* (Positive Unlisted Building) An end of terrace house. Shown completed on a photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse, which is preserved in Southwold Museum. Not however occupied at the time of the 1901 census. Probably built of red brick with elaborate gault brick dressings and pilasters but all sadly now painted. Similar in design to Nos.7 & 9 Chester Road. Original horned plate-glass sashes retained. Blind return elevation to east. Late twentieth century plan tile roof replacing Welsh slate. Unsympathetic later twentieth century low boundary wall to street frontage. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



Nos. 6-12 (even) Dunwich Road

*Dunwich Terrace, Nos.6-12 (even) Dunwich Road* (Positive Unlisted Buildings). A terrace of four houses. Shown completed on a photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse which is preserved in Southwold Museum. Red brick with painted stone dressings. Two storey canted bays with pilasters and carved lintels and decorative tile insets between the floors. Welsh slate roof with finials above the canted bay windows. Horned plate-glass sashes. Paired arched recessed porches containing partially glazed panelled doors. The door to No.8 still retains stained and leaded glass panels. Some houses now with secondary door flush with the façade. Twentieth century dwarf red brick walls to Dunwich Road. Possibly by the same builder as No.16 Chester Road. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



Nos.14 & 16 Dunwich Road

*Nos.14 & 16 Dunwich Road* (Positive Unlisted Buildings). Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate Suffolk white brick dressings and a Welsh slate roof. Two storeys and two bays with original horned plate-glass sashes. Linked arched doorways that to No.16 still containing recessed porch with elaborate tiled floor. Partially

glazed front doors flanked by full height canted bays.



*Suffolk House, No.18 Dunwich Road*

*Suffolk House, No.18 Dunwich Road* (Positive Unlisted Building). Three storey and three bay villa, now flats. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps and shown as connected to the adjoining, now heavily altered, former shop No.17 Stradbroke Road on the 1904 Ordnance Survey map and that of 1927. Both house and shop appear to have been built for Charles Edward Hurren of Reydon who sold them in 1904 (Suffolk Record Office 117/377/49). Red brick with gault brick dressings and a Welsh slate roof. Central doorway flanked by two storey canted bays with horned plate-glass sashes. Central bay altered to allow French doors and balcony at first floor level. Decorative tile step. One bay eastern return elevation slightly canted to allow views of the sea.

## Field Stile Road

*St Edmunds Court* – See *North Green*, for the *Churchyard boundary walls, gates and gate piers* see *Church Green*.



*Good Hope and Coniston, Field Stile Road*

*Good Hope and Coniston, Field Stile Road* (Positive Unlisted Buildings). A semi-detached pair of cottages which were built to a highly conservative design in the late 1920s (the site appears undeveloped on the 1927 1:2,500 Ordnance Survey map). Red brick with pebbledashed first floor and a red pan tile roof. Central ridge stack rising from spine wall. Four light plate-glass horned sashes retained. Arched doorways set within otherwise largely blind return elevations. Possibly early public housing.



*Nos.1-7 (cons) Field Stile Road*

*Nos.1-7 (cons) Field Stile Road* (Positive Unlisted Buildings). A well-preserved terrace of seven substantial villas which probably date from the late 1880s. Bearing a central panel bearing the name 'Eastholme'. Red brick with painted stone hood moulds to the windows and Suffolk white brick embellishments. Decorative pierced bargeboards with spear finials. Black pan tiled roofs capped by decorative ridge tiles. Ridge stacks rise from the spine walls between the villas. Each house is of two bays with a front door and bay window beneath a continuous tile lean-to roof. These are shown to have stained and leaded upper lights on an early photograph preserved within the Southwold

Museum Collection. Mullioned and transomed casement windows above. Passageway embellished with hood mould to rear gardens between Nos. 1 & 3. Contemporary gault and red brick dwarf garden walls with square-section piers with pyramidal caps. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p124.



*Nos.8 & 9 Field Stile Road*

*Nos.8 & 9 Field Stile Road* (Positive Unlisted Buildings). A semi-detached pair of cottages dating from 1881 which re similar in design to Nos.13 & 14 Barnaby Green. Red brick with painted stone dressings and Suffolk white brick embellishments. Two central partially glazed and panelled doors beneath shared lintel flanked by two storey canted bays with horned plate-glass sashes. Welsh slate roof with small red brick ridge stacks at eights end. Above the central doorways is a decorative panel of white brick within which is a date stone. No.9 has a return elevation to St Edmunds Road which retains all but one of its horned plate-glass sashes. No.9 retains dwarf white brick walls with square section piers terminating in pyramidal caps which continue along the plot's St Edmunds Road frontage. These houses play an important role in the setting of the Grade I listed parish church which is located directly to its south.



*No.10A Field Stile Road*

*No.10A Field Stile Road* (Positive Unlisted Building). Former farmhouse of c.1800 associated with the Town Farm whose lands were sold by the Corporation for development in 1899. At the time of the 1881 census the farm was comprised of 46 acres. Its farm buildings disappeared gradually during the opening decades of the twentieth century. Of red brick with a Welsh slate roof. Symmetrical three bay two storey principal façade with a blind decorative recess in the form of a window opening above the central front door. Twentieth century partially glazed front door with rectangular fanlight. Twelve light hornless sashes below plaster faced wedge shaped lintels. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south. Good twentieth century dwarf red brick walls to frontage. The attached later twentieth century property to the north does not contribute positively to the conservation area.



*Former Hospital, Field Stile Road*

*Former Hospital, Field Stile Road* (Positive Unlisted Building). Former cottage hospital and nurse's accommodation commissioned in 1897 to mark

Queen Victoria's diamond jubilee and opened in 1903. It was designed by Thomas Edward Key of Leiston. Symmetrical façade of red brick with applied decorative timber framing to the gables. Red plain tile roof with gabled dormers. Sashes windows divided by central mullion below rubbed brick wedge shaped lintels and with decorative apron beneath. Altered 1929, operating theatre enlarged and rebuilt 1933. The hospital closed c.2015. Mid twentieth century flat-roofed additions to front and rear demolished c.2020 and buildings in process of conversion into a 'community hub' 2021. The original hospital building plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*'Avondale', No.11 Field Stile Road*

*'Avondale', No.11 Field Stile Road and garden wall to rear* (Positive Unlisted Building). A semi-detached house of red brick with elaborate Suffolk white brick dressings and pilasters. Built sometime between the publication of the 1891 Ordnance Survey map and the taking of a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Arched recessed porch with partially glazed, panelled front door. Semi-circular plate-glass fanlight. Retains original horned plate-glass sashes. Reroofed in black pan tiles but retaining decorative chimneystack. Cautley Road return elevation blind with a possibly partially rebuilt gable. Rear elevation visible from Cautley Road,

entirely of red brick with two projecting wings, one of two storeys the other of a single storey, probably twentieth century and rendered. Plate glass sashes and dormers in roof slope. Good high nineteenth century red brick garden wall attached to rear of house marking Cautley Road boundary of plot. Gault brick low walls to front. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*No.12A-12C Field Stile Road*

No.12A-12C Field Stile Road (Positive Unlisted Building). A three-storey semi-detached house now converted to flats. Red brick with Suffolk white brick dressings and pilasters. Constructed sometime between the publication of the 1891 Ordnance Survey map and the taking of a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Horned plate-glass sashes. Decorative pierced bargeboards to half dormers at second floor level. Recessed arched porch sadly replaced with window but principal façade otherwise intact. Gault brick boundary wall with square section pier and pyramidal cap to east. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Nos.14-16 (cons) Field Stile Road*

*Nos.14-16 (cons) Field Stile Road* (Positive Unlisted Buildings). Three houses, originally a semi-detached pair of c.1888, No.16 added c.2011. Red brick with elaborate Suffolk white brick dressings and plinth. Replaced, black pan tile roof. Partially glazed panelled doors beneath gabled wooden hoods resting on curved brackets. Horned plate-glass sashes. No. 16 has a substantial red brick addition of c.2000 to its rear which is visible from Foster Close and a flat-topped dormer in its rear roof slope. Dwarf Suffolk white brick boundary wall. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Blyth Terrace, Nos.17-23 (Cons) Field Stile Road*

*Blyth Terrace, Nos.17-23 (Cons) Field Stile Road* (Positive Unlisted Buildings). A terrace of seven houses which were probably constructed c.1889-90 (shown completed on a dated 13<sup>th</sup> October 1893 in the Southwold Museum collection and recorded in the 1891 census). Of red brick with stone dressings with a hipped Welsh slate roof. Ridge stacks rise from the spine walls between the houses. Paired pilastered doorcases with hoods and rectangular plate-glass fanlights. Doors largely replaced. The terrace's horned plate glass sash windows survive intact. No.17 has a small late twentieth century lean-to extension on its Foster Close elevation. The terrace's front garden walls have largely been

rebuilt. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Victoria Cottages, Nos.24 & 25 Field Stile Road*

*Victoria Cottages, Nos. 24 & 25 Field Stile Road* (Positive Unlisted Buildings). According to the Southwold and Son website these cottages were built by the farmer William Frederick Baggot c.1877 on the site of a windmill which had recently been destroyed by fire. A pair of cottages are shown on this site on the 1884 1:2,500 Ordnance Survey map. Their façade is shown on a dated photograph of 1893. Redbrick façade with elaborate gault brick dressings. Roof of black pan tiles with red pan tile diamond shaped embellishments. No.25 has a late twentieth century small addition. Gabled nineteenth century red brick outbuilding to the rear of No.24 which may have once been connected to the Baggot's bakery business.



*No.26A Field Stile Road*

*No.26A & 26B Field Stile Road* (Positive Unlisted Building). A detached house of unusual design which probably dates from the early 1880s. It appears on an 1885 survey plan attached to a Barker & Sons auction catalogue for the sale of development land bordering Stradbroke Road where it is labelled 'bungalow' (Suffolk Archives, Lowestoft Branch). A house of that name is also

recorded on the 1891 census as unoccupied. It now forms two houses which sit back to back. Red brick with Suffolk white brick dressings and stone lintels. Welsh slate roof. Substantial canted bay with French doors. Late twentieth century flat roofed garage.



*Nos.27-31 (cons) Field Stile Road*

*Nos.27-31 (cons) Field Stile Road* (Positive Unlisted Buildings). An inventively designed terrace of c.1900 which is shown completed on the 1904 1:2,500 Ordnance Survey map. Their site is shown as vacant on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. One of the finest and most unusual of its date in the town. The houses are faced in red brick, the two outer houses Nos.27 & 31 having two storey tile hung bay windows with mullioned and transomed casements. The houses in between have single-storey bay windows capped by a continuous wooden balcony which also acts as a roof to the decorative arched wooden porches. Arched front doors with radial fanlights and original half-glazed panelled doors. At first floor level Nos.28-30 have a doorway to the balcony flanked by a tripartite sash. Heavy moulded eaves cornice beneath projecting eaves. Roof coverings largely replaced but retaining original flat roofed dormers, though several of the dormer windows have been unsympathetically replaced. Dwarf walls to Field Stile Road frontage with wooden fencing.

*'Dunbergh'- see North Parade*

### **Foster Close**

*See Nos 16 & 17 Field Stile Road.*



### Marlborough Road (East Side)

*Nos. 2 – 12 Marlborough Road.* Previously identified as positive unlisted buildings, these modern structures no longer merit inclusion.

### Marlborough Road (West Side)



*Flats 1-3 Rochester House No.11, & No.13 Marlborough Road*

*Flats 1-3 Rochester House No.11, & No.13 Marlborough Road* (Positive Unlisted Buildings). A pair of substantial three storey houses of c.1890 which were partially rebuilt after considerable bomb damage in 1943. The neighbouring buildings to the immediate south were destroyed in the same raid. Red brick with gault brick quoins and dressings and a red pan tile roof. Horned plate-glass sashes with margin lights to canted bays. Three storeys with two storey canted bay windows a narrow recessed central range. Glazed later twentieth century porch. Dwarf red brick boundary walls to Marlborough Road. Jenkins, A Barrett *Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p67.



*Nos.15-19 (Odd) Marlborough Road*

*Nos.15-19 (Odd) Marlborough Road* (Positive Unlisted Buildings) A terrace of three substantial red brick houses with Suffolk white brick dressings

and canted bays. Nos.15 & 19 retain their original open fronted recessed porches. No.17 now has a pedimented wooden porch, while the windows have been unsympathetically replaced. Nos.15 & 19 however retain their original horned plate-glass sashes. Welsh slate roof with red brick ridge stacks.



*Nos.21 & 23 Marlborough Road*

*Nos.21 & 23 Marlborough Road* (Positive Unlisted Buildings). A pair of substantial three storey houses of c.1890. Originally part of a larger terrace those houses which lay to the north being destroyed in World War Two. Red brick with painted stone dressings. Two storey bay windows capped by balconies with French doors window at second floor level. Front doors set with glazed porches again capped with balconies. Plate-glass sashes. Central arched doorway leading to passage to rear gardens. Dwarf red brick boundary walls with square-section piers.

*Nos. 25 – 35 Marlborough Road.* Previously identified as positive unlisted buildings, these modern structures no longer merit inclusion.

### North Parade (West Side)

*For the former lighthouse accommodation block located behind No.1 see Stradbroke Road in the Old Town character area.*



*Nos.1 & 2 North Parade*

*Nos.1 & 2 North Parade* (Positive Unlisted Buildings). Semi-detached pair of villas built of red brick with elaborate gault brick dressings. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Nos.5-9 (Odd) Dunwich Road are of a similar design. Hipped Welsh slate roof with overhanging eaves. Decorative first floor balcony of cast iron resting on canted bay windows beneath. Original partially glazed front doors preserved within linked arched surrounds. Original horned plate-glass sashes throughout except to French doors to balcony which are less sympathetic visually. Rendered southern return elevation. Low gault brick garden wall of similar date to front. Nos.1 & 2 make a strong positive contribution to the setting of the Grade II listed lighthouse.



*Nos. 3 & 4 North Parade*

*Nos.3 & 4 North Parade* (Positive Unlisted Buildings). A pair of substantial semi-detached houses of red brick, with Suffolk white or gault brick dressings. Black pan tile roofs replacing original slate. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Two storeys with attics lit by gabled dormers with

decorative pierced bargeboards with spear finials. Unsympathetic rooflights added to roof above. The original horned plate-glass sashes with margin lights survive to the North Parade façade. Originally with arched recessed porches, that to No.4 is now glazed in. The original panelled front doors however survive to both houses.



*Nos.5 & 6 North Parade*

*Nos. 5 & 6 North Parade including 'Dobcott' Chester Road* (Positive Unlisted Buildings). A pair of substantial houses which probably date from the early 1890s. Of red brick with gault, or Suffolk white brick dressings. Original Welsh slate roof replaced with pan tiles, ornate bargeboards with spear finials to gables and overhanging eaves. Original four light plate-glass sashes largely retained but No.5 has French doors above its ground floor bay window. Arched door openings. Low boundary wall to No.5 of gault brick whilst that to No.6 is of red brick.



*Nos. 7-10 (cons) North Parade*

No.7 North Parade (including Balmore Cottage No.1A Chester Road) and Nos.8-10 (cons) North Parade. (Positive Unlisted Buildings). Seafront terrace built on plots sold by Southwold Corporation in 1885 with the proviso that a house costing no less than four hundred pounds should be constructed upon each. The completed terrace appears on a photograph taken on the 18th of October 1893 from the lighthouse tower (Museum collection). All the terrace houses are described as either lodging or boarding houses in the 1911 census. Red brick with gault brick dressings and a Welsh slate roof. Plate glass sashes. The rear wing of No. 7 was sensitively converted into a separate dwelling in the late twentieth century and extended around the same date. It now forms No.1A Chester Road. Late twentieth century dwarf wall to Chester Road. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



'Craighurst' Nos.11-13 (cons) North Parade

'Craighurst' Nos.11-13 (cons) North Parade and No.2 Dunwich Road (Positive Unlisted Buildings) A prominently located seafront terrace of three substantial houses. Built on plots sold by Southwold Corporation in 1885 with the proviso that a house costing no less than four hundred pounds should be constructed upon each. Map evidence suggests that they were constructed sometime between 1891 and 1904 but they appear to have been built in two sections as only the southern section appears on a dated photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse which is preserved within Southwold Museum's collection. Of three storeys with two storey canted bay windows. Of painted brick with a Welsh slate roof and overhanging eaves. No.13 retains its original pilastered doorcase, the door openings for Nos.11 & 12 are arched but that to No.12 now contains a window. pilastered doorcase, the door openings for Nos.11 & 12 are arched but that to No.12 now contains a window. All window joinery

unsympathetically replaced in the later twentieth century. All three were private houses in 1911 according to the census, but by 1916 directories show that No.12 was in use as apartments. No.13 was the original 'Craighurst' and later became the Craighurst Hotel. The terrace was damaged by bombs in 1941, and the balconies were probably added during reconstruction (not shown on pre-WWII pics). Converted to apartments 2001. The two-storey rear range of No.13 now forms a separate dwelling known as No.2 Dunwich Road. It has an arched recessed porch which appears to be original and one four-light plate-glass sash. First floor windows altered to allow access to the balcony. Flat roofed late twentieth century dormers in roof. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



'The Mount' No.14 North Parade

'The Mount' No.14 North Parade A substantial detached sea front villa constructed sometime between 1891 and 1904. However, the villa also appears on an October 1893 photograph taken from the lighthouse preserved within the Southwold Museum collection. Painted Suffolk white brick with a hipped Welsh slate roof. Tall decorative chimney stacks with original pots. Frontages to North Parade and Marlborough Road. Three-bay façade to North Parade with a central porch containing an arched opening, its roof acts as a balcony accessed from French doors. Window joinery largely replaced. Canted bay to north of two storeys. Second floor lit by three gabled half dormers with bargeboards. Single storey small northern addition which map



No.14 North Parade c.1910

evidence suggests replaces a small conservatory. Southern return elevation of two bays has a canted bay of two storeys which originally contained paired sashes with a central mullion but now contains a single plate-glass sash. Lean-to conservatory which is shown on early twentieth century photographs. Marlborough Road elevation has a twentieth century addition with a steeply pitched Welsh slate roof. Low painted brick wall to North Parade the southern section of which is capped with simple iron railings. Square section gate piers. High boundary wall to southern and Marlborough Road frontages also now painted. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



Stoke Lodge, No.15 & Nos.16-17 North Parade

Stoke Lodge, No.15 and Nos.16-17 North Parade (Positive Unlisted Buildings). A block of three substantial, three-storey, red brick houses with Welsh slate roofs and two storey rear outshots. No.17 now painted. Map evidence suggests that they were constructed sometime between 1891 and 1904. A dated photograph of October 1893 taken from the lighthouse appears to show these houses completed. Each house has a two-storey canted bay window with a balcony on its roof

accessed from French doors at second floor level. The balconies are of elaborate cast iron between gault brick piers capped with ball finials. That to No.17 has however been replaced by one of painted wood. Horned plate-glass sashes. Partially glazed panelled doors with rectangular fanlights above. Red brick ridge stacks with a gault brick dentilled cornice below the cap. Rendered brick dwarf wall to gardens with square-section gate piers. Late twentieth century iron gates. No. 16 described as apartments in Kelly's 1916 directory whilst No.15 was in single occupation. Considerably altered single storey red brick outbuilding to rear of No.15. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



Nos.18 & 19 North Parade

'Avondale' No.18 and 'St Marys' No.19 North Parade A mirrored pair of substantial three storey seafront houses, No.18 is dated 1894 on its canted bay. Red brick with Welsh slate roofs, and now painted gault, or Suffolk white brick embellishments. Each house is of two and a half bays with an arched doorway in a moulded brick surround to the inner bay which contains a partially glazed front door beneath a fanlight. This is flanked by a two-storey canted bay window with a decorative brick first floor sill band and lintels. The plate-glass sash window which flanks it at first floor level also has decorative mouldings to its sill. No. 19 has had several of its windows unsympathetically replaced. Smaller arched passage entrance door to outer half bay. Window joinery replaced. No.18 was a private house in 1916 whilst its neighbour was lodgings (Kelly).



Nos. 20-22 (cons) North Parade

Nos. 20-22 (cons) North Parade (Positive Unlisted Buildings). Three substantial dwellings of red brick, with gault, or Suffolk white brick window surrounds which form part of a terrace with Nos.18 & 19 and like them probably date from c.1894. Of three storeys and two bays each. Each house has a two-storey canted bay window, those to Nos.20 & 21 are now rendered. Arched front doors in moulded surrounds with partially glazed front doors. Window joinery to No.22 replaced, the other houses retain four light horned plate-glass sashes. No.21 has had its chimney stack removed. Later twentieth century dwarf brick boundary walls to North Parade. No.22 was a hotel in 1911 according to census returns and No. 21 apartments. Nos.21 & 22 are described as 'apartments' in Kelly's 1916 Directory.



Nos.23-25 (cons) North Parade

No.23, Amber House No.24, & No.25 North Parade (Positive Unlisted Buildings). Terrace of three substantial three storey houses, possibly designed as boarding houses. Map evidence suggests that they were constructed sometime between 1891 and 1904, however their site appears to be vacant on a dated photograph of October 1893 taken from the lighthouse. Red rick with brick quoins and rubbed brick lintels. Brick parapet and moulded brick cornice. Horned plate-glass sashes survive to No.23. Nos.24 & 25 with heavier replacement sash frames to original design. Each house of two bays with a two-storey canted bay window to the northern bay. That to the central house is rendered which may possibly be an original design feature. Four panelled front doors beneath plate-glass fanlights. The rear elevations of Nos.25 & 26 are visible from Field Stile Road, that to No.25 being rendered. Both retain their horned plate-glass sashes. Nos.24 & 25 appear to retain their original boundary walls to their front gardens. No.23 was a private house in 1916 (Kelly.) John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



Nos. 1-3 Strathmore House, No.26 North Parade

Nos. 1-3 Strathmore House and boundary walls, No.26 North Parade (Positive Unlisted Building). Substantial villa built c.1896 as a speculative venture for James Crimmen, wine and spirit merchant of The Manor House, High Street, Southwold. The site of the adjoining 27 & 28 appears to have been in the same ownership during this period. In 1901 occupied by the London barrister Richard Paddison. Subdivided c.1963. Three storey gault brick façade, with painted stone dressings. Hornless plate-glass sashes. Plain tile roof with substantial central ridge stack. Three bays, that to centre slightly recessed and containing

an arched doorway with plate-glass fanlight. Outer bays have canted bay windows beneath projecting gables. Southern and northern return elevations with oriel window resting on decorative brackets. Rear elevation visible from Field Stile Road has a gabled dormer window with bargeboards and projecting eaves. Original gault brick front garden walls to south and east with square-section gate piers. High rendered garden walls to rear. See Southwold and Son website for further details.



*Strathmore House, No.26 North Parade from Field Stile Road*



*'The Cedars' and 'Duntreath' Nos.27-28 North Parade*

*'The Cedars' and Duntreath Nos.27-28 North Parade* (Positive Unlisted Buildings). A pair of substantial semi-detached houses of a bold and inventive free 'arts and crafts' design one of the best buildings of the period in the town. Of two storeys, with attics lit by flat topped twentieth century dormers. The houses occupy a prominent seafront site and were probably constructed in the early to mid-1890s. Photographic evidence shows that they predate the adjoining Strathmore House and that the plain tile cladding to the first floor probably replaced applied timber framing within ten years of the building's original completion. The pair appear to have been occupied as a private

school at the time of the 1901 census (possibly owned by the barrister Richard Paddison who lived next door). Parts of the principal elevation has some similarities to the gabled pavilions of the now demolished c.1897 Marlborough Hotel, which stood nearby at the junction of Marlborough and Dunwich Roads, this may have been designed by the same architect Arthur Pells. Red plain tile hung first floor and gables, the ground floor, northern, and rear elevations largely rendered and painted. Red tile roofs with heavy moulded eaves cornice. The fenestration to No. 28 has been unsympathetically replaced. The centre of the North Parade façade is dominated by two steeply pitched gables resting on balconies with elaborately carved columns, these balconies rest on the ground floor canted bay windows. The balcony to No.27 is sadly now glazed in but retains original structure. No.28 has display frontages to North Parade and Field Stile Road, that to Field Stile Road designed to overlook the forecourt of the former Grand Hotel which was completed in 1901 but whose site had been laid out much earlier. Rendered dwarf garden walls to North Parade topped with fine late nineteenth century railings. Original iron gates. No. 28 was slightly damaged in World War Two. Jenkins, *A Barrett Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p49.



*No.28 North Parade from Field Stile Road*

#### **St Edmunds Road**



*Nos.1-31 (Odd) St Edmunds Road*

*Corporation Cottages Nos.1-31 (Odd) St Edmunds Road (Positive Unlisted Buildings).* A substantial terrace of uniformly designed early local authority housing dating from 1905; some of the earliest to survive in England. They were built by Southwold Corporation from monies generated by the sale of part of the Town Farm estate for housing. Red brick with red pan tile roofs (the cottages are also shown with pan tile roofs on early photographs). Replaced casement windows divided by mullions, that to ground floor level beneath shallow arched brick lintel. Partially glazed front doors again beneath shallow arched brick lintel but set back slightly from the exterior of the building. Upper floor windows are set just below the eaves. Red brick ridge stacks.



*Nos. 2-6 (even) St Edmunds Road*

*Nos. 2-6 (even) St Edmunds Road* A block of three conservatively designed interwar period houses built by Southwold Corporation. Dating from 1932 they form part of the immediate setting of Southwold's earliest council houses.

**Salisbury Road**

*See also Salisbury House, No.56 Stradbroke Road & The Corner House, No.58 Stradbroke Road*



*Nos.1-7 (Odd) Salisbury Road*

*Nos.1-7 (Odd) Salisbury Road (Positive Unlisted Buildings).* A terrace of c.1895 built of red brick with Suffolk white brick and painted stone dressings and a Welsh slate roof. Full height canted bay windows,

paired recessed porches with decorative tile insets. Decorative eaves cornice. Partially glazed front doors of various designs all of which appear to be of later twentieth century date. Horned plate-glass sashes. Tall red brick ridge stacks with a decorative cap. Rebuilt dwarf red brick boundary walls to Salisbury Road. Of very similar design to Nos.31 & 33 & Nos. 58-80 Stradbroke Road.



*No. 9 Salisbury Road*

*No. 9 Salisbury Road (Positive Unlisted Building).* Similar in design to Nos. 1-7, yet lacking ornamental features such as polychrome brickwork. Modern fenestration.



*Nos.2 & 4 Salisbury Road*

*Nos.2 & 4 Salisbury Road* (Positive Unlisted Buildings). A semi-detached pair of houses probably dating from the mid-1890s. Red brick with a Welsh slate roof. Tall red brick ridge stacks. No.2 retaining its original horned plate-glass sashes. Original panelled door with rectangular fanlight above. No.4 painted and with unsympathetic replacement windows and door within original openings. Low red brick boundary wall to Salisbury Road which appears to have been rebuilt.



*No.10 Salisbury Road*

*No.10 Salisbury Road* (Positive Unlisted Building). Detached villa of the mid-1890s. Red brick with Suffolk white or gault brick dressings. Welsh slate roof and projecting eaves. Horned plate-glass sashes. Arched recessed porch with panelled partially glazed front door. Largely blind return elevations. Later twentieth century dwarf red brick boundary wall to pavement. In the early twentieth century associated with an adjacent group of now demolished cart sheds and workshops belonging to the horse and cart hire business of William J Blowers (Southwold & Son).

**Stradbroke Road (East Side)**



*Nos.7 & 9 Stradbroke Road*

*Nos.7 & 9 Stradbroke Road* (Positive Unlisted Buildings). A house and former shop of c.1895 of painted red brick with a Welsh slate roof and overhanging eaves. (The site is shown as vacant on a dated photograph of October 1893 in the possession of Southwold Museum). The plots were however ones auctioned by the Corporation in August 1885 with the stipulation that a house or shop costing no less than two hundred and fifty pounds be constructed on each. Old photographs suggest that No.9 also had gault or Suffolk white brick dressings. No.7 retains a simple c.1900 former shop fascia with pilasters which is now infilled, and a canted oriel window above, with horned plate-glass sashes. No.9 has a two-storey canted bay window with horned plate-glass sashes. Arched doorway with plate-glass fanlight



*No.19 Stradbroke Road*

*No.19 Stradbroke Road* (Positive Unlisted Building). A substantial three-storey villa of the early 1890s on a prominent corner site at the junction of Dunwich Road. Shown on a photograph dated 13<sup>th</sup> October



1893 in the Southwold Museum collection. Red brick with Suffolk white brick dressings. Welsh slate roof with overhanging eaves. Four light horned plate-glass sashes to Dunwich Road elevation, some of those to Stradbroke Road replaced. Partially glazed front door with rectangular fanlight. Two storey rear range fronting Dunwich Road which is slightly set back. The rear elevation is also highly visible from Dunwich Road and has similar dressings.



*Nos.21-29 (odd) Stradbroke Road*

*Nos.21-29 (odd) Stradbroke Road (Positive Unlisted Buildings).* A terrace of four red brick houses probably dating from the mid-1890s with a further identical house to their north. Red brick with a Welsh slate roof and painted plaster lintels. The original horned plate-glass sashes appear to largely survive throughout, though there have been some unsympathetic replacements. No.23 now with gabled dormer in western roof slope. No.23 still retains its original recessed porch but most of the others now have doors flush with the street façade. Dwarf red brick boundary walls, some now rendered No.29 retaining square-section piers with pyramidal caps.



*Nos.31 & 33 Stradbroke Road*

*Nos.31 & 33 Stradbroke Road (Positive unlisted buildings).* A pair of houses constructed in the 1890s which are similar to Nos. 1-7 (Odd) Salisbury Road. Built of red brick with stone and Suffolk white

brick dressings and a Welsh slate roof. Central ridge stack rising from the spine wall between the two properties. Two storey canted bays with decorative tile insets at first floor level and a dentilled eaves cornice. Original horned plate-glass sashes. Recessed porches containing partially glazed original doors. The red brick dwarf boundary wall to Stradbroke Road appears to have been rebuilt.



*Nos.35 & 37 Stradbroke Road*

*Nos.35 & 37 Stradbroke Road (Positive Unlisted Buildings).* A pair of houses constructed in the 1890s of red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Substantial decorative ridge stack rising from the spine wall between the two properties with original pots. Original four light horned plate-glass sashes and partially glazed front doors beneath rectangular fanlights. Rebuilt dwarf red brick boundary walls to Stradbroke Road.



*No.39 Stradbroke Road*

*No.39 Stradbroke Road* (Positive Unlisted Building). A late nineteenth century house of red brick with Suffolk white or gault brick dressings and painted stone lintels and sills. Replaced pan tile roof with elaborate eaves cornice. Four light horned plate-glass sashes. Recessed porch with late twentieth century replacement front door. Twentieth century dwarf red brick boundary wall capped by iron railings. The flanking square-section piers with pyramidal caps may however be original.



*No.41 & Easton Lodge, No.43 Stradbroke Road*

*No.41 & 'Easton Lodge', No.43 Stradbroke Road* (Positive Unlisted Buildings). A pair of houses built at right-angles to exploit the narrowing plots at the northern end of Stradbroke Road. Probably dating from c.1890. Red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Substantial decorative ridge stacks. Stradbroke Road façade with central doorway surrounded by margin lights flanked by full height canted bays. The northern façade of No. 43 has three full height canted bays which retain their original horned plate-glass sashes and a similar doorway. Twentieth century red brick

wall to garden of No.43 and twentieth century dwarf red brick wall with iron railings to No.41.

### **Stradbroke Road (West Side)**

*For Nos.2 & 4 Stradbroke Road see The Sole Bay Inn (Grade II) St James Green.*



*No.6 Stradbroke Road*

*No.6 Stradbroke Road* (Positive Unlisted Building). One of three cottages shown on this site on the 1884 1:2,500 Ordnance Survey map which make up Cornfield Terrace. The southern two probably date from c.1880. Red brick with Suffolk white or gault brick dressings and a Welsh slate roof. Overhanging eaves. Wooden doorcase with pilasters and a bracketed hood containing a partially glazed panelled front door beneath a rectangular fanlight. Two storey canted bay window with original horned plate-glass sashes. Twentieth century dwarf red brick boundary wall to street frontage. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.



*Cornfield Mews No.6A Stradbroke Road*

*Cornfield Mews No.6A Stradbroke Road* (Positive Unlisted Building). A small cottage to the rear of No.6 Stradbroke Road and No.11 East Green accessed via a pathway to the rear of the Methodist Chapel and to the side of No.6 Stradbroke Road. Red brick with timber clad first floor, and red pan tile roof. Casement windows. A group of three small buildings appear on this narrow footway on the 1971 1:2,500 Ordnance Survey map of which this appears to be the only survivor. This building also appears to be on the 1904 map.



*No.8 Stradbroke Road*

*No.8 Stradbroke Road* (Positive Unlisted Building). One of three dwellings shown on this site on the 1884 1:2,500 Ordnance Survey map which now make up Cornfield Terrace. Two probably date from c.1880 whilst the other may be considerably earlier. Red brick with Suffolk white, or gault brick dressings and a Welsh slate roof. Overhanging eaves. Wooden doorcase with pilasters and a bracketed hood containing a partially glazed panelled front door beneath a rectangular fanlight. Original horned plate-glass sashes. Mid twentieth century dwarf red brick wall to street frontage. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.



*James Cottage, No.10 Stradbroke Road*

*James Cottage, No.10 Stradbroke Road* (Positive Unlisted Building). Former shop, converted to house c.1980. Rendered with a red pan tile roof. Possibly of early nineteenth century date. Projecting bay window to former shop retained, though with unsympathetic glazing. Probably replaced small pane sashes above. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.



*Dolphin House and Douglas House No.12 Stradbroke Road*

*Dolphin House and Douglas House No.12 Stradbroke Road* (Positive Unlisted Building). House, formerly house and shop of c.1895 (this site is shown as vacant on some early photographs for some time after No.14 had been completed). Rendered with a Welsh slate roof. Moulded eaves cornice. Substantial gabled dormers with elaborate decorative bargeboards and spear finials, with unsympathetic windows. The sides of the dormers clad in slate. Two storey bay windows with mullioned casements which were possibly added in the early twentieth century, that to the south formerly acting as a shop window. Applied decorative timber framing. Window joinery largely replaced. Painted stone wedge-shaped lintels to doors. Red brick ridge stacks. Ship's figure head on bracket above front door.



*Nos.14- 14A Stradbroke Road*

*No.14A 'The Old Bakery' &, No.14 'Frederick House', Stradbroke Road* (Positive Unlisted Building). Rendered brick with a Welsh slate roof. Four light horned plate-glass sashes with painted stone sills

resting on corbels and painted stone wedge-shaped lintels. Panelled doors with rectangular fanlights. Substantial gabled dormers with elaborate decorative bargeboards and spear finials. Probably dating from the early 1890s.



*Nos.20 & 22 Stradbroke Road*

*Nos.20 & 22 Stradbroke Road* (Positive Unlisted Buildings). A pair of substantial semidetached houses which appear on a dated photograph of 1893 preserved in the Southwold Museum collection which was taken from the lighthouse. Red brick with red pan tile roofs (possibly replacing Welsh slate). Retaining their original horned four-light plate-glass sashes to their principal façade. Each house is of three bays with a central doorway flanked by full height canted bay windows. Red brick ridge stacks. Set back some distance from the road within mature leafy gardens. Mid twentieth century red brick gate piers to Stradbroke Road.



*Nos.32-38 (even) Stradbroke Road*

*Nos.32-38 (even) Stradbroke Road* (Positive Unlisted Buildings). A terrace of four substantial double-pile red brick houses originally with Welsh slate roofs, but with Nos.36 & 38 now reroofed in tile. The terrace dates from the early 1890s and is set back some distance from the road behind high hedges it appears on a dated photograph of 1893 taken from the lighthouse. Red brick ridge stacks rising from end gables and spine wall between Nos. 34 & 36. Rendered southern return elevation to No.32. Each house is of two bays with a full height

canted bay window and horned plate-glass sashes. Recessed porches with arched openings. High red brick boundary walls between properties



*Nos.40-44 (even) Stradbroke Road*

*Brightmer Villa No.40, Spindrift & Driftwood Flats 1 & 2, No.42, and No.44 Stradbroke Road (Positive Unlisted Buildings).* A terrace of three substantial houses of two storeys with attics which probably date from c.1890. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Of red and Suffolk white brick with painted stone dressings, Welsh slate roofs and heavy dentilled eaves cornice. The brickwork to No.42 is sadly now painted. Each house is of two bays with a gable capped full-height bay which slightly breaks forward and also lights the attics. Horned plate-glass sashes to the ground floor. Tripartite sashes to first floor of break forward with two small sashes beneath a continuous lintel at attic level. The other windows are two light plate-glass sashes. Doorways set within recessed porches. Panelled doors which are partly glazed with rectangular fanlights above. No.50 Stradbroke Road is of an identical design.



*'Lighthouse View' No.46 & 'Arlington' No.48 Stradbroke Road*

*'Lighthouse View' No.46 & 'Arlington' No.48 Stradbroke Road (Positive Unlisted Buildings).* A pair of substantial villas of c.1890. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Four light horned plate-glass sashes with margin lights. The outer bays are gabled with ornate pierced bargeboards and two storey canted bay windows. Between the canted bays is a continuous octagonal Welsh slate roofed porch supported on circular iron columns with a saw tool frieze, this contains two partially glazed panelled doors beneath rectangular fanlights. Unsympathetically altered attic floor windows. Red brick dwarf boundary walls to street of later twentieth century date.



*No.50 Stradbroke Road*

*No.50 Stradbroke Road* (Positive Unlisted Building). Substantial house of the early-1890s. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Red and Suffolk white brick façade with painted stone dressings and a replaced red pan tile roof. Principal façade of two bays with a finial capped gabled breakfront to the southern bay, which is of red brick, whilst the remainder of the façade is of white brick. Heavy dentilled eaves cornice of red brick. Horned, plate glass-sashes. Recessed porch containing a partially glazed panelled front door. Nos.40-44 (even) Stradbroke Road are of an identical design. Late twentieth century low wall to frontage.



*Branchester Villas, Nos.52 & 54 Stradbroke Road and Salisbury House, No.56*

*Branchester Villas Nos.52 & 54 Stradbroke Road and Salisbury House, No.56* (Positive Unlisted Buildings). Shown on a photograph dated 13<sup>th</sup>

October 1893 in the Southwold Museum collection. Red brick with Suffolk white brick dressings and horned plate-glass sashes. Welsh slate roof with red brick ridge stacks. Recessed arched porches containing partially glazed, panelled doors beneath rectangular fanlights. No. 56 has its door set within its return elevation to Salisbury Road.



*Stradbroke Terrace Nos.58-80 (even) Stradbroke Road*

*Stradbroke Terrace Nos.58-80 (even) Stradbroke Road* (Positive Unlisted Buildings). A well-preserved terrace of c.1891 built of red brick with Suffolk white brick and painted stone dressings and a Welsh slate roof. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Full height canted bay windows, paired recessed porches with decorative tile insets. Decorative eaves cornice. Partially glazed panelled front doors beneath rectangular fanlights. Horned plate-glass sashes. Tall red brick ridge stacks with a decorative cap. Largely rebuilt dwarf red brick boundary walls. No.58 on the corner of Salisbury Road is a former shop, the former shop fascia now removed, despite being of a similar design this property is not shown on the 1893 photograph. Blind Northern elevation to Field Stile Road. Similar to Nos.31 & 33 Stradbroke Road. And Nos. 1-7 (Odd) Salisbury Road.

## Section 3

### Structures Which Make a Positive Contribution to the Old Town Character Area

Albert Place

*See Nos.3-6 (cons) East Green*

Alpha Place

*See Nos.23-26 (cons) Cumberland Road*

Bank Alley

*Rutland Cottage – See Nos.80 & 80A High Street (Grade II) See also Nos. 78 High Street and 35 Victoria Street.*



*Nos.1 & 2 Bank Alley*

*Nos.1 & 2 Bank Alley (Positive Unlisted Buildings). A well-preserved semi-detached pair of late nineteenth century cottages of red brick with Suffolk white brick dressings and quoins. Western return elevation now rendered. Horned plate-glass sashes. Painted stone wedge-shaped lintels with pronounced key stones. Dentilled eaves cornice of Suffolk white brick and Suffolk white brick plat band below first floor windows. Central arched doorway with boarded door giving access to rear gardens. Panelled front doors with rectangular fanlights. Good single storey red brick ranges of outbuildings attached to rear with red pan tile roofs and casement windows. Nineteenth century cobble boundary wall to rear of No.1.*



*Electricity Substation Boundary Wall, Bank Alley*

*Electricity Substation Boundary Wall, Bank Alley (Positive Unlisted Structure). Red brick garden wall possibly of mid nineteenth century date and probably originally marking the boundary of the garden to the listed Rutland House No.80 High Street. The wall springs from the gable end of No.1 Youngs Yard and runs to Victoria Street. The bricks are laid on their sides. Late twentieth century square-section gate pier at junction with Victoria Street. See also Youngs Yard and Victoria Street.*

### Barnaby Green



*Vulcan House, No.1 Barnaby Green*

*Vulcan House, No.1 Barnaby Green (Positive Unlisted Building). Early twentieth century house and former bakers' shop, now house and office. Later twentieth century embellishments designed by John Bennett. Not shown on the 1904 1:2,500 Ordnance Survey map but probably dating from pre-1914. House and shop shown as a single unit on the 1927 Ordnance Survey map. Faced in red brick, beneath a hipped Welsh slate roof with overhanging eaves. A single gabled dormer in its southern with small pane casement windows.*

Southern façade has two large bay windows divided into three sections by mullions with small pane sashes set between. Between them a doorway with a moulded frame and decorative rectangular fanlight. Panelled front door set within recessed porch. Decorative iron balcony above with French doors. Former shop to east on corner of High Street with what appears to be original shop front preserved but windows now divided into small panes. Splayed corner. Horned small-pane sashes above beneath stone lintels. Late twentieth century octagonal cupola with ball finial to north-eastern corner. Small pane casement windows. Late twentieth century interventions to rear elevation. Late twentieth century stepped red brick boundary wall to west screening courtyard with further recent additions behind.



*Nos.15 & 16 Barnaby Green*

*Nos.15 & 16 Barnaby Green (Grade II)*



*Nos.13 & 14 Barnaby Green*

*Nos.13 & 14 Barnaby Green* (Positive Unlisted Buildings). A pair of houses which probably date from the 1880s and are similar in design to Nos. 8 & 9 Field Stile Road. Faced in red brick with elaborate Suffolk white brick and painted stone dressings. Welsh slate roof to frontage with ridge stacks rising from gables. Suffolk white brick dentilled eaves cornice. Canted bay windows containing horned plate-glass sashes between pilasters. Central front doors beneath shared painted stone lintel with rectangular fanlights. The doors themselves partially glazed. Northern return elevation to Spinners Lane blind. Rear elevation highly visible from Spinners Lane of red brick with a red pan tile roof and small pane sashes. Lower outshots with casement windows. Mid twentieth century front garden wall to north fronting Spinners Lane. Possibly nineteenth century cobble wall with brick dressings to rear. Nos.13 & 14 make an important contribution to the setting of adjoining listed buildings.



*No.17 Barnaby Green*

*No.17 Barnaby Green (Grade II)*





*No.19 Barnaby Green*

*No.19 Barnaby Green* (Positive unlisted building) A rendered brick cottage of possibly early to mid-nineteenth century date with a red pan tile roof. Central, partially glazed and panelled front door, flanked by bay windows with mullions dividing the sashes which are capped by a continuous pan tile roof forming a porch. Four light plate-glass sash windows above. No.19 Barnaby Green suffered considerable blast damage on the 12th of May 1941, a cottage which was attached to its southern return elevation being destroyed. Jenkins, A Barrett *Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p55-56.

**Bartholomew Green**

*See also No.12 Victoria Street*



*Gates to St Edmund's Churchyard, Bartholomew Green*

*Gates to St Edmund's Churchyard, Bartholomew Green* (Grade II, GV).



*War Memorial, Bartholomew Green*

*War Memorial, Bartholomew Green* (Grade II)



*Nos.1 & 2 Bartholomew Green*

*Nos.1 & 2, Bartholomew Green (Grade II)*



*Iona, No.7 Bartholomew Green*

*Iona, No.7 Bartholomew Green (Grade II)*



*Nos.3 & 4 Bartholomew Green*

*Nos.3 & 4 Bartholomew Green (Grade II)*



*Vanessa Villa No.8 Bartholomew Green*

*Vanessa Villa No.8 Bartholomew Green (Grade II)*



*Nos. 5 & 6 Bartholomew Green*

*Nos.5 & 6 Bartholomew Green (Grade II)*



*Nos.9 & 11 Bartholomew Green*



*No.12 Bartholomew Green*

Nos.9-12 (cons) Bartholomew Green (Positive Unlisted Buildings). Part of a well-designed Southwold Corporation development of the early 1950s which replaced property destroyed in World War Two. It overlooks the churchyard. Probably designed by Cautley and Barefoot of Ipswich and playing an important role within the setting of the Grade I listed parish church. Red brick houses with pan tile roofs designed in a restrained Tudor-vernacular style, No.12 with crow-stepped gables. Small paned casement windows. Original partially glazed front doors survive beneath painted wooden bracketed hoods. Drawings by Cautley and Barefoot for housing at Bartholomew Green dating from between 1950 and 1953 survive in the Ipswich Branch of Suffolk Record Office but were not accessible at the time of survey (Ipswich Record Office HG400/2/468). See also Hope Cottages.



*Holmes Cottages, Nos.13-15 (cons) Bartholomew Green*

Holmes Cottages, Nos. 13-15 (cons) Bartholomew Green (Positive Unlisted Buildings). A terrace of three house dating from the 1890s, Nos. 13 & 14 possibly built slightly earlier than No.15. Red brick with painted stone dressings and a Welsh slate roof. Horned plate-glass sashes. Each house has a full height canted bay window with pilasters and a recessed porch with a decorative tile floor. Red brick ridge sacks.



*No.16 Bartholomew Green*

*No.16 Bartholomew Green* (Positive Unlisted Building). A substantial house of c.1890 which makes a positive contribution to the setting of the adjoining Grade II listed dwelling. Red brick with Suffolk white brick dressings. Welsh slate roof and red brick stack to western gable. Full height canted bay window with horned plate-glass sashes above stone sills. Recessed arched porch with partially glazed mid twentieth century front door, further arched entrance to east giving access to passage to rear garden. Possibly original gabled dormer with bargeboards and a spear finial.



*Oak Cottage, No.17 Bartholomew Green*

*Oak Cottage, No.17 Bartholomew Green (Grade II)*

**Buckenham Court**

*See Nos.77-83 (Odd) High Street*

**Church Green**

*Hope Cottages – see Bartholomew Green*



*St Edmund's Church, Church Green*

*St Edmund's Church, Church Green (Grade I)*



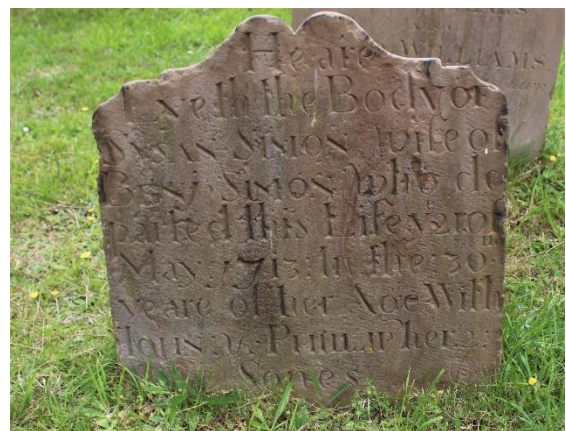
*William Bardwell Monument, St Edmund's Churchyard*

*Bardwell Monument, St Edmund's Churchyard, Church Green (Grade II)*



*Memorials to James and Richard Cotton, St Edmund's Churchyard*

*Memorials to James and Richard Cotton, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to Susan Simon St Edmund's Churchyard*

*Memorials to Susan Simon and Lyell Church, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to Lyle Church, St Edmund's Churchyard*

*Memorial to Abraham Nolloth, St Edmund's Churchyard, Church Green (Grade II)*

*Memorials to Susan Cowling and Susan Reeve, St Edmund's Churchyard, Church Green (Grade II)*



*Tomb of Edward Hall, St Edmund's Churchyard*



*Memorial to Susan Church, St Edmund's Churchyard, Church Green*

*Chest Tomb of Edward Hall, St Edmund's Churchyard, Church Green (Grade II)*

*Memorial to Susan Church, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to William Poll, St Edmund's Churchyard,*



*Memorial to Abraham Nolloth, St Edmund's Churchyard, Church Green*

*Memorial to William Poll, St Edmund's Churchyard, Church Green (Grade II)*

## Church Street



*Nos.2 & 4 Church Street*

*Nos.2 & 4 Church Street* (Positive Unlisted Building). A purpose-built former engineering works of 1896 constructed by James Powditch for William Powditch engineer and Whitesmith, now sympathetically converted to offices. Red brick with cast iron window frames. Two storey asymmetrical façade with arched red brick lintels and red brick sills. Boarded entrance doors and taking-in doors at first floor level.



*No.18 Church Street*

*No.18 Church Street* (Positive Unlisted Building). House of early nineteenth century date but largely rebuilt in the late twentieth century, its façade still however making an important contribution to the setting of the listed buildings opposite and to its south. Built of rendered brick with a pilastered doorcase containing a panelled door. Hornless small paned sashes beneath arched brick lintels. Dentilled red brick eaves cornice and red pan tiled roof. These features all appear on a July 1949 photograph preserved within the National Monuments Record collection (BB49/3122) suggesting that the façade at the very least has been retained intact. The adjoining red brick faced structure to the south is of c.2000 date and was built within the entrance to a courtyard shown on historic Ordnance Survey maps.



Nos.24 & 26 Church Street

Nos.24 & 26 Church Street (Grade II)



Nos.40 & 42 Church Street.

Nos.40 & 42 Church Street (Positive Unlisted Buildings). A semidetached pair of red brick cottages with pan tile roofs probably of c.1800-1820 date. Sixteen light hornless sashes in moulded wooden frames. Wedge shaped lintels with pronounced key stones. No 40 with a six panelled door with glazed top lights. The door to No.42 boarded. Large late twentieth century addition to southern end of No.42. Northern return elevation of No.40 rebuilt following the demolition of the adjoining former Brickmakers Arms public house c.1984.



Nos.1-9 (odd) Church Street

Nos.1-9 (odd) Church Street (Grade II)

Outbuilding in courtyard off Western Side of Church Street see yard at rear of Crown Hotel, High Street

### Cornfield Mews

See No.6A Stradbroke Road

### Cumberland Close

See Cumberland Terrace, Cumberland Road and Nos 34-36 (even) Stradbroke Road.

### Cumberland Road (East Side)

For the northern section of Cumberland Road see Seaside Corporation Character Area.



Cumberland Terrace, Nos.15-19 (cons) Cumberland Road

Cumberland Terrace Nos.15-19 (cons) Cumberland Road and No.1 Cumberland Close Terrace of substantial houses shown in their present form on the 1884 1:2,500 Ordnance Survey map. Red brick with rendered canted bay windows. Majority of the

fenestration appears original. Welsh slate roofs largely replaced with red pan tiles. The Southwold and Son website intriguingly suggests that the three southern houses incorporate remains of a former flint faced fishing net manufactory and that the two southern houses were added c.1880. Traces of the earlier building can apparently be found within the fabric of the southern part of the terrace. No.17 was an academy for young ladies in the 1880s. Good boundary walls to front garden of cobble and brick to Nos.18 & 19. Southern return elevation to Cumberland Place gabled and rendered. Rendered rear elevation. Boundary walls to northern houses of rendered brick. Boarded fences and late twentieth century garages to rear.



*Nos.23-26 Cumberland Road*

*Saffron Cottage No.23, Church Green Cottage No.24, No.25 & St Edmunds Cottage, No.26 Cumberland Road (Positive Unlisted Buildings).* Mid nineteenth century red brick terrace originally known as Alpha Place with Suffolk white brick dressings and a Welsh slate roof. Hornless twelve-light sashes, those to the ground floor having plaster faced wedge shaped lintels (possibly made of cast iron). Decorative blind panel above each front door. Red brick ridge stacks rising from the spine walls between the houses with elaborate white brick dressings. No.23 sadly now painted.



*Providence Cottage, Cumberland Road*

*Providence Cottage, Cumberland Road (Positive Unlisted Building).* A late nineteenth century painted brick villa with a Welsh slate roof. Canted bay capped with cast iron finial containing four light plate-glass sashes with horns. Lintels with saw tooth moulding and lintels resting on corbels. Decorative cast iron mini balcony to window above door. Panelled door with arched overlight.



*No.27 Cumberland Road*

*No.27 Cumberland Road (Positive Unlisted Building).* A small probably early nineteenth century cottage of painted brick with a red pan tile roof. Late nineteenth century photographs show it with a substantial red brick lean-to outbuilding attached to its southern wall. Tall circular iron flue rising from roof. Central canted bay window incorporating



porch beneath, shown as such on early photographs. Horned plate-glass sashes. Attached to its otherwise blind southern elevation is a substantial cobble wall which rises almost to first floor level which probably originally related to a now demolished adjoining property. Rear elevation also rendered with later twentieth century casements. Rear yard also with cobble boundary wall. Substantial central red brick ridge stack shown on early photographs. Prominent in views from Church Green.

### Cumberland Road (West Side)



*Southwold Primary and Nursery Schools, Cumberland Road*

*Southwold Primary and Nursery Schools, Cumberland Road* (Positive Unlisted Building). A c.1930 school complex occupying an extremely sensitive site adjacent to the east end of the Grade one listed parish church. Faced in red brick and of a single storey with hipped pan tile roofs. Built around a central courtyard. Symmetrical frontage block with roof hidden behind a high parapet. Projecting flat roofed porch to northern end with boarded door. Original casement windows largely replaced but in a sympathetic style. Suffolk Record Office holds plans for the rebuilding of this school dating from 1928 (540/60/1/1-3). The school is shown complete on a dated watercolour of the town of 7<sup>th</sup> September 1935 by Frederick Baldwin in the collection of Birmingham Art Gallery. c.1930 walls and gate piers to Cumberland Road. Munn, Geoffrey *Southwold, An Earthly Paradise* (Woodbridge, 2017) p25.

### East Cliff



*Sailors Reading Room and Simpson Memorial, East Cliff*

*Sailors Reading Room, East Cliff* (Grade II)

*Memorial to Captain Simpson, Garden of Sailors Reading Room, East Cliff* (Positive Unlisted Structure). War memorial in the form of a lead capped flagpole dedicated to Captain David W Simpson MBE of the merchant ship Empire Merlin, who was killed in action on the 25<sup>th</sup> of August 1940 when his ship was torpedoed by a U boat. 35 of the 36-man crew were killed. The 70-year-old Captain Simpson had previously survived the sinking of a vessel under his command in WWI. A brass plaque on a wooden plinth is attached to its base. The flagpole was designed to fly the flag of the Roper Line. The surrounding late twentieth century low wall and decorative wooden fencing do not appear to form part of the memorial.



*Cliff House No.2 & Shrimp Cottage, No.3 East Cliff*

*Cliff House No.2 & Shrimp Cottage, No.3 East Cliff* (Grade II)



*Nos.5 & 6 East Cliff*

*Nos.5 & 6 East Cliff (Grade II)*



*Nos.7 & 8 East Cliff showing late twentieth century addition to left.*

*No.7 East Cliff (Grade II)*

*East Cliff Cottage, No.8 East Cliff (Grade II)*

*East Cliff House, No.9 East Cliff (Grade II) - see No.17 Trinity Street.*



*Barley Rise and Barley House, Nos.10 & 11 East Cliff*

*Barley Rise No.10 and Barley House, No.11 East Cliff (Positive Unlisted Buildings).* A substantial pair of semi-detached houses of c.1840 now largely occupied as a hotel. Three storeys over a basement. Rendered red brick with a hipped Welsh slate roof and a ridge stack rising from the former spine wall between the two properties. The pilastered doorcase to the eastern house has been retained, but that to the west has been replaced with a small oculus. Hornless sashes with decorative margin lights, wedge shaped lintels with projecting fluted key stones. Barley Rise occupies part of the lower section of the former No.10 and has a front door in the western return elevation, and single storey rendered later additions with Welsh slate roofs.



*Nos.12 & 13 East Cliff*

*Nos.12 & 13 East Cliff (Positive Unlisted Buildings).* A pair of semi-detached red brick houses of c.1830, now rendered and with full height early twentieth century bay windows. That to No.12 canted and containing sash windows with margin lights. Two stories over a high basement. Original simple plastered doorcases with rectangular fanlights retained. Paired plate-glass sashes with horns divided by central mullions to No.13. Substantial red brick stack rising from central spine wall. Welsh slate roof. Decorative panelled nineteenth century gate piers with ball finials and decorative cast iron railings.



*Nos.10-13 Before alteration c.1910.*



*No.14 & 15 East Cliff c.1880*



*Nos.14 & 15 East Cliff*

*Bay View, No.14 & East Cliff, No.15 East Cliff*



*Nos.16 &.17 East Cliff*

*No.16, & John's Place No.17 East Cliff (Positive Unlisted Buildings). A pair of c.1800 cottages built of now rendered red brick. Originally both cottages had sixteen light sashes in heavily mounded*

wooden frames they were however remodelled in the early twentieth century to form shops. Surprisingly the distinctive upper floor windows to No.16 appear on a National Monuments Record photograph of 1949 (BB49/3043) and probably therefore also date from this early twentieth century remodelling. The distinctive early twentieth century remodelling of No.17 has similarities to that of other properties located on Lorne Road and on Queen Street. Former shop window with horned plate-glass sashes, above are two early twentieth century window openings containing later twentieth century casements. The plaster quoins are of early twentieth century date.



*Bay Cottage, No.17A East Cliff*

*Bay Cottage, No.17A East Cliff* (Positive Unlisted Building). A prominently located mid nineteenth century end of terrace cottage with a hipped 8y7Welsh slate roof and rendered brick walls. Street elevation of with a first-floor canted bay window lit by horned sashes. Until c.2020 the lower section of the bay window was hung with red plain tiles. Beneath a panelled door set within a simple pilastered surround and less sympathetic French doors. Long largely blind eastern return elevation to North Parade with small pane horned sashes at ground floor level and a single oculus lighting the first floor. Flat topped dormer within roof containing a sash window.

*For the former No.18 East Cliff see No.21 St James Green with which it is now combined.*



*Seacroft, No.19 East Cliff*

*Seacroft, No.19 East Cliff* (Positive Unlisted Building). A double pile plan central range of the buildings attached to the rear of Seaview House. At the time of the 1905 Ordnance Survey map this was part of the present No.21 St James Green, but the two were separated before the publication of the 1927 1:2,500 Ordnance Survey map. A much altered early to mid-nineteenth century red brick structure which is now largely rendered and of early twentieth century appearance. The alterations were probably undertaken around the time of its subdivision into two dwellings. Tile hung and gabled twentieth century roof top addition.



*Seaview Cottage, East Cliff*

*Seaview Cottage, East Cliff* (Positive Unlisted Building). A prominently located one and a half storey structure which appears to have originally been a pair of cottages. The structure is shown as part of Seaview House on early twentieth century maps but is now again a separate dwelling. The

applied timber framing, decorative dormers and hood moulds above the windows are not shown on late nineteenth century photographs but do appear on those of the early twentieth century. Casement windows that at the northern end appears to have originally been a door. A central ridge stack which appears on early photographs has been removed. Late twentieth century pan tiled roof. Some unsympathetic modern fenestration.



*Seaview Cottage, East Cliff*



*Seaview House, East Cliff*

*Seaview House, No.20 East Cliff* (Positive Unlisted Building). A substantial sea front dwelling of three storeys which is attached at its rear to a further, and now much altered substantial nineteenth century villa (now Nos.19 East Cliff & 21 St James Green). A complex of similar form appears on Wake's 1839 map. The present Seaview House is probably of mid nineteenth century date and is rendered with a hipped Welsh slate roof slope to the front and a red pan tiled one to the rear. Three bay symmetrical entrance façade with horned plate-glass sashes. Single storey twentieth century canted bay addition to seaward end. Central gabled porch with arched doorway. Sea facing elevation has a two-storey canted bay window. Good nineteenth century red brick wall surrounding garden to east.



*Nos.19 and 20 East Cliff, and No.21 St James Green c.1880*

*Pair of Cannons, East Cliff* (Positive Unlisted Structures). Pair of probably late seventeenth century small cannons on twentieth century replica wooden carriages flanking wooden mast. The carriages are anchored to concrete plinths.

*Wooden Mast, East Cliff* (Positive Unlisted Structure). Prominently located wooden mast, flanked by cannons. A mast is shown in this location on late nineteenth century photographs.

## East Green

*Cornfield Mews – See 6A Stradbroke Road*



*Wych Elm Cottage, East Green*

*Wych Elm Cottage (formerly Lyndhurst), East Green* (Positive Unlisted Building). A house of c.1800 with full height canted bay windows of c.1890. Painted red brick with a Welsh slate roof. The canted bays with horned plate-glass sashes and elaborate cast iron finials. Central panelled door with blind recess above. Original twelve light sashes in heavy moulded frames to left hand bay. Nos.3-6 East Green appear to have been built within the former grounds of this house in the early nineteenth century and then rented out by its then owner Moses Storkey. Wych Elm Cottage makes a strong positive contribution to the setting of the adjoining Grade II listed buildings.



*Nos.3-6 (cons) East Green*

*Nos.3-6 (cons) East Green (Grade II)*



*Sole Bay Inn, No.7 East Green*

*Sole Bay Inn. No.7 East Green and Nos.2 & 4 Stradbroke Road (Grade II)*



*Parsley Cottage, No.8 & St Andrew Cottage No.9 East Green*

*Parsley Cottage, No.8 & St Andrew Cottage No.9 East Green (Grade II)*



*No.10 East Green*

*No.10 East Green (Grade II)*



*Rokeby Lodge, No.11 East Green*

*Rokeby Lodge, No.11 East Green* (Positive Unlisted Building). A red brick villa of c.1900 with rubbed red brick dressings. The site of this dwelling is shown as vacant on the 1884 1:2,500 Ordnance Survey map but occupied by the present building by that of 1904. Full height canted bay window with horned plate-glass sashes. Steeply pitched Welsh slate roof. Front door opening modified in later twentieth century to allow glazed lights to be fitted surrounding the opening. Bracketed later twentieth century hood above. Twentieth century panelled door. Substantial chimney stack to northern gable. A prominent located house which despite alteration contributes to the setting of both the Methodist Chapel and listed buildings on St James Green.



*Methodist Church Hall, East Green*

*Methodist Church Hall, East Green* (Positive Unlisted Building). A single storey church hall of c.1902 (it appears to be shown on the 1904 1:2,500 Ordnance Survey map). Rendered brick with a Welsh slate roof hidden behind a parapet and

wooden casement windows. Single storey with a pedimented central bay containing a large arched window divided by mullions and transoms. To the right a pair of casement windows with hood moulds, whilst to the left is a gabled porch containing a pair of panelled doors and a similar window. Miller, John *Britain In Old Photographs, Southwold* (Stroud, 1999) p101.



*Methodist Chapel, East Green*

*Methodist Chapel, East Green* (Positive Unlisted Building). Originally a Wesleyan Chapel built c.1832 to replace that on the north side of Mill Lane, but subsequently rendered altered and extended. Pedimented principal elevation of rendered brick with arched windows in moulded frames with pronounced key stones. Nineteenth century hornless sashes. Photographic evidence suggests that the façade was extended forward in two phases, the central gabled porch with arched doorway dating from c.1890 whilst the flanking single storey projections with stained and leaded casements probably date from c.1919. Miller, John *Britain In Old Photographs, Southwold* (Stroud, 1999) p101.

*Cannon, East Green* (Positive Unlisted Structure). Late seventeenth Century cannon barrel resting on a replica wooden carriage dating from the late twentieth century. Barrel restored at the expense of Adnams after being used as a bollard in Adnams Brewery courtyard. The carriage is anchored to a concrete plinth.



*Verdun Tree Dedication Stone, East Green*

*Verdun Tree Dedication Stone, East Green*  
 Substantial stone with inscription commemorating the planting of an Oak tree grown from an acorn taken from the battlefield of Verdun in 1920.  
 For the Adnams Malthouse block on the western side- See Victoria Street

### **East Street (North Side)**



*No.2 East Street*

*No.2 East Street (Grade II)*

*No.6 East Street (Positive Unlisted Building).* A probably early nineteenth century cottage which is in a yard to the rear of No.2 East Street and has a long and largely blind rear eastern elevation to Smoke House Court. Of two storeys, rendered with a red pan tile roof and overhanging eaves. The 1971 1,2,500 Ordnance Survey map shows the house with an outshot at its southern end which is no longer extant. The house contributes to the setting of the Grade II listed No.6 East Street as well as to the character of Smoke House Court.



*No.8 East Street*

*No.8 East Street (Positive Unlisted Building).* A well-preserved former public house which is now a shop. Rebuilt 1856 as the Victoria Tavern (closed c.1990) on the site of an earlier public house. Red brick with painted stone dressings. Principal entrance in splayed western corner of the East Street façade within a stone classical doorcase. Brick quoins and Dentilled eaves cornice. Heavy arched painted stone frames to the ground floor windows with exaggerated key stones. Canted bay window with horned sashes to first floor. Simple return elevation to Smoke House Court with sash windows and a partially glazed door. Substantial rear wing of red brick with a projecting stack. Western elevation now painted with sash windows. A filled in well was found to the rear of the property during 1996 excavations.

*For the Buildings to the rear of No.8 East Street see Smoke House Court.*





*Mouse Cottage, No.10 East Street*

*Mouse Cottage, No.10 East Street* (Positive Unlisted Building). An early nineteenth century former shop which had been converted to a dwelling by the third quarter of the twentieth century. Painted brick with a red pan tiled roof. Six panelled front door beneath a semi-circular radial fanlight. Twelve light hornless sash window above, with a wedge-shaped lintel. Mid nineteenth century canted bay window to the first floor which is supported on brackets with horned plate glass sashes. The twelve light sashes to the ground floor are probably of mid twentieth century date replacing a shop front.

*Nos.14-20 (even) – See Snowdens Yard*



*Nos.22-28 (even) East Street*

*Nos.22-28 (even) East Street* (Positive Unlisted Buildings). An altered row of early nineteenth century cottages which nevertheless make a positive contribution to the setting of the adjoining Grade II listed Nos. 30 & 34. Of painted red brick with a red pan tile roof. No.28 is the most intact of the cottages, retaining all of its original window and door openings which have shallow arched lintels.

Replacement horned sashes and partially glazed panelled door. No.26 retains its original door opening, but the window openings have been modified. No.24 was originally two cottages, the narrow slightly lower western cottage is shown on old photographs as having at ground floor level a door and sash window beneath a single large red brick shallow arched lintel. The eastern cottage retains all of its original openings.



*Nos.30 & 32 East Street*

*'Spindrift' No.30 & No.32 East Street* (Grade II)



*No.34 East Street*

*No.34 East Street* (Positive Unlisted Building). 34 East Street – also known as 'Lower Trinity' – is a two-storey residential building that turns the corner with an angled setback. It includes multiple sash windows, red pantiled roof and is of rendered brick. The building forms part of a good continuous streetscene, its scale and character reflective of its neighbours.



No.36 East Street

No.36 East Street incorporating the former Nos. 1 & 3 Trinity Street (Positive Unlisted Building). A prominently located mid nineteenth century shop of red brick with a black pan tiled roof. Decorative pierced bargeboards to gables now sadly lacking their spear finials. Twelve light hornless sashes to first floor windows. Casements to second floor. Ground floor retains late nineteenth century shop fascia with splayed corner entrance flanked by pilasters.



Horseshoe Cottage No.38 and Longshore, No.40 East Street

Horseshoe Cottage No.38 and Longshore, No.40 East Street (Positive Unlisted Buildings). A pair of red brick cottages of c.1800 possibly incorporating earlier fabric. Red pan tiled roof. Formerly with shallow arched brick lintels to ground floor openings, both ground floor windows have however been altered. The original small paned sash to the upper floor of No.38 survives but that to No.40 has again been replaced. Twentieth century partially glazed front doors in original openings.



Nos.38 & 40 East Street before altering from a c.1900 postcard.



The Lord Nelson Inn, No.42 East Street

The Lord Nelson Inn, No.42 East Street (Positive Unlisted Building). A well-preserved public house of c.1860 built on the site of an earlier public house opened c.1823. Faced in Suffolk white brick with horned plate-glass sashes. Original pilastered fascia preserved to western most bay, to its east are two canted bay windows with doors inserted into their central face. The eastern canted bay replaces an arched opening into a rear courtyard visible on historic photographs. Formerly with Welsh slate roof now pan tiles. Two gabled dormers in principal roof slope with boarded sides. Decorative white brick ridge stacks. Fine decorative cast iron bracket to inn sign.



*Reading Room Cottage, East Street*

*Reading Room Cottage, East Street (Grade II)*

*Sailors Reading Room – See East Cliff*

### **East Street (South Side)**

*Nos.1 & 3 East Street (Grade II)- See No.25 Market Place (East Side).*



*No.5 East Street*

*No.5 East Street (Positive Unlisted Building). A c.1900 shop probably built for Osborne's Butchers and Fishmongers business. The shop fascia appears to retain considerable amounts of original fabric (although the panels below the windows are of relatively recent date). Three storey red brick with a Welsh slate roof. Large, panelled canted bay window to centre of façade with mullioned and transomed lights and crowned by a gable with applied timber framing. A good c.1900 shop retaining much of its original joinery which forms an important part of the setting of adjoining listed buildings.*



No.7 East Street

*Gordon House, No.7 East Street (Grade II)*

Mid to late nineteenth century red brick outbuildings buildings with chimney to rear probably constructed for Thompson and Sons whose builders' yard was here.



No.9 East Street

No.9 East Street (Positive Unlisted Building). Mid-nineteenth century front range with lower probably earlier structure to the rear. In the late nineteenth century, a temperance hotel. Converted to retail premises after World War One and retaining a shop fascia which appears to be of that period Three storey front range of Suffolk white brick now rendered, with canted bay windows to the first floor. Central first floor sash and those on the

second floor are of plate-glass with narrow margin lights.



*East Lodge & Upper East Lodge, East Street*

*East Lodge & Upper East Lodge, East Street (Positive Unlisted Building).* Rendered red brick dwelling of c.1800 with a black pan tiled roof. Now two flats. On the first floor of the principal façade are two twelve light hornless sashes flanking a central blind recess. Beneath at ground floor level is a centrally placed pilastered doorcase with a twentieth century partially glazed panelled door. To the west of the door is a mid-nineteenth century former shop window, to its east a horned sash window divided into three sections by mullions. Eastern return elevation retains two casement windows with narrow margin lights. Western return elevation with horned sashes.



No.11 East Street

No.11 East Street (Positive Unlisted Building). An early twentieth century shop which was constructed within the former garden of Upper East Lodge. Originally a fishmonger's shop and occupied as such by 1916. Painted red brick with partially retained original fascia. A prominently located

structure playing an important role in the wider setting of a number of listed buildings.

### Fox Yard

*No structures included*

### Gardner Road



*Park Lane Cottage, No.27 Park Lane*

*Park Lane Cottage West, Gardner Road (Grade II)  
See also: 27, Park Lane Cottage, Park Lane.*



*Park Lane Cottage West, Gardner Road*

### High Street (East Side)



*Nos.4-10 (even) High Street*

*Carroway Cottage, No.4 and Nos.6-10 (even) High Street (Positive Unlisted Buildings). Terrace of four small houses completed in 1881. Central passage access to rear gardens with a mirrored semi-detached pair of dwellings to either side one projecting over the central passage. Faced in red brick with white brick dressings. Black pan tiled roof with ridge stacks rising from the spine walls between the cottages. Horned plate-glass sash windows occasionally survive although a number of the houses have unsympathetic late twentieth century replacements. Plaster wedge-shaped lintels with projecting central key stones. Stone sills resting on decorative corbels. Carroway Cottage No.4 now sadly painted harming the unity of the terrace's design. Nb in the late nineteenth century this part of High Street was part of Station Road hence the name of the houses 'Station Road Villas'.*



*Nos.12 & 14 High Street*

*Rosemary Cottage No.12 & 'Pebbles' No.14 High Street (Positive Unlisted Building). Two c.1800 rendered cottages which form part of a short terrace with the Grade II listed No.16. Twelve-light*

hornless sash windows within moulded wooden frames and twentieth century boarded front doors. Red pan tiled roof. No.14 has a shared red brick ridge stack with the Grade II listed No.16. No.14's stack is on the rear roof slope.



No.16 High Street

*Barnaby Cottage, No.16 & 18 High Street (Grade II)*



No.20 High Street

No.20 High Street (Grade II)



No.22 High Street

No.22 High Street (Grade II)



Nos.24 & 26 High Street

Nos.24 & 26 High Street (Positive Unlisted Buildings). Substantial and well-preserved pair of later nineteenth century red brick villas incorporating what appears to be an earlier range at the rear. Two storeys, steeply pitched and hipped Welsh slate roof with red brick ridge stacks. Full height bay windows with stone dressings with original horned plate-glass sash windows set within. Return elevation to north side of No.24 has canted oriel. Recessed porches with wooden glazed screens within. No.24 has decorative glazed tiled pathway and floor within porch. Panelled front doors. No.26 retains original dwarf garden wall to High Street and decorative tiled floor within porch. This pair of houses contribute significantly to the setting of the listed buildings to their north and to that of those opposite.



*Sycamore Cottage No.26A High Street*

*Sycamore Cottage, No.26 A High Street* (Positive Unlisted Buildings). House, probably of early nineteenth century date, latterly office and now again a dwelling. Red brick with a weatherboarded northern return wall, and a black glazed pan tile roof. Façade possibly at least partially rebuilt. Twelve-light sashes beneath wedge-shaped lintels. Ridge stack rising from spine wall with No.28. Forms part of a short terrace with Nos. 28 & 30



*No.32 High Street*

*No.32 High Street* (Positive Unlisted Building). Former cottage of a single storey and attics which is probably of eighteenth-century date, now a chip shop. Rendered brick with a black pan tiled roof and overhanging eaves. Unsympathetic twentieth century display window and partially glazed front door. Single storey lean to section to rear also with pan tiled roof.



*Nos.28 & 30 High Street*

*Nos.28 & 30 High Street* (Positive Unlisted Buildings). Two houses of early nineteenth century date. Built of red brick with a glazed black pan tiled roof. Twelve-light hornless sash windows. Decorative wedge shaped plaster faced wedge shaped lintels to window and door openings. Twentieth century partially glazed front doors. Tall red brick ridge stacks.



*Montague House, No.36 High Street*

*Montague House and railings to front, No.36 High Street* (Grade II)



Nos.38 & 40, High Street

Nos.38 & 40, High Street (Grade II)



Nos.40A & 42 High Street

Nos.40A & 42 High Street (Positive Unlisted Buildings). House and Blacksmith's workshop dating from c.1800 converted to other uses in the 1930s. Built of red brick with rubbed red brick wedge-shaped lintels, but unfortunately now rendered. Hipped black glazed pan tile roof. Substantial central ridge chimneystack. No.42 the former house is little altered externally save for the loss of its twelve light hornless sashes. First floor of High Street façade to No.40A retains an original sash in a heavy moulded frame. The ground floor of this façade originally contained a similar window and no door. The northern return elevation of No.40A originally displayed its industrial use with a central taking-in door at first floor level and at ground floor level a central door flanked by twelve-light hornless sashes. Former cart shed range with frontage to Victoria Road now heavily altered.



Town Sign, High Street

Town Sign, High Street (Positive Unlisted structure) A decorative mid twentieth century town sign depicting the battle of Sole Bay (1672) with the town seal above. The sign rests on brackets which form galleons. Square section wooden pole. A prominent landmark at the junction of High Street and Victoria Street. The sign occupies the site of houses demolished for road widening by Southwold Corporation in 1934.



Nos.54 & 54A High Street

Nos.54 & 54A High Street (Grade II)





*Sutherland House, No.56 High Street*

*Sutherland House, No.56 High Street (Grade II\*)*



*No.58 High Street*

*No.58 High Street (Positive Unlisted Building).* Former Southwold Arms Public House. Closed 1996 now retail premises. A public house on this site was recorded by James Maggs in 1803, however the present building appears to date from the third quarter of the nineteenth century. Largely unaltered façade of red brick with white brick dressings and a hipped Welsh slate roof. Tall central chimneystack rising from ridge. Four light plate glass sash windows. Central pilastered wooden doorcase containing twentieth century partially glazed door. An important part of the setting of the adjoining Grade II\* listed Sunderland House and of the listed buildings opposite.



*Nos.60 & 62 High Street*

*Nos.60 & 62 High Street (Positive Unlisted Building).* Late nineteenth century purpose-built retail premises with living accommodation above. Faced in red brick with a Welsh slate roof. It retains its original four-light plate-glass sashes to the upper floors. Ground floor has door to living accommodation set within recessed porch at southern end. Much altered early to mid-twentieth century shop front set within probably original nineteenth century opening.



*No.64 High Street*

*No.64 High Street (Positive Unlisted Building).* Retail premises with accommodation and refreshment rooms above which were constructed c.1906 for Frederick Eastaugh, baker and confectioner, and retaining fine original green glazed tile and painted

wood shop fascia. Divided into two shops in the 1960s. Red brick with stone dressings and a Welsh slate roof. Plate-glass sash windows to first floor between pilasters capped with stone finials. One bay breaks forward slightly at first floor level and has an elaborate pedimented gable. Doorway at northern end to domestic accommodation recessed within glazed tile lined arched opening. With pronounced keystone. Original panelled door with fanlight above. Original glazed doors to shop fascia.



No.66 High Street

No.66 High Street (Grade II)



Nos.68-72 (even) High Street

Nos.68-72 (even) High Street (Positive Unlisted Buildings). A short terrace of later nineteenth century shops and dwellings faced in red brick with Suffolk white brick dressings. Welsh slate roof with ridge stacks rising from the spine wall between the

properties. Original plate-glass sashes survive. No.68 retains a probably original partly glazed panelled door set within an arched surround. Nos. 70 & 72 have been in retail use since at least the mid twentieth century.



Nos.74 & 76 High Street

Nos.74 & 76 High Street (Positive Unlisted Buildings). Nos. 74-78 were probably built in the mid eighteenth century or slightly earlier. No. 78 has since been re-fronted and is discussed separately below. Red brick with a hipped black glazed pan tiled roof slope to front and red pan tiled slope to rear. Heavy moulded and Dentilled wooden eaves cornice. No. 74 with two heavily moulded window surrounds containing four pane plate-glass sashes. Wedge shaped rubbed brick lintels with pronounced stone key stones. Photographs of c.1870 show that the houses had pilastered doorcases flanked by a single window at ground floor level. No.76 at that time also had a single first floor window. c.1900 shop fascia to No.74. The windows to the first floor of No.76 were enlarged before 1948 (shown on NMR photos of that year) but the property also still retains a c.1900 shop fascia. Large rendered and gabled rear wing visible from Bank Alley with steeply pitched roof.



*Granville House, No.78 High Street*

*Granville House, No.78 High Street* (Positive Unlisted Building). Late nineteenth century façaded dwelling of now painted brick retaining its original plate-glass sash windows and bracketed wooden doorcase. Late twentieth century partially glazed front door of unsympathetic design. Black pan tiled roof of probably much earlier date with nineteenth century flat roofed dormer containing a four-light sash to High Street façade, rear roof slope of red pan tiles. The sash window above the front door has narrow margin lights. Rear elevation visible from Bank Alley of mid eighteenth century or earlier date. Gabled and rendered with nineteenth century plate-glass sashes. Probably originally part of the same building as Nos.74 & 76 which appear to be of a mid-eighteenth century or earlier date. An important part of the setting of adjoining listed buildings.



*Granville House, No.78 High Street, Bank Alley Elevation*



*Rutland House, Nos.80 & 80A High Street*

*Rutland House and Rutland Cottage, Nos.80 & 80A High Street* (Grade II)



Rutland House, No.80 High Street c.1870



Rutland Cottage and the rear of Nos.80 & 80A High Street



Nos.82-86 (even) High Street

Nos.82-86 (even) High Street (Grade II)



No.88 High Street

No.88 High Street (Positive Unlisted Building). Commercial building of red brick with a black glazed pan tiled roof, which was probably constructed during the third quarter of the nineteenth century. First floor canted bay window visible on c.1900 photos replaced by a large tripartite shop window in the early-twentieth century. Two light plate glass sash windows to second floor. c.1900 shop fascia retaining notable mosaic advertising panel to floor of central recessed entrance reading Stead and Simpson. An important component in the setting of flanking listed buildings to the north and south.



Crown Hotel Nos.90-92 (even) High Street

Crown Hotel Nos.90-92 (even) High Street (Grade II)



*Northern Range of Outbuildings at the rear of The Crown.*

*Northern Range of Outbuildings at the rear of The Crown, High Street (Positive Unlisted Building).* A single storey range of five open-fronted former cart sheds built of rendered red brick with wooden piers. Once part of a continuous range of outbuildings running down to Victoria Street shown on the 1884 1:2,500 Ordnance Survey map. Twentieth century addition at western end. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a major coaching inn. The most complete of Southwold's former coaching inn yards.



*Southern Range of Outbuildings at the rear of The Crown.*

*Southern Range of Outbuildings at the rear of The Crown (Positive Unlisted Buildings).* A row of late nineteenth century red brick structures with painted stone dressings which form the southern side of the courtyard to the rear of The Crown. Welsh slate roofs and four pane plate-glass sashes. Blind rear elevation. At its eastern, or Victoria Street end a large mid to late twentieth century flat roofed infill structure has been built against its façade. Victoria Street façade gabled with painted stone lintel to first floor taking-in door. Boarded door beneath. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a

major coaching inn. This range also forms part of the immediate setting of the listed houses on the western side of Church Street.



*Former Outbuilding at rear of The Crown, High Street*

*Former Outbuilding at south side of rear of The Crown, High Street (Positive Unlisted Building).* Mid nineteenth century single storey outbuilding with a hipped red pan tile roof, constructed of red bricks laid on their sides. Now attached to the rear of The Crown by later additions. Rear elevation visible from a yard on the western side of Church Street. Its front elevation is now hidden by a makeshift twentieth century addition fronting Crown Yard. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a major coaching inn.

*Range of Outbuildings at North-eastern Corner of yard at the rear of The Crown, High Street (Positive Unlisted Building).* Two storey red brick range of outbuildings with a Welsh slate roof and stone lintels to original openings. Probably of mid to late nineteenth century date. At its Victoria Street end a large mid to late twentieth century structure has been built against its façade, but the building appears to remain intact. Gable end to Victoria Street with single storey flat roofed twentieth century addition. Some later twentieth century inserted casement windows at eastern end. Once part of a continuous range of outbuildings running down to Victoria Street shown on the 1884 1:2,500 Ordnance Survey map.



*No.94 High Street*

*No.94 High Street (Grade II)*



*Nos.98-100 (even) High Street*

*Nos.98-100 (even) High Street (Grade II)*



*No.96 High Street*

*No.96 High Street (Positive Unlisted Building).* Mid nineteenth century house converted to retail premises c.1900. Of painted brick with horned four light plate-glass sashes. Good c.1900 shop front with panelled pilasters and delicate cast iron columns. Original shutter box also appears to survive. Originally with arched doorway and a single window to the ground floor. No.96 makes a strong positive contribution to the setting of the adjoining listed buildings.



*Church Street elevation of No.100 High Street*

## High Street (West Side)



*Former Kings Head Hotel, High Street*

*Former Kings Head Hotel, High Street (Grade II)*



*No.25 High Street*

*No.25 High Street (Grade II)*



*No.27 High Street*

*No.27 High Street (Positive Unlisted Building).* Early nineteenth century former shop forming part of the same structure as the Grade II listed No.25. Red brick with a black pan tiled roof. Photographic evidence suggests that it had lost its shop fascia before 1948. Sash windows replaced by unsympathetic casements. Despite unsympathetic alteration No.27 makes an important contribution to the setting of the listed buildings to its immediate north.



*Thimble Cottage, No.29 High Street*

*Thimble Cottage, No.29 High Street (Positive Unlisted Building).* Small probably early nineteenth

century rendered cottage with a red pan tiled roof and overhanging eaves. Late twentieth century replacement twelve-light sash windows and partially glazed twentieth century front door.



*No.31 High Street*

*No.31 High Street* (Positive Unlisted Building). Mid nineteenth century dwelling formerly known as Anchor Villa, extended to the rear 1960s and facaded c.2020. Its nineteenth century northern and eastern façades alone survive but these make a strong positive contribution to views along the High Street. Northern façade of three bays with a central door opening flanked by two full height canted bay windows. Panelled parapet and Welsh slate roof. Tall, rendered chimney stacks.



*Nos.33 & 35 High Street*

*Nos.33 & 35 High Street* (Positive Unlisted Building). A pair of red brick shops with stone dressings. Welsh slate roof with ridge stack rising from the spine wall between the two premises. With a single pedimented dormer window within the roof slope

of each property. Four light plate-glass sashes set in heavy stone surrounds to first floor. Probably constructed c.1900 and shown on the 1904 1:2,500 Ordnance Survey map.



*No.37 High Street*

*Forest House, No.37 High Street* (Positive Unlisted Building). Late nineteenth century red brick shop with white brick embellishments. Two storeys with splayed northern corner. Welsh slate roof. c.1900 wooden shop fascia. With canted oriel and four light plate-glass sashes above. Pilastered wooden doorcase to domestic accommodation. A well-preserved example of a purpose-built late nineteenth century shop.



*Nos.39 & 41 High Street*



*No.39 & Farleigh House, No.41 High Street* (Positive Unlisted Buildings). Two very large houses which are shown on the 1904 1:2,500 Ordnance Survey map. Probably constructed with the northern section of the Post Office in 1895 and of the same design as Nos. 43 & 45. Three storeys over a high basement. Recessed porches with heavy moulded stone hoods to centre of façade supported on ornate carved corbels. These are approached via flights of steps with ornate stone balustrades. Canted bay windows with horned plate-glass sashes to either side of porches which rise from basement to first-floor level. Welsh slate roof with corbelled eaves cornice. No.41 has unfortunately had a number of its first-floor sashes unsympathetically replaced. Ornate cast iron railings and panelled stone gate piers to frontage.



*Wymering House, No.47 High Street*

*Wymering House, No.47 High Street* (Positive Unlisted Building). A purpose-built doctor's surgery and dwelling of c.1895 of three storeys with a two-storey wing. Faced in red brick with painted stone dressings. Welsh slate roof with exaggerated overhang to eaves on three storey section, supported on carved brackets. Red brick ridge stacks. Plate-glass sashes. House with two storey canted bay window flanked by recessed porch with heavy and elaborately carved stone hood. Projecting surgery wing with decorative parapet and arched windows with corbelled hoods and pronounced key stones. Recessed porch with heavy stone hood supported on decorative corbels and flanked by arched windows. Glazed screen containing door within. Rear elevation more restrained with small late twentieth century single storey brick addition. Wymering House remained a Doctor's Surgery until the late 1950s. Its upper floor sustained bomb damage in 1943.



*No.43, The Post Office and No.45 High Street*

*The Post Office and Nos.43 & 45 High Street* (Positive Unlisted Buildings). Commercial building with living accommodation above built in two sections, the northern part in 1895 and the southern in 1911. Red brick with stone dressings and a Welsh slate roof. Ornate stone bay window of two storeys with pyramidal roofs linked by a central single-storey stone porch containing an arched doorway and capped by a decorative stone balustrade. Twin pediments to bays flanking porch. Original horned plate-glass sashes. Recessed porches with stone hoods supported on ornately carved corbels. Secondary entrances to living accommodation in northern and southern bays flanking bays of The Post Office. The two flanking houses are of the same design as Nos.39 & 41 High Street. Ornate c.1895 cast iron railings and gate piers to the frontage of No.43



*Nos.49-51A (Odd), High Street*

*Nos.49-51A (Odd), High Street* (Grade II)



*No.53 High Street*

*No.53 High Street* (Positive Unlisted Building). House and lock up shop of c.1890 built on the site of a blacksmith's workshop. Originally with a crow-stepped gable to the splayed corner. Red brick with a Welsh slate roof. Early twentieth century photographs show this building with plate-glass sashes beneath shallow brick arched lintels, most of which still survive. Late nineteenth century shop fascia. Manor Farm Close elevation contains a partially glazed front door and four-light plate-glass sashes. No.53 makes a strong positive contribution to the setting of the listed buildings which flank it.



*Nos.55-63 (odd), High Street*

*Nos.55-63 (odd), High Street* (Grade II)



*The Manor House, Nos.65-67 (odd), High Street*

*The Manor House, Nos.65-67 (odd), High Street* including gate and forecourt walls (Grade II\*)



*United Reformed Church, High Street*

*United Reformed Church, High Street* (Grade II)



*No.67 High Street*

*No.67 High Street* (Positive Unlisted Building). Former bank designed by Bottle and Olley of Great Yarmouth who designed a series of notable bank

buildings for the former Gurneys Bank in Norfolk and Suffolk during the late nineteenth century. Built c.1891 of red brick with stone and rubbed red brick dressings. Welsh slate roof. The former banking hall breaks forward slightly and has a decorative stone parapet, and a façade of alternate brick and stone courses. Arched window and door openings with keystones. Original partially glazed doors beneath plate-glass semi-circular fanlight. The other window openings to the principal façade have decorative stone sills and decorative brick arched lintels with pronounced fluted key stones. To the upper floor they are horned plate-glass sashes with small lights to the upper panels whilst on the ground floor is a tripartite sash. Substantial stack to the northern gable which projects slightly on the return elevation. Return elevation to Woodley's Yard of red brick with stone sills. Originally with managers accommodation on the upper floors. No.67 makes a strong positive contribution to the setting of the Grade II listed buildings which flank it and stand opposite.



*Old Banke House, No.69 High Street*

*Old Banke House, No.69 High Street (Grade II)*



*Window detail, No.67 High Street*



*No.71 High Street*

*No.71 High Street (Grade II)*



Rear of No.71 High Street from Buckenham Court



Nos.77 & 79 High Street



Nos.73 & 75 High Street

Nos.73 & 75 High Street (Positive Unlisted Buildings). A pair of mid-nineteenth century shops with living accommodation above which were originally built as dwellings. Red brick with painted stone dressings and a Welsh slate roof. Dentilled eaves cornice. Four-light plate-glass sashes set within heavy moulded frames. Pilastered doorcase to No.75 with panelled door. No.73 has the remains of a similar doorcase only the pilasters of which now appear to survive. Early twentieth century shop facias. Late nineteenth century photographs show that No.73 originally had a full height canted bay window which now only survives at first floor level. Jenkins, A Barrett, *A Visit to Southwold, Containing Over 150 Photographs of Historic Interest* (Southwold, 1984) p15.

Nos.77 & 79 High Street (Positive Unlisted Buildings). Two late nineteenth century shops of red brick with painted stone dressings. Originally built as houses. Glazed black pan tiled roof. Horned plate glass sashes. Red brick ridge stacks. Simple wooden shop facias with pilasters of c.1900. Southern section of No.79 contains a courtyard entrance with a large casement window above. Substantial red brick rear wing to No.77 with four light plate-glass sashes. Jenkins, A Barrett, *A Visit to Southwold, Containing Over 150 Photographs of Historic Interest* (Southwold, 1984) p15.



Rear of Nos.77 & 79 High Street from Buckenham Court.



*Buckenham House, Nos.81 & 83 (odd), High Street*

*Buckenham House, Nos.81 & 83 (odd), High Street (Grade II\*)*



*Rear of Buckenham House, High Street from Buckenham Court*

## Hope Cottages



*Hope Cottages*

*Nos.1-6 (cons) Hope Cottages (Positive Unlisted Buildings). Two terraces of single-storey almshouses constructed after World War Two on the site of damaged buildings. Set around a small lawned courtyard enclosed by a brick wall with square-section piers and a wrought iron decorative overthrow. Red brick with a red pan tiled roof and overhanging eaves. Prominent Dutch gables and small-pane casement windows. Arched door openings. An important part of the setting of the Grade I listed parish church. Drawings by Cautley and Barefoot of Ipswich for housing at Bartholomew Green dating from between 1950 and 1953 survive in the Ipswich Branch of Suffolk Record Office but were not accessible at the time of survey (Ipswich Record Office HG400/2/468).*

## Loftus Lane

*See Tibby's Triangle*

## Lorne Road (North Side)

*May Place (Grade II) – See South Green in Marine Villas Character Area*



*Nos.1-5 (odd) Lorne Road*

*No.1, & Jersey Cottage No.3 Lorne Road* (Positive Unlisted Buildings). A pair of red brick cottages with a Suffolk white brick return elevation to May Place against which the now demolished Victorian wintergarden of that villa once stood. Red plain tile roof. Probably early nineteenth century but remodelled c.1920. The present façade is shown on a photograph of 1922 in the Southwold Museum collection. In retail use in the early twentieth century. Casement windows, those to the first floor with 3 in canted bays supported on decorative wooden brackets. Red brick ridge stack rising from spine wall between properties. Top lit boarded front doors beneath wedge shaped brick lintels. Shallow arched lintel to ground floor window of No.3, that to No.1 flat and probably rebuilt in the later twentieth century. Dentilled brick eaves cornice. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p91.



*Nos.7 & 9 Lorne Road*

*Nos.7 & 9 Lorne Road* (Positive Unlisted Structure). Post-war structures, they have been identified due to their sensitive design which permits them to integrate harmoniously with their surroundings, including their traditionally designed fenestration.



*'The Snug', No.5 Lorne Road*

*'The Snug', No.5 Lorne Road* (Positive Unlisted Building) Cottage with rendered red brick façade to Lorne Road and black glazed pan tile roof. Three plate-glass sashes of probably twentieth century date to ground floor beneath a single elongated hood mould. Canted bay window with mullioned and transomed casements to first floor. Partially glazed twentieth century front door. Some similarities with No.8 Queen Street however this façade was remodelled in the mid twentieth century only the western bay remaining as built.



*Garden Walls to The Elms and No.9B Lorne Road*

*Garden Wall to No.9B Lorne Road* (Positive Unlisted Structure). Impressive partially crenelated garden wall of red brick of probably early to mid-nineteenth century origins. Curved and crenelated section adjoining No.11. The eastern section fronting The Elms probably partially rebuilt. A large garden at the rear of houses in Queen Street is shown on this site on early Ordnance Survey maps occupying much of the land between Mill Lane and Lorne Road. But is now occupied by large mid twentieth century houses. See also the garden walls on the southern side of Mill Lane which once formed part of the same large garden.



*Western Section of Garden Wall to No.9B Lorne Road*



*Nos.11 & 13 Lorne Road*

*Nos.11 & 13 Lorne Road* (Positive Unlisted Structure). Probably of mid-eighteenth-century date of red brick with pilasters and a red pan tiled roof. Eastern gable of No.11 prominent in views along Lorne Road. Twelve-light hornless sash windows in heavy moulded frames beneath rubbed brick wedge-shaped lintels. Ground floor of No.11 has a twentieth century glazed lean-to porch and a twentieth century bay window beneath a continuous Welsh slate roof which replaces an earlier bay window shown on a National Monuments Record photograph of 1949 (BB49/3125). Flat roofed dormers in principal roof slope. Ridge stacks probably removed. The partially re-fronted No.15 forms part of the same structure.



*Lorne Cottage, No.15*

*Lorne Cottage, No.15* (Positive Unlisted Building). An eighteenth-century structure which probably originally looked like Nos. .11 & 13 but now with large two storey later nineteenth century bay windows. Red brick with painted stone dressings and a red pan tiled roof. Central brick pilaster and brick eaves cornice. Large possibly replaced four-light plate-glass sashes. Central red brick ridge stack flanked by flat topped dormers with six-light sashes. Partially glazed front door beneath rubbed brick wedge-shaped lintel.



*Gardner Road elevation of Nos.15A & 15B Lorne Road*

*No.15A and The Retreat No.15B Lorne Road.* (Positive Unlisted Building). House and former shop

now two dwellings. Later nineteenth century. Red brick elevation to Lorne Road, Gardner Road elevation rendered. Steeply pitched red pan tiled roof. Gardner Road elevation of three storeys with steeply pitched gable and plate glass sash windows. Lorne Road elevation of No.15A formerly with shop front. Twentieth century dwellings attached to rear. Included here primarily for the quality and presence of its Gardner Road elevation. Nineteenth century red brick and cobble boundary wall to west with return section to Gardner Road which also contributes significantly to conservation area.



*Happy Cottage No.6 Lorne Road and No.8 Lorne Road*

### **Lorne Road (South Side)**

*Regency House (Grade II) – See South Green*



*Nos.2 & 4 Lorne Road*

*No.2 & Stannard Cottage, No.4 Lorne Road (Positive Unlisted Buildings).* Early nineteenth century red brick cottages with red pan tiled roofs. Plate-glass sash windows and panelled doors beneath wedge shaped lintels. High rendered plinth. No.2 may be slightly earlier in date than No.4 and there is a straight joint between the two properties. Eastern return elevation of No.2 gabled with hornless plate-glass sashes beneath wedge shaped lintels. Lower red brick rear range with red pan tiled roof visible from Lorne Road.

*Happy Cottage No.6 Lorne Road and No.8 Lorne Road (Positive Unlisted Building).* A pair of red brick probably late eighteenth-century cottages with a red pan tile roof standing at a right-angle to Lorne Road within large gardens. Within these gardens the rear elevations of listed houses on Park Lane can also be seen. No.6 has replacement sixteen-light horned sashes beneath wedge-shaped lintels and a partially glazed panelled front door. No.8 has unhorned sixteen light sashes and a partially glazed door. Return elevation of No.6 to Lorne Road of red brick with two gables, panelled door, and casement windows beneath shallow arched brick lintels. *Subsidiary features.* Twentieth century low red brick garden walls.



*White Cottage, No.10 Lorne Road*

*White Cottage, No.10 Lorne Road. (Positive Unlisted Building).* House of c.1800, probably red brick but with now rendered façade, two storeys



and three bays. Late twentieth century horned sashes beneath wedge shaped lintels. Late twentieth century panelled door. Red brick ridge stack and red pan tiled roof. No.10 forms part of a good group of cottages with Nos. 6 & 8

*Strickland House (Grade II) – see Park Lane*

### **Manor Farm Close**

*See also No.53 High Street*

### **Market Place (East Side).**



*Town Pump, Market Place*

*Town Pump, Market Place (Grade II)*



*No.25 Market Place (East Street façade)*

*No.25 Market Place (Grade II)*

### **Market Place (South Side)**



*No.21 Market Place*

*No.21 Market Place*



*No.23 Market Place*

*No.23 Market Place (Grade II)*

## Market Place (North Side)



*Co-operative shop, No. 2 Market Place*

*Co-operative shop, No. 2 Market Place (Positive Unlisted Building).* Constructed around 1928 and was formed of residential first floor use above a large ground floor shop, all in brick. The ground floor shop frontage projects to allow a first-floor balcony to be formed, although the balcony arrangement is now missing. The building is austere in character with curious throwback references to 18th century architecture such as toothed eaves, panelled parapet and what had been windows with leaded lights. The original shopfront wrapped around the building and along Church Street, although the flank shopfront has now been lost. Part of the original shopfront appears to survive – just. Undoubtedly, the reduced shopfront, replacement first floor fenestration and loss of balcony have all reduced the architectural interest of this building. However, it retains a presence in the town centre and its use as a local shop is very important for the vitality of the town centre. This use contributes importantly to the character of the Conservation Area in this part of it; and the overall scale, presence and some surviving detail of the building, can be judged to make a positive contribution to the overall character and appearance of the Conservation Area.



*No. 2 Market Place in the 1930s.*



*Town Hall, Market Place*

*Town Hall, Market Place (Grade II)*



*Swan Hotel, Market Place*

*Swan Hotel, Market Place (Grade II)*



*Cygnet Building, Swan Hotel Market Place*

*Cygnet Building, Swan Hotel, Market Place (Positive Unlisted building).* Red brick mid to late nineteenth

century structure to rear of Swan Hotel, probably originally part of the hotel's stabling, it was converted into managers accommodation in the mid twentieth century and later housed Adnams board room. Altered and partially demolished c.2018 during works to convert it into a visitors' centre when zinc roofed range with glazed frontage also added. This addition replaces an unsympathetic mid twentieth century flat roofed structure. Lower left-hand section formerly garages or cart sheds. Black pan tiled roof. Four pane plate glass sashes beneath wedge-shaped lintels.



No.10 Market Place

No.10 Market Place (Grade II)

## Market Place (West Side)



No.1 Market Place

*No.1 Market Place* (Positive Unlisted Building). A red brick commercial building of c.1890 probably built as a solicitor's office. It was later the architect's office of Thomas Edward Key. Gabled with a dentilled brick cornice and shallow arched brick lintels to the windows. Arched doorway leading to recessed porch containing a panelled door with rectangular fanlight above. Horned plate-glass sash windows. Tripartite sash to ground floor replaced with a single sheet of plate-glass within original opening. No.1 makes an important positive contribution to the setting of the listed buildings which flank it. Its possibly earlier rear range is now two separate dwellings known as Nos. 7A and 7B Market Place which are accessible from Child's Yard. These are discussed separately.



*No.3 Market Place*

*No.3 Market Place (Grade II)*



*Nos.5 & 7 Market Place*

*Nos.5 & 7 Market Place* (Positive Unlisted Building). A mid nineteenth century rendered and painted brick shop with a black pan tiled roof. Nineteenth century shop fascia to southern end of principal façade with a horned plate-glass sash above. Partially glazed front door to centre with wedge-shaped lintel. Bay window with small pane sash to first floor at northern end with mid twentieth century shop fascia below. Return elevation gabled with casement windows which must be of relatively recent origins as early photographs show a further single storey small dwelling abutting the gable of Nos 5-7 within what is now the entrance to Child's Yard. Two storey nineteenth century rear range of painted brick with a red pan tile roof.



*Rear of No.1 and Nos.7A & B Market Place*

*Nos.7A and 7B Market Place* (Positive Unlisted Building). A range of buildings attached to the rear of the late nineteenth century No.1 Market Place but which probably pre-date it. These cottages are shown as two separate dwellings on the 1904 1:2,500 Ordnance Survey map and that of 1971. Rendered brick with a black pan tiled roof. Twentieth century casement windows.



*No.9 Market Place*

*No.9 Market Place* (Positive Unlisted Building). A two-storey mid nineteenth century workshop building probably constructed for Child's Ironmonger and Brass Foundry Business, later a coach builder's workshop. Red brick with a red brick dentilled eaves cornice and a hipped red pan tiled roof. Partially weather boarded façade with casement windows. Now in poor repair. Once part of a much larger complex which has sadly all but disappeared.



*Nos.11 & 13 Market Place*

*Nos.11 & 13 Market Place (Grade II)*



*No.17 Market Place*

*Former Lloyds Bank, No.17 Market Place (Grade II\*)*



*No.11 Market Place courtyard elevation*



*No.19 Market Place*

*No.19 Market Place including 1A Mill Lane (Grade II)*



*No.15 Market Place*

*No.15 Market Place (Grade II)*

## Mill Lane (South Side)



*Garage to No.7 Queen Street*

*Garage to No.7 Queen Street* (Positive Unlisted Building). Late-20th century small garage with gable to the street. Built of red brick with red pantile roof and dark stained waney edge timber gable. The structure contributes to the street through its modest Arts and Crafts inspired charm.



*Pinkneys Way, Mill Lane*

*Pinkneys Way, Mill Lane Street* (Positive Unlisted Building). Mid-20th century red brick house with black pantile roof. Built in Flemish bond with blue/burnt brick headers. At two storeys it is somewhat overscaled, however the use of good brick details and simple timber windows make it blend well with other historic buildings in the street.



*Thyme Cottage, Mill Lane*

*Thyme Cottage, Mill Lane* (Positive Unlisted Buildings). Mid-20th century cottage, painted brick at ground floor (front elevation only). 1.5 storeys with Arts and Crafts inspiration. Jettied central gable clad in hanging red tiles supported by carved timber brackets, two tile-clad dormers added in 2010s. Small-paned metal windows with red tile cills. An attractive 20<sup>th</sup> century building, well-proportioned and maintained, which has received appropriately designed recent alterations.



*Elms Cottage, No.2 Mill Lane*

*Elms Cottage, No.2 Mill Lane* (Positive Unlisted Building). Mid nineteenth century two storey house with symmetrical entrance elevation. Good quality Flemish bond Suffolk red brickwork, with central entrance which opens directly onto the road. Door is flanked twelve-light horned sash windows, which are mirrored to the first floor. Above the door is a fire plaque. Gable end stack to the east and west ends. This house is little-altered and forms part of the important roadside frontage to the south side and western end of Mill Lane.



*Nos.4-10 (even) Mill Lane*

*Nos.4-10 Mill Lane* (Positive Unlisted Buildings). A row of four early nineteenth century cottages. Painted brick elevations with red clay pan tile roof covering. Ground floor door and casement windows under brick arch lintels, first floor casement windows tight to underside of the projecting dentil eaves course of brickwork. No.4 and No.10 have single storey side additions with a catslide roof over. The weatherboarded addition to No.4, and the flat roofed addition to No.10, are not of special interest. This row of cottages, along with No.2 Mill Lane, make a strong and positive contribution to the streetscape and character of the lane.



*Thimble Cottage, Mill Lane*

*Thimble Cottage, Mill Lane* (Positive Unlisted Building). Located to the rear of No.4 Mill Lane, an attractive red brick two storey cottage dating from the early nineteenth century and possibly formed from the pair of cottages shown on Wakes Map of 1839. Pan tile roof covering with red brick gable end ridge stacks. Doors and windows are replacements but within original gauged brick openings. Window replacements are unsympathetic. Later rendered additions to the southern end.

## Park Lane (North Side)



*'The Studio'. No.1 Park Lane*

*'The Studio'. No.1 Park Lane* (Grade II)



*No.3 Park Lane*

*No.3 Park Lane* (Positive Unlisted Building). A substantial Italianate house of c.1870 which was

remodelled in the classical style c.1970. Its nineteenth century rear elevation is prominent in views along Lorne Road. Red brick with a Welsh slate roof and Suffolk white brick quoins. The Park Road elevation is a remarkably well executed piece of classicism for the period. Of three storeys with attics and three bays with horned twelve light sashes beneath rubbed brick wedge-shaped lintels. Open pedimented doorcase with pilasters and a radial fanlight. Six panelled door. The house's Lorne Road elevation largely retains its late nineteenth century windows. Two storey outshot.



*No.3 Park Lane, Lorne Road elevation*



*Nos.5 & 7 Park Lane*

*Nos.5 & 7 Park Lane (Positive Unlisted Buildings).* A pair of houses dating from the late nineteenth century which were constructed within the former gardens of houses on Lorne Road. Built of red brick with blue brick embellishments and a glazed black pan tile roof. Of two storeys with two bays to each house, full height canted bay window containing original horned plate-glass sashes to inner bay of each house capped by a heavy moulded cornice. Doorway within outer bay containing panelled door beneath painted wedge-shaped lintel. Dormers with casement windows within roof and central ridge stack. Rear elevations visible from Lorne Road, red pan tile roof. No.5 with casements. No.7 rendered with a mixture of original plate-glass sashes and twentieth century casements. A well-preserved pair of nineteenth century houses which make an important contribution to the setting of adjacent listed buildings.





*No.9 Park Lane*

*No.9 Park Lane (Grade II)*



*Nos.17 & Honeysuckle Cottage, No.19, Park Lane*

*Nos.17 & Honeysuckle Cottage, No.19, Park Lane (Grade II)*



*Nos.13 & 15 Park Lane*

*Nos.13 & 15 Park Lane (Grade II)*



*Nos.21 & 23 Park Lane*

*Nos.21 & 23 Park Lane (Grade II)*



*Strickland House, No.25 Park Lane*

*Strickland House, No.25 Park Lane (Grade II)*



*Cobble Boundary Wall, Strickland House, No.25 Park Lane*



*Park Lane Cottage, No.27 Park Lane*

*Park Lane Cottage West, Gardner Road (Grade II)*

## **Pinkney's Lane (North Side)**

*For Pinkney's Lane South Side see Marine Villas Character Area*



*No.1 Pinkney's Lane*

*No.1 Pinkney's Lane (Positive Unlisted Building)* Small red brick early nineteenth century cottage with a red pan tiled roof. Plastered wedge-shaped lintels above late twentieth century replacement sashes. Boarded front door. Façade possibly partially rebuilt following removal of a shop fascia.



*Hoskin Cottage No.5 & Dreamers Cottage, No.3 Pinkney's Lane*

*Hoskin Cottage No.5 & Dreamers Cottage, No.3 Pinkney's Lane (Positive Unlisted Building).* A pair of red brick cottages which probably date from the early nineteenth century. Red pan tiled roof covering and rendered chimney stack to No.3.

Chimney stack to No.5 removed. Dentilled red brick eaves cornice and wedge-shaped red brick lintels to ground floor window and door openings. No.3 has a probably nineteenth century small pane casement and a four-light sash to the first floor with a late twentieth century horned sixteen light sash window below. Windows to No.5 are early twentieth century small pane sashes. The boundary wall to No. 5 has regrettably been painted.



*Cottage behind No.9 East Street & 5 Pinkney's Lane*

*Cottage behind No.9 East Street & 5 Pinkney's Lane* (Positive Unlisted Building). A small weatherboarded structure of probably nineteenth century date with a red pan tiled roof which is only visible from Pinkneys Lane but accessible via East Street. It appears to be shown on the 1884 1:2,500 Ordnance Survey map but has been significantly reduced in size. Partially rebuilt nineteenth century cobble boundary wall on eastern side.



*No.7 Pinkney's Lane*

*No.7 Pinkney's Lane and boundary wall* (Positive Unlisted Building). A c.1800 red brick cottage with a red pan tile roof set within a small courtyard on the western side of Pinkneys Lane. A 1949 air photograph shows this as a pair of cottages with a second doorway in the blind left-hand section of the facade. (National Monuments Record EAW024298) Dentilled red brick eaves cornice and twelve light sashes. Lintel to ground floor window and front door appear to have been replaced. Twentieth century boarded front door. Brick capped cobble garden wall.



*No.9 Pinkney's Lane*

*No.9 Pinkney's Lane* (Positive Unlisted Building). Two storey rendered brick cottage with a red pan

tile roof. Probably mid nineteenth century. Four light sash window to first floor. Pre 1949 shop window opening to the ground floor (shown on a National Monuments Record air photo of that year (EAW024298)). Partially glazed late twentieth century door. Later twentieth century single-storey flat roofed retail addition of unsympathetic design.



*Nos.11 & 13 Pinkneys Lane*

*Nos.11 & 13 Pinkneys Lane* (Positive Unlisted Buildings). A semi-detached pair of early nineteenth century red brick dwellings with substantial post 1950 alterations. Symmetrical painted facade with open pedimented doorcases and late twentieth century small paned horned sashes. Partially glazed late twentieth century front doors. Hipped black pan tiled roof. Comparing the present appearance of this building to that shown on a 1949 air photograph preserved by the National Monuments Record is instructive (EAW024298). This photograph shows the third bay from the southern end as having a two-storey bay window. Whilst the second bay from the south contained the original front door. The sites of both the present front doors were then occupied by windows and there was a substantial two storey wing attached to the structures southern end where the present high painted wall and gateway are located.

## Queen Street (East Side)



*Nos.4 & 6 Queen Street*

*Nos.4 & 6 Queen Street (Grade II)*



*Nos.4-8 Queen Street before alteration a c.1900 view.*



*Holmwood, No.8 Queen Street*

*Holmwood, No.8 Queen Street (Grade II)*



*No.12 Queen Street*

*No.12 Queen Street (Grade II)*



*No.14 Queen Street*

*No.14 Queen Street (Grade II)*



*No.10 Queen Street*

*No.10 Queen Street (Grade II)*



*No.16 Queen Street*

*No.16 Queen Street (Grade II)*



*No.18 Queen Street*

*No.18 Queens Street (Grade II)*

**Queen Street (West Side)**



*No.1 The Elms and No.3 Queen Street*

*No.1 The Elms and No.3 Queen Street (Grade II)*



*Evington, No.5 Queen Street*

*Evington, No.5 Queen Street (Grade II)*

*No.7A Queen Street – See May Place South Green (North Side)*

## Saint James' Green (Even)



*Nos.2-12 (even) St James Green*

*Nos.2-12 (even) St James Green* (Positive Unlisted Buildings). A red brick terrace of mid nineteenth century date with a Welsh slate roof. Now rendered apart from No.12. Originally a symmetrical composition with an arched central passage leading to the rear gardens. Nos.10 & 12 were given full height canted bay windows c.1900 which retain their original horned plate-glass sashes. Nos. 2-8 have twelve light horned sashes beneath wedge shaped lintels. Front doors largely replaced. Single storey early twenty first century addition to the rear of No.2. This terrace makes an important contribution to the setting of the Grade II listed lighthouse and Sole Bay Inn.



*Nos.2-12 St James Green c.1870*



*Nos.14 & 16 St James Green*

*Nos.14 & 16 St James Green* (Positive Unlisted Buildings). Part of an early nineteenth century red brick terrace also comprising Nos. 18 & 20. Canted bay windows of red brick with Suffolk white brick dressings were added c.1890. Heavy replacement sashes to No.14. The remainder of the façade was later rendered. Red pan tile roof. Early nineteenth century door openings with shallow brick arched lintels survive but with later twentieth century partially glazed front doors.



*Nos.18 & 20 St James Green*

*Nos.18 & 20 St James Green* (Positive Unlisted Buildings). A pair of early nineteenth century red brick cottages, now rendered and with red pan tiled roofs. Originally forming part of the same terrace as Nos. 14 & 16. Replacement sixteen light horned sashes. Partially glazed front doors.



Nos.14-20 (even) St James Green from a c.1870 carte de visite.



Whitehall, No.26 & Guardship, Saint James Green

'Whitehall', No.26 & Guardship, Saint James' Green (Grade II)



Beacon Cottage, St James Green

Beacon Cottage, St James Green (Positive Unlisted Building). A prominently located mid nineteenth century Suffolk white brick villa which makes a strong positive contribution to the setting of the adjoining listed buildings to the east. Rendered full height canted bay window with horned small pane sashes. Sixteen light hornless sashes to the remainder of the façade. Panelled door with glazed overlight. Black pan tiled roof with two very large white brick stacks. Entrance bay has parapet.

### Saint James' Green (Odd)



No.1 St James Green

No.1 St James Green (Positive Unlisted Building). Early to mid-nineteenth century structure of painted brick with a high parapet. Tall red brick chimneystack. Unsympathetic late twentieth century replacement windows. Attached to it a single storey lock up shop which retains its original c.1930 shop fascia. According to Southwold and Son the shop was designed by FR Rowe for the tobacconist FC Barber.





*Nos.3-7 (Odd) St James Green*

*Nos.3-7 (Odd) St James Green* (Positive Unlisted Buildings). A terrace of three late eighteenth or early nineteenth century cottages of rendered brick with a red pan tile roof. No.3 with preserved former shop fascia to ground floor and twelve light sash above. No.5 also has twelve light sashes but those to No.7 have been replaced with unsympathetic UPVC units.



*Caithness House, No.9 & 9B St James Green*

*Caithness House, Nos. 9 & 9B St James Green* (Positive Unlisted Building). A substantial Suffolk white brick fronted villa of the third quarter of the nineteenth century. Red brick subsidiary elevations and lower red brick range to rear. Three storeys with a symmetrical three bay façade. Central doorway beneath wedge shaped lintel with half-glazed door and rectangular fanlight. Two two-storey canted bay windows containing horned plate-glass sashes with narrow margin lights. Third floor has plate-glass sashes with narrow margin lights. Replaced pan tile roof covering, substantial white brick stacks to gable ends.

*13 and 15 St James Green*. Previously identified as positive unlisted buildings, these structures have been substantially altered and no longer merit inclusion.



*Adelaide Cottage, St James Green*

*Adelaide Cottage, St James Green* (Positive Unlisted Building). Early nineteenth century single-storey dwelling of rendered and painted brick with a black pan tiled roof. Possibly a nineteenth century re-fronting of an earlier cottage. Lead roofed canted bay windows to rendered principal façade with horned plate-glass sashes, parapet above hiding roof slope. Gabled painted brick return elevation containing front door. Tall, rendered chimneystack. Less sympathetic late twentieth century railings to front.



*No.17 St James Green*

*No.17 St James Green* (Positive Unlisted Building). A small painted brick cottage of later eighteenth or early nineteenth century date. Dentilled brick eaves cornice and a black pan tile roof. Original gently arched openings to ground floor windows preserved although now filled with twentieth century casements. Two small late twentieth century casements above. Boarded front door with hood. Mid twentieth century single storey addition to rear with a flat roof which terminates in a bow window. *Outbuilding* Two storey red brick outbuilding to rear of red brick with a red pan tiled roof. A single bay wide a boarded door.



*No.19 St James Green*

*No.19 St James Green* (Positive Unlisted Building). Early nineteenth century cottage with twentieth century alterations. Rendered brick façade of a single bay containing canted bay window to the ground floor and a twelve light hornless sash above. Front door in return elevation. Single storey range of nineteenth century pan tiled roof outbuildings attached to western side elevation. Of painted brick with a largely blind rear elevation to the garden of No.17.



*No.21 St James Green*

*Secret House, No.21 St James Green* (Positive Unlisted Building). The most westerly part of the structures attached to the rear of Seaview House, East Cliff. Probably dating from c.1870 with a lower rendered interwar period block attached to its northern end which acts as its entrance façade. At the time of the 1905 Ordnance Survey map, it was part of No.19 East Cliff but the two were separated before the publication of the 1927 1:2,500 Ordnance Survey map. Rendered Suffolk white brick with a hipped red pan tile roof replacing Welsh slate. Substantial dentilled eaves cornice. Horned plate-glass sashes to first floor which appear to be of late nineteenth century date. Ground floor windows replacement casement. Unfortunately located large flat topped late twentieth century dormer in principal roof slope. Lower northern range with over hanging eaves, casement windows and a first-floor bay window on its western elevation. Low twentieth century cobble wall with brick dressings to St James Green higher and probably much earlier cobble wall to boundary with No.23.



*No.23 St James Green*

*No.23 St James Green* (Positive Unlisted Building). A c.1800 structure with substantial late twentieth century alterations. Possibly originally a laundry or brewhouse for neighbouring Seaview House on East Cliff, now a dwelling. Red brick with a red pan tile roof. Old photographs show that the right-hand return elevation was originally partially of cobble. Late twentieth century casement windows. Boarded door.



*A c.1940 view of No.23 St James Green*

### **Smokehouse Court**



*Nos.1-3 cons, Smokehouse Court*

*Nos. 1-3 cons, Smokehouse Court* (Positive Unlisted Buildings). Former Smoke House loose box and cart shed converted to three small dwellings as part of a residential development c.2016 by Chaplin Farrant Architects. Eastern range of mid nineteenth century of cobble with red brick dressings, a dentilled red brick eaves cornice, and a red pan tiled roof. Two storey section at northern end with early twenty first century casement windows in original openings, the rear elevation of this section is in red brick. Central section of a single storey with a central boarded door flanked by lunettes. Former cart at southern end of possibly slightly later date the cart entrance now infilled with painted wooden boarding. Cobble rear elevation visible from car park on Trinity Street continued in nineteenth century cobble wall, metal covered roof slope. Northern range of a single storey retaining small nineteenth century red brick structures at either end now linked by a glazed central section with a metal covered roof slope.

*See also No.6 East Street*



*6 Smokehouse Court*

*Puddle Court, 6 Smokehouse Court* (Positive Unlisted Building). A two-storey residential conversion, part rendered and part painted flint. It has a red pantiled roof and a gable end ground floor bay window. The building is of simple linear form and is an attractive small scale survival of a former backland working building and rear yard.

## Snowdens Yard



*Nos.14 & 16 Snowdens Yard*

*Nos.14 & 16 Snowdens Yard* (Positive Unlisted Buildings). A pair of early to mid-nineteenth century cottages. No.14 of a single storey and attics, built of rendered brick with a red pan tiled roof. Substantial red brick stack to eastern gable. Twenty light hornless sash window with shutters to the ground floor. Twentieth century boarded front door in late twentieth century open-sided gabled wooden porch. Small casement window to stair and dormer above. No.16 of two storeys. Rendered brick with a red pan tiled roof and unsympathetic late twentieth century windows.

*No.18 Snowdens Yard* was inaccessible at the time of survey so no assessment of the merits of this structure has been made.



*'Sea Lark', No.20 Snowdens Yard*

*'Sea Lark' No.20 Snowdens Yard* (Positive Unlisted Building). Early c.19th red brick cottage recently rendered and altered. Formerly with twelve light hornless sashes beneath shallow arched brick lintels. Rendered and given gothic casements

c.2010. Red pan tiled roof. Good high cobble boundary walls of probably nineteenth century date.

## Stradbroke Road

*Nos.2 & 4 Stradbroke Road* - see *Sole Bay Inn, No.7 East Green*



*The Lighthouse, Stradbroke Road*

*The Lighthouse, Stradbroke Road* (Grade II)



*Former Lighthouse Accommodation Block from North Parade*

*Lighthouse Accommodation Block, Stradbroke Road (Positive Unlisted Building). Former accommodation block to lighthouse which was built c.1887-1892 by Trinity House. Its original design was by Sir James Douglass (1826-98) Chief Engineer to Trinity House. Originally designed as two cottages and shown as linked to the lighthouse on early Ordnance Survey maps. Painted brick with a hipped Welsh slate roof. The lighthouse was automated in 1938 and the cottages were no longer linked to the lighthouse by the time of the publication of the 1971 1:2,500 Ordnance Survey map. Twentieth century single storey additions to southern return elevation. Possibly a curtilage structure to the lighthouse and therefore afforded statutory protection.*

### **Tibby's Triangle**



*Tibby's Triangle*

*Tibby's Triangle Development and Adnams Café and Shop (Positive Unlisted Buildings). Housing*

development of 34 houses and apartments including a café and shop for Adnams Brewery of c.2008-2012 constructed on the site of the former Adnams distribution depot to the design of Ash Sakula Architects. Primarily of three and four storey blocks and built around a central public space known as Drayman Square. The blocks are faced in buff brickwork which is occasionally whitewashed or tarred. Largely red pan tiled roofs, flat roofed areas are either designed as roof terraces or clad in sedum. Glass fronted green roofed café building incorporating massive timber vats from brewery into façades. No.4 Drayman Square is a shop with glazed gables to Victoria Street and Draymen Square and sides clad in corrugated aluminium. Flint cobble low boundary walls and paving incorporating timber groins from seafront. Winner of the 2012 Housing Design Awards. The development occupies a sensitive site adjacent to the Grade I listed parish church.



*Tibby's Triangle*

### **Tibby's Way**

*See Tibby's Triangle*

### **Trinity Close**

*See No.6 Trinity Street*

### **Trinity Street (East Side)**

*Nos.1 & 3 Trinity Street see No.36 East Street*



*Nelson House, No.5 Trinity Street*

*Nelson House, No.5 Trinity Street* (Positive Unlisted Building). Red brick dwelling dated on its façade to 1876, the datestone also bearing the initials W.F.L. This may however relate to alterations rather than the original date of construction. Dentilled brick eaves cornice. Originally a shop and dwelling and with a shallow arched brick lintel for a large opening located above where the present door and adjacent window are located. First floor window openings with wedge-shaped rubbed brick lintels. The ground floor windows are probably all relatively recent interventions replacing a shop fascia. Small pane sashes to first floor with horned plate-glass sashes to ground floor. Late twentieth century rear addition.



*No.9 Trinity Street*

*No.9 Trinity Street* (Positive Unlisted Building). Early nineteenth century shop which makes a strong positive contribution to the setting of the adjoining listed buildings. Painted red brick with red pan tiled roof. Late nineteenth century shop fascia with pilasters and partially glazed central double doors. At first floor level a blind central recess flanked by twelve light sashes.



*Nos.11-15 (Odd) Trinity Street*

*No.11, Albion House No.13, & Kestrel Cottage No.15, Trinity Street* (Positive Unlisted Buildings). A terrace of three red brick houses dating from c.1860 sharing details such as the doorcases in common with the Grade II listed No.17. Welsh slate roof with overhanging eaves. Tall brick stacks rising from the spine walls between the houses. Horned plate-glass sashes with margin lights below rubbed brick wedge-shaped brick lintels. Partially glazed and panelled front doors. The elevation of No.11 has been modified to allow for the insertion of an arched garage entrance.



*No.9 East Cliff and No.17 Trinity Street*

*Back to Front Cottage No.17 Trinity Street & East Cliff House No.9 East Cliff* (Grade II)

## Trinity Street (West Side)



*No.2 Trinity Street*

*No.2 Trinity Street* (Positive Unlisted Building). A small cottage of early to mid-nineteenth century date of painted brick. Possibly originally a pair of cottages. Late twentieth century horned sash windows beneath wedge-shaped lintels. Partially glazed front door. The right-hand window is a later twentieth century small pane casement. Red pan tiled roof covering.



*No.6 Trinity Street*

*No.6 Trinity Street* (Positive Unlisted Building). A much altered early nineteenth century structure which originally consisted of a public house and a cottage to the rear fronting onto Trinity Close. Despite alteration it still makes a strong positive

contribution to the setting of adjacent Grade two listed 8-12 Trinity Street. The Rising Sun public house being entered via a doorway in the centre of the street façade which was removed in the later twentieth century. The Street façade now has small pane sashes which replace those shown in the NMR photograph and others. The 1949 photograph also shows wedge-shaped brick lintels with key stones which have been plastered over. The Trinity Courtyard elevation has also been altered by the insertion of additional window openings and the conversion of the original doorway to one of the houses into a window. Late twentieth century pedimented doorcase. Chimneystacks removed. Trinity Close was used for stabling for Montgomeryshire Yeomanry horses during World War One.



*The Former Rising Sun, No.6 Trinity Street c.1949*



*Cobbler's Cottage, No.8 Trinity Street*

*No.8 Trinity Street* (Grade II)



No.10 Trinity Street

No.10 Trinity Street (Grade II)



Trinity Cottage, 12 Trinity Street

Trinity Cottage, 12 Trinity Street (Grade II)

### Victoria Street (East Side)

For Adnams Shop and Café see Tibby's Triangle



No.8 Victoria Street and outbuilding

*The Old Bakehouse, No. 8 Victoria Street* (Positive Unlisted Building). An early to mid-nineteenth century red brick structure with a blacked glazed pan tiled roof slope to the Victoria Street frontage and a red pan tiled slope to the rear. Occupied as a bakery by the 1880s and in use as such until the 1950s. Horned plate-glass sashes in heavy moulded frames to the first floor. A single plate-glass sash beneath a shallow arched brick lintel to the southern end of the ground floor. Large blocked shallow arched opening to centre of façade now containing a panelled door and small sash. Large nineteenth century casement to northern end which possibly functioned as a shop window. Rendered northern return elevation. Flat roofed rear additions of mid to late twentieth century date.



Outbuilding at 8 Victoria Street from church tower

*Outbuilding at 8 Victoria Street* (Positive Unlisted Building). Out building of red brick with a red pan tiled roof, mainly of two storeys with a single storey projection at the Victoria Street end. Possibly associated with a bakery which occupied No.8. Gabled elevation to Victoria Street with Diocletian window to the gable and garage entrance below. Single storey section with boarded door and small pane casement window beneath shallow arched brick lintel. Similar door and window to the ground floor of the two-storey section the upper part of the elevation is however blind.





*Corn Store, No.10 Victoria Street*

*Corn Store, No.10 Victoria Street* (Positive Unlisted Building). Former grain store, possibly converted in the early to mid-nineteenth century from the service wing of the Grade II listed No.1 Bartholomew Green of which it now once again forms part. Converted to dwelling in the twentieth century. Rendered and scoured to imitate ashlar blocks with a red pan tile roof the words 'Corn Store' inscribed into the render. Two twentieth century small pane casement windows and a boarded door. A 1949 National Monuments Record photograph (BB49/3023) shows the upper floor of the façade as it is today, but with a small window and a second door where the present large ground floor window is located.



*Nos.12-18 (even) Victoria Street from Bartholomew Green*

*Nos.12-18 (even) Victoria Street* (Positive Unlisted Buildings). A terrace of 1861 of brick, with rendered façade, rear elevation partly timber clad. Southern return elevation partially of painted cobble. Hipped Welsh slate roof slope to frontage and red pan tiles to rear. Substantial red brick ridge stack to centre of frontage with smaller stacks to range facing Bartholomew Green. A date stone by the arch at the

southern end of the terrace reads 'B.H.C. 1861' (apparently for Benjamin Howard Carter, builder and contractor, the Carters still occupying parts of the terrace into the 1990s). Originally dwellings with a builder's yard to the rear accessed through a substantial arched entrance at the terrace's southern end later partly converted to shops. Substantial two storey outshot to rear of No.16. Horned, four light plate-glass sashes at first floor level, much of ground floor however probably remodelled c.1990 when shop fascia removed. No.12 has been rendered in roughcast and has a return elevation to Bartholomew Green which contributes significantly to the setting of the Grade II listed No.16. Formerly a shop it has a splayed corner. Rear wing with a full height canted bay window and a red pan tiled roof.



*Nos.12-18 (even) Victoria Street from the south.*



*Former Barn to rear of Nos. 14-18 Victoria Street from church tower*

*Former Barn to the rear of Nos. 14-18 Victoria Street* (Positive Unlisted Building). Two storey red brick former workshop building of probably mid nineteenth century date probably built for Carter's building contractors' business. Replacement casement windows.



Nos.20 & 22 Victoria Street

*The Old Royal, Nos.20 & 22 Victoria Street and outbuilding* (Positive Unlisted Building). Former Royal Public House (originally the White Lion) closed 1980s. Possibly early eighteenth-century gabled range with an early c.19th painted red brick former cottage (No.20) attached to its northern end. The two properties had been combined by the mid twentieth century, and now function as one dwelling. Cottage front door formerly in left hand bay on street façade. Late twentieth century pedimented doorcase surrounding historic door opening in gabled range of gabled section, with late twentieth century door within. The ground floor window is a tripartite sash beneath a shallow brick arched lintel. Small pane casement windows above. Cottage elevation with rendered wedge-shaped lintels with pronounced keystones replaced small pane sashes. Two storey canted bay window with small pane sashes to south-eastern elevation, partially clad in timber. Red brick garden wall to southeast enclosing garden of post 1950 date which occupies the site of the demolished war damaged No.24. Small single storey red pan tiled outbuilding of c.1800 or earlier date to the rear of No.20.



Nos.26-32 (even) Victoria Street

*No.26, September Cottage, No.28, and Nos.30-32 (even) Victoria Street* (Positive Unlisted Buildings). c.1800 terrace apparently built on the site of a small brewery associated with the adjoining Royal Public House. No.26 probably earlier in date than the remainder of the terrace. Red brick with a black pan tiled roofslope to Victoria Street and a red pan tiled slope to the rear elevation. No. 26 has sixteen light hornless sashes within heavy moulded wooden frames and a four panelled door. Brick pilasters and a substantial projecting stack to its gable end. This stack may possibly have originally been shared with the now demolished No.24. To the rear is a later nineteenth century two story brick outshot. Nos. 28-32 have rubbed brick wedge-shaped lintels to the ground floor and painted wedge shaped lintels above. The lintel above the door to No.28 has possibly been modified. Hornless sixteen-light sashes. Rear elevations rendered with small pane casement windows. The terrace remains remarkably unchanged since photographed by the National Monuments Record in 1949 ( BB49/3040).



*Adnams Brewery Buildings, Victoria Street*

*Adnams Brewery Buildings, Victoria Street* (Positive Unlisted Buildings). Nineteenth century brewery buildings occupying a prominent triangular site, with facades to East Green, Victoria Street and a narrow alley. Originally built around a central courtyard which was accessed from Victoria Street between the three storey and rendered ranges, this entrance was infilled c.1900 and a new entrance created in the Victoria Street frontage of the rendered range towards its East Green end. Courtyard infilled, and buildings radically altered c.2007. Probably originally built as a malthouse and offices and marked as such on the 1884 1:2,500 Ordnance Survey map. The complex however also

appears on Wake's 1839 map and the earliest surviving fabric may be of mid nineteenth century or earlier date. The introduction c.2007 of a stainless steel Huppman brewhouse within the old fermentation house required its walls to be raised in height. The Victoria Street frontage has a three-storey red pan tiled roof range of late nineteenth century date with a boarded winch turret projecting from its façade. Red brick with inserted horned sash windows of late twentieth century date. Return elevation to narrow passage. This range appears to have been preserved largely intact. Attached to the northern end of this structure is a single storey cobble and red brick office range with a red pan tiled roof. Horned sash windows. This range also appears to be reasonably well preserved. The other single storey ranges fronting East Green, and Victoria Street were of mid nineteenth century or earlier date but are now little more than façades. The Victoria Street façade is reasonably well preserved but has lost a large pair of boarded taking in doors. Original shallow pitched roof replaced by



*Palm Cottage, No.34 & 34A Victoria Street*

*Palm Cottage, No.34 & Albert Cottage, No.34A Victoria Street (Positive Unlisted Buildings)* A red brick terrace of three cottages which probably date from c.1880. Palm Cottage and No.34 retaining their original horned plate-glass sashes. Wedge shaped plaster lintels. Red pan tiled roof. Ridge stack rising from spine wall between Palm Cottage and No.34 and second stack to gable of No.34A. Twentieth century front doors.



*Former Maltings Complex from north*

the present steeply pitched roof slope blocking views of the lighthouse shown in photographs. Office range frontage to East Green now without historic door openings. See NMR photographs of c.1967 taken by Rex Wailes.



*Victoria Cottages No.36 & 38 Victoria Street*

*Victoria Cottages No.36 & 38 Victoria Street (Positive Unlisted Buildings)*. Rendered red brick cottages of probably mid nineteenth century date. No. 36 retaining its original window and door openings with wedge-shaped lintels. Four pane plate-glass sashes. Window openings to No.38 altered. Single storey painted brick outbuildings to rear of probably nineteenth century date, with boarded doors, casement windows and a red pan tile roof.



*East Green façade of former maltings complex*



*Jubilee Cottage, No. 40 Victoria Street*

*Jubilee Cottage, No. 40 Victoria Street* (Positive Unlisted Buildings). 19<sup>th</sup> century origin and may have been built around the time of Queen Victoria's Golden Jubilee in 1887. It is two-storey in red brick with red pantiles and a gable chimney at the ridge. The house is positioned at the back edge of the pavement and contributes valuably to a residential streetscene of continuous built frontage with an attractive and strongly historic character, that includes 18<sup>th</sup> and 19<sup>th</sup> century houses on either side.



*Nos.42-54 (even) Victoria Street*

*Nos.42-54 (even), Victoria Street* (Grade II)



*Nos.56 & 58 Victoria Street*

*Nos.56 & 58 Victoria Street* (Positive Unlisted Buildings). A pair of rendered red brick cottages of c.1800 date. Red pan tiled roof with a small stack rising from the spine wall between the two cottages. Late twentieth century replacement sashes and panelled doors. A 1949 National Monuments Record photograph shows No.56 with a boarded front door and a horned four-light plate glass sash to the first floor. Below is a small pane hornless sash. (BB49/3035).



*No.68 & Avocet Cottage No.70 Victoria Street*

*No.68 & Avocet Cottage No.70 Victoria Street* (Positive Unlisted Buildings). A pair of rendered possibly late eighteenth-century cottages. Shown on a 1949 NMR photograph (BB49/3091) with sixteen light hornless sashes beneath shallow arched brick lintels and with panelled doors. The present windows are late twentieth century replacements. Red pan tiled roof with projecting eaves and dentilled brick eaves cornice. Red brick stacks rising from gable ends. Blind gabled northern return elevation. Single storey glazed rear addition to Avocet Cottage.



*Nos.72 & 74 Victoria Street*

*Nos.72 & 74 Victoria Street* (Positive Unlisted Buildings). A semi-detached pair of red brick cottages which were rendered in the early twenty first century. Welsh slate roof with substantial ridge stack rising from the spine wall between the two cottages. Hornless sixteen light sashes and panelled doors.

**Victoria Street (West Side)**

*See Also Crown Hotel, High Street (Grade II)*

*K6 Telephone Box, Victoria Street* (Positive Unlisted Structure). A K6 type telephone box of a design produced for the General Post Office in 1935. Sir Giles Gilbert Scott was the designer of the original prototype. Produced in cast iron and made in sections, this design was used until replaced by the K7 c.1968. A prominent structure at the junction of Victoria Street and High Street.



*Southwold Museum, Victoria Street*

*Southwold Museum, Victoria Street* (Grade II)



*K6 Telephone Box, Victoria Street*



*Gas light outside Southwold Museum, Victoria Street*

*Gas light outside Southwold Museum, Victoria Street* (Positive Unlisted Structure). Mid nineteenth

century former gas light. Made by Child's Iron Foundry for the Southwold Gas Light Company.



*Victoria Buildings, Nos.13-29 (Odd), Victoria Street*

*Victoria Buildings, Nos.13-29 (Odd), Victoria Street* (Positive Unlisted Buildings). A well-preserved symmetrical terrace of nine cottages which probably date from the mid nineteenth century. Red brick with scoured wedge-shaped plaster lintels. Shallow pitched Welsh slate roof with overhanging eaves. Panelled doors beneath narrow rectangular fanlights. Central corbelled archway leading to rear yards with pronounced key stone. Hornless twelve light sashes. Substantial ridge stacks rising from the spine walls between the dwellings. The terrace contributes significantly to the setting of the Grade II listed Museum building to its immediate north and to that of the listed houses on Bartholomew Green opposite.



*Nos.31-37 (Odd) Victoria Street*

*St Edmunds Terrace Nos.31-37 (Odd), Victoria Street* (Positive Unlisted Buildings). A terrace of four substantial houses built of red brick with Suffolk white brick pilasters and dressings. Black pan tiled roof. Reputedly built by Benjamin Howard Carter who had a builder's yard opposite and dated 1870. Painted carved heads below capitals to the pilasters by his son Henry Carter. A fine symmetrical classical composition marred only by the insertion of a window into one of the blind panels. Twelve light hornless sashes with wedge-shaped lintels and stone sills resting on corbels. Panelled doors with

semi-circular plate-glass fanlights. St Edmunds Terrace makes a strong positive contribution to the setting of the listed buildings on Bartholomew Green onto which it faces. (Collins, Ian *Artists in Southwold* (Norwich, 2005) p58-59).



*Nos.39, 39A and 41 Victoria Street*

*Nos.39, 39A, and 41 Victoria Street* (Positive Unlisted Buildings). A terrace of three houses designed to have the appearance of a substantial villa. Shown on the 1884 1:2,500 Ordnance Survey map and probably of mid nineteenth century date. Red brick with a black pan tiled roof. Four light plate-glass sashes. Each house is of two bays, Nos, 39 & 39A having full height canted bay windows flanking a pair of pilastered doorcases. Late twentieth century partially glazed front doors. No. 41 has wedge shaped lintels to the windows and to a blind recess above the front door. The gabled. return elevation of No.39 to Youngs Yard is rendered and attached to its rear is a largely unaltered heated workshop range of red brick and cobble with small pane twelve light sashes and a boarded taking-in door at first floor level. Good mid nineteenth century boundary wall to garden constructed of bricks placed on end, similar to those in Bank Alley and Youngs Yard.



Warehouse range attached to rear of 39 Victoria Street.

*Adnams Whisky Dunnage Premises see Crown Hotel, High Street.*



Nos.45 & 47 Victoria Street

*No.45 Victoria Street* (Positive Unlisted Buildings). A radically altered later eighteenth-century house of painted brick which once formed part of a terrace, but which were incorporated into the Adnams Brewery complex before the publication of the 1971 1:2,500 Ordnance Survey map. Today its primary value is the contribution it makes to the setting of listed buildings on Church Street. Dentilled brick eaves cornice to No.45. Original door opening removed. Horned small pane sashes of probably later twentieth century date. One wedge shaped brick lintel at ground floor level. Largely blind gable end to Church Street, the gable itself rebuilt. No.45 was the St Edmund's Deaconess Nursing Home in the 1930s. No.47 (the lower section) has been entirely rebuilt.



*Adnams Brewery, Victoria Street*

*Adnams Brewery, Victoria Street* (Positive Unlisted Buildings). Substantial largely late nineteenth century complex including water tower with a frontage range faced in Suffolk white bricks with red brick dressings. Welsh slate roofs. Purchased by Adnams in 1895 and largely rebuilt to the designs of the accomplished brewery architects Inskipp and Mackenzie of Bedford Row London, 1897-98. They however incorporated part of a much earlier complex within their new brewery. Rear section altered in the late twentieth century. 5,000 gallon water tank of cast iron made by Braithwaites. The brewery buildings terminate views looking north along the southern section of Victoria Street. (Pearson, Lynn *British Breweries, an Architectural History* London: 1999 p162, and Pearson, Lynn and Anderson, Ray *Gazetteer of operating pre-1940 Breweries in England* Brewers History Society London: 2010). Miller, John *Britain in Old Photographs, Southwold* (Stroud, 1999) p98.



*'The Brewers House', Victoria Street*

*'The Brewers House', Victoria Street* (Positive Unlisted Building). Dwelling which appears to be shown on the 1884 1:2500 Ordnance Survey map. Suffolk white brick façade with painted stone dressings. Symmetrical principal façade with a pilastered doorcase containing a panelled door and twentieth century radial fanlight, flanked by full height canted bay windows. Horned plate-glass sashes. Rendered chimney stack. Northern return elevation of red brick. Rendered southern return

elevation with late twentieth century windows. Two storey later twentieth century rear addition formerly linking the structure to Adnams Brewery buildings in the rear courtyard which have been replaced with bungalows. Late twentieth century railings to frontage on dwarf white brick wall. Miller, John *Britain in Old Photographs, Southwold* (Stroud, 1999) p98.



Nos.71 & 73 Victoria Street

*Twitten Cottage No.71 & Cygnet Cottage, No.73 Victoria Street* (Positive Unlisted Buildings). A pair of small early nineteenth century red brick cottages with black pan tiled roofs (replacing Welsh slate). Substantial ridge stack rising from spine wall between the cottages. Late twentieth century pilastered doorcases, over original simpler openings with wedge-shape rubbed brick lintels similar to those of the adjoining windows (See 1949 NMR photograph BB49/3097). Twelve-light hornless sashes beneath wooden lintels at first floor level. The cottages make a strong positive contribution to the setting of the Grade II listed Nos. 75 & 77. Miller, John *Britain in Old Photographs, Southwold* (Stroud, 1999) p98.



Nos.75 & 77 Victoria Street

*Nos.75 & 77 Victoria Street* (Grade II)



No.85 Victoria Street

*No.85 Victoria Street* (Positive Unlisted Building). A house of c.1890 faced in red brick with Suffolk white brick dressings. Central full height canted bay with horned plate-glass sashes flanked by arched door openings. The right-hand opening contains a partially glazed and panelled front door beneath a semi-circular plate-glass fanlight. That to the left is a passage entrance. Decorative chimneystack of red brick with Suffolk white brick dressings. Pan tiled roof.





*Suffolk Cottage, No.87 Victoria Street*

*Suffolk Cottage, No.87 Victoria Street* (Positive Unlisted Building). Late nineteenth century villa of red brick with horned plate-glass sash windows beneath shared wedge-shaped lintels. Full height bay window. Partially glazed front door within projecting flat roofed porch with parapet. Arched doorway to passage at northern end with boarded door. Red pan tiled roof. Later twentieth century red brick garden wall to frontage recently removed.



*No.89 Victoria Street*

*No.89 Victoria Street* (Positive Unlisted Building). A rendered brick cottage of probably early nineteenth century date. Black pan tiled roof. Arched door opening with radial fanlight flanked by a canted bay window of probably mid nineteenth century date with replacement horned plate-glass sashes and a Welsh slate roof. Late twentieth century replacement sash with horns above. Rendered ridge stack. No.89 makes a strong positive contribution to the setting of adjoining listed buildings to the south.

*No.91 Victoria Street (Grade II) – See No.12 Trinity Street*

### **Woodley's Yard**

*See also No.67 High Street and the Grade II listed United Reformed Church, High Street*

## Youngs Yard

See also No.39 Victoria Street and attached workshop range to rear.



*Boundary Wall to Electricity Substation on Northern Side of Youngs Yard*

*Boundary Wall to Electricity Substation on northern side of Youngs Yard (Positive Unlisted Structure). Red brick garden wall possibly of mid nineteenth century date and probably originally marking the boundary of the garden to Rutland House No.80 High Street. The wall springs from the gable end of No.1 Youngs Yard and runs to Victoria Street. The bricks are laid on their sides. Late twentieth century square-section gate pier at junction with Victoria Street. See also Bank Alley and Victoria Street for other sections of this wall.*



*Nos.1 & 2 Youngs Yard*

*Nos. 1 & 2 Youngs Yard (Positive Unlisted Buildings). Pair of nineteenth century red brick cottages which are shown on the 1884 1:2,500 Ordnance Survey map. Original openings with plaster faced wedge shaped lintels to ground floor preserved but sash windows and panelled doors replaced. Inserted window above entrance door to No.2. Small later gabled addition to rear of No.1 of red brick with a red pan tiled roof. Rear elevation visible from Bank Alley has largely sash windows but No.2 has an apparently original small pane casement beneath a shallow arched red brick lintel.*



*Nos.1 & 2 Youngs Yard from Bank Alley*



*No.3 Youngs Yard*

*No.3 Youngs Yard (Positive Unlisted Building). Detached early nineteenth century red brick cottage, which was probably originally two cottages. Wedge shaped plaster faced lintels to the doors and windows. Late twentieth century horned small-pane sashes. Partially glazed and panelled doors. Substantial red brick stack rising from what was probably the party wall between the two*

cottages. Welsh slate roof. Later twentieth century additions to rear. Northern gabled return elevation visible from Bank Alley, largely blind with one late twentieth century casement at ground floor level.



*Lavender Cottage, Youngs Yard*

*Lavender Cottage, Youngs Yard* (Positive Unlisted Building). A detached early nineteenth century cottage of rendered brick with a red pan tile roof. Probably originally a pair of single bay cottages. Late twentieth century small pane casement windows. Substantial red brick stack rising from what was probably originally the spine wall between the two cottages. Single storey extension to front and a small lean-to addition of a single storey to eastern gable end. At the rear is a large pan tiled roof lean to addition which is slightly lower in height than the main block and which is visible from Bank Alley.



*Southwold Pier from the south west.*

## Section 4

### Structures Which Make a Positive Contribution to the Sea Front Character Area



*The Pavilion, Southwold Pier*

*The Pier and Pavilion, North Parade* (Positive Unlisted Building). Proposals for a pier were first mooted in the early 1890s and an 1892 drawing by the civil engineer James Gilmour of London for a pier and promenade at Southwold still survives in the County Record Office. The pier was finally built during the first part of 1900 by the Coast Development Company as a landing stage for its steamers. It was designed of William Jeffrey.

The single storey pavilion at the shore end, the only building then on the pier, was a timber-boarded and framed structure with a hipped slate roof. It was rebuilt in the Modern style in 1936 to provide a first-floor concert hall with an amusement arcade below. It has a symmetrical façade with a high parapet hiding its flat roof and a central breakfront. A canopy running the full length of the entrance façade projects from above the main entrance. The seaward elevation is largely blind save for a row of metal framed windows lighting the concert hall. The building still retains much of its original character, the most significant loss being the two large windows which once flanked the main entrance.

In 1934 the end of the pier was swept away in a storm, and a further section was dismantled during World War Two. After the war the pier was rebuilt, but sections were also destroyed in 1955 and 1978. In 1960 the ground floor of the pavilion was converted into a public house called the Neptune Bar, it closed c.1984. The concert hall pavilion was restored in 1987 and the pier was reconstructed between 1998 and 2002 with new pavilions and stylish bench shelters designed by Southwold architect Brian Howard added. The pavilions reflected the form of the original pavilion of 1900. A water clock was added in 1998 designed by Tim Hunkin and Will Jackson.



*Mural of George Orwell, Pier Pavilion*



*The Beach Shelter, North Parade*

*Shelter, North Parade* (Positive Unlisted Building). Below North Parade, set into the cliff is a substantial open fronted red brick shelter of c.1920 set on a turfed platform. It has a hipped slate roof resting on wooden piers and its sides are clad in weatherboarding. This replaced an earlier, smaller, but far more elaborate hut of c.1900.

## Section 5

### Structures Which Make a Positive Contribution to the Marine Villas Character Area

#### Constitution Hill



*Lydstep House and Coign, Constitution Hill*

*Lydstep House and Coign, Constitution Hill (Grade II)*



*Tamarisk, Constitution Hill*

*Tamarisk, Constitution Hill* (Positive Unlisted Building). Former public house 'The Tom and Jerry', the exterior being a re-facing in brick, completed c.1890 when the property was converted to domestic use. The timber framed core of the house, which dates from the mid seventeenth century was

probably originally part of the neighbouring property Rowan Cottage (Grade II listed, see below). Centrally located entrance flanked by two storey bay windows, canted to the left and square to the right. The original ridge has been raised over the right section of the property and is covered with black glazed pan tiles. The house retains its horned plate glass sash windows.



*Rowan Cottage, Constitution Hill*

*Rowan Cottage, Constitution Hill (Grade II)*



*Holly Lodge, No.9 Constitution Hill*

*Holly Lodge, No.9 Constitution Hill* (Positive Unlisted Building). Late nineteenth century house. Painted brick with two storey canted bay. Entrance under a three-centered arch. Black glazed pan tile roof, with gable end stacks constructed from gault brick. The house retains its original un-horned plate glass sash windows. The attic dormer is a later addition.



*Ashleigh, Constitution Hill*

*Ashleigh, Constitution Hill* (Positive Unlisted Building). A well-preserved detached red brick villa built in 1939. The house retains the original Crittall windows and a balcony with an oak balustrade. Balanced and reserved elevations are enlivened by good quality brickwork, substantial brick stacks rising up the south east and north west elevations, and a hipped roof covered with plain tiles. The house occupies a highly prominent location at the corner of Queens Road, Constitution Hill and Gardner Road.



*Iona Cottage No.11 and Iona Flat, No.11A Constitution Hill*

*Iona Cottage No.11 and Iona Flat, No.11A Constitution Hill* (Grade II)

#### Ferry Road



*Staff Cottage, No.13 (right) and Clyde Cottage, No.15 (left), Constitution Hill*

*Nos.13 and 15, Constitution Hill* (Positive Unlisted Buildings). A pair of late nineteenth century houses, the design of which reflects the gradient of Constitution Hill. Red brick with white brick margins, canted two storey bays and entrances grouped to the centre of the elevation. Red clay pan tile roof covering, with a canted timber attic dormer to each property. Two storey side addition to No.15 built c.2012.



*4 Ferry Road*

*4 Ferry Road* (Positive Unlisted Building). Eighteenth century house that formed part of the salt works. Rendered timber frame or brick. Red pantile roof. First floor windows are 4-light casements and ground floor has 4-light canted bay casements in canted oriels and 2 smaller casement windows on either side.



*Saltworks Cottage, No.6 Ferry Road*

*Saltworks Cottage, No.6 Ferry Road (Grade II)*

*Retaining walls to Stone House, Gun Hill – (Grade II) see Stone House, Gun Hill*



*Water trough, Ferry Road*

*Water trough, Ferry Road (Positive Unlisted Structure).* Set within a washed cobble wall with half round red brick cappings and chamfered bricks to the recess over the trough. Trough itself of stone construction.



*No.23 'Morningside', Ferry Road*

*No.23 'Morningside', Ferry Road (Positive Unlisted Building).* An inter-war structure, timber framed and clad. Striking composition of ground floor with

hipped roof and first floor of smaller footprint creating a pyramidal effect. Roof clad with felt shingles, with a central brick stack. Single storey projection to the north side. Unsympathetic replacement windows appear to be within the original openings. The house makes a significant contribution to the varied character of Ferry Road, and is one of the better preserved and more prominent structures.



*No.29 'Weathervane', Ferry Road*

*No.29 'Weathervane', Ferry Road (Positive Unlisted Building).* A modest fisherman's cottage constructed from washed cobble with brick margins, to which a first floor was added which was then remodelled, the upper floor clad in timber and bay windows and a porch were removed c.2014. Red pan tile roof covering, with three gable ends running from front to back, with a gable end brick stack to the southern end.



*No.31 'Beach House', Ferry Road*

*No.31 'Beach House', Ferry Road (Positive Unlisted Building).* A detached house probably dating from c.1920, with ground floor elevated up presumably as protection against flooding as much as for views. Dark stained weatherboards, with the first floor



gable end carried out over a canted bay to the ground floor, creating a small covered entrance area and supported by timber brackets. Roof covered with unusual diamond pattern red roof tiles. Replacement uPVC windows, but the entrance door appears to be original.



No.33 'Kilkee', Ferry Road

No.33 'Kilkee', Ferry Road (Positive Unlisted Building). A single storey chalet, probably dating from the 1920s, and an example of the incremental development that typifies and unites the houses on Ferry Road. Painted brick elevations with shaped bargeboards. Rear two storey addition, and a single storey enclosed timber porch. Pitched roofs running east west. And covered with red clay pan tiles. The stepped form of the roof adds to the subtle qualities of the house.



No.43 'The Inch', Ferry Road

No.43 'The Inch', Ferry Road (Positive Unlisted Building). A varied composition of several build dates. The house appears to have started life as a modest two storey cottage which retains some of its original 8 over 8 pane sash windows. Door to the centre of the elevation, with timber canopy over. Black painted walls with shallow pitched roof covered with pan tiles. To the southern end is a two

storey red brick structure, possibly dating from c.1920, dominated by a full height canted bay window with pyramidal roof covered with plain tiles. Directly behind this is a lively stepped gable end, and behind this is a pan tiled roof. Attached and further south is a further gabled addition, possibly inter-war or post WWII, lower in height than the addition to which it is attached, with first floor canted bay and boarded elevation above. The detailing of this addition is less interesting than the rest of the house, but nonetheless it adds to the varied forms of the house.

### Gun Hill



Cannons and boundary wall, Gun Hill

Cannons, Gun Hill (Positive Unlisted Building). One of four villas constructed c 1870 on Gun Hill, originally known as Marine Villa. Rendered elevations with expressed corner quoins and bracketed overhanging eaves. Two storey additions and a central belvedere have increased the prominence of what was a relatively modest villa. Good quality mid 20<sup>th</sup> century washed cobble wall with Suffolk white brick margins, which sweeps up to meet the entrance piers.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



Cannons (formerly Marine Villa), Gun Hill from a carte de visite of c.1870.



*Gun Hill Place, Gun Hill*

*Gun Hill Place, Gun Hill (Grade II)*



*Southwold House (left) and Sole Bay House (right), from Constitution Hill*



*Gun Hill House, Gun Hill*

*Gun Hill House, Gun Hill (Positive Unlisted Building).* Formerly the rear section of the adjoining villa known as Gun Hill Place, but physically separated from it by the villa's partial demolition in the 1950s. Gun Hill House, like Gun Hill Place, was originally built c.1807-1809, but it was radically remodelled and extended c.1900 probably for Charles and Charlotte Foster. A prominent landmark in views looking south and east on Constitution Hill. Painted Suffolk white brick with a hipped Welsh slate roof and overhanging eaves. Window joinery of unusual design consisting of sashes with a two paned plate-glass lower section and a six paned upper section, horned and probably dating from c.1900. Shutters and shallow arched brick lintels. Single storey wing to the side, with expressed brick quoins to the open porch and garden room addition, designed by Paul Bradley, 2016.

Cobble boundary wall with red brick square section gate piers to north side of garden. Similar wall with arched red brick door opening to south. Substantial and prominently located single-storey red brick and cobble nineteenth century outbuilding with a red pan tiled roof at south-western corner of plot. Boarded doors within southern gable.



*Southwold House (right) and Sole Bay House (left), from Gun Hill*

*Southwold House and Sole Bay House, Gun Hill (Positive Unlisted Building).* A large villa of c.1855, now two houses, with its principal elevation forming an attractive backdrop to Gun Hill. Two storey with an attic, on a steeply sloping site from the plateau of Gun Hill down to Queen's Road. Painted render elevations with elaborate rubbed red brick detailing to openings (those to Sole Bay House haven been painted over). Elaborate wrought iron railings to the sea facing elevation. Low pitched roof covered with Welsh slate, with overhanging eaves and gable ends with circular windows facing the sea, which give the house a mildly Italianate flavour. Open pediment porch to the north east elevation, supported on Tuscan columns. Within the grounds of Sole Bay House is an attached diary wing and detached garage, both heavily altered but adding interest to the composition as seen from Queen's Road. Enclosing the site is a good quality cobble wall with brick margins and piers, a blocked garden entrance and a fine set of gates iron gates. The garaging to Southwold House does not enhance the setting of the property of contribute positively to the conservation area. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Coach House, Gun Hill*

*Coach House, Gun Hill* (Positive Unlisted Building). Former Coach House located to the north of Stone House, with which it shares many characteristics, including cobble walls with brick margins, shallow pitched slate covered roof and overhanging eaves. Converted to residential use during the 1970s. While door and window joinery is replacement, they exist within the original openings ensuring the original form and function of the structure is easily identifiable. The unbroken roof, free from skylights and dormers, and the cobble end gable which faces Gun Hill makes a significant contribution to the conservation area.



*Stone House, Gun Hill*

*Stone House, Gun Hill* (Grade II)



*Watch House (or The Casino), Gun Hill*

*Watch House (or The Casino), Gun Hill* (Grade II)



*Row of six cannons, Gun Hill*

*Row of six cannons, Gun Hill* (Positive Unlisted Structures). A row of six Elizabethan cannons, pointing out to sea, apparently given to the town by the Board of Ordnance in 1746. The timber carriages were replaced 2019. The last recorded firing is reputed to have been in 1842 to commemorate the birthday of the Prince of Wales. The cannons are a significant feature of Gun Hill and contribute positively to the character of the area. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Beacon basket, Gun Hill*

*Beacon basket, Gun Hill* (Positive Unlisted Structure). Iron basket comprising vertical straps and horizontal hoops, flaring out towards the top. Without date or inscription but possibly erected to commemorate The Queen's Silver Jubilee in 1977.



*Timber mast, Gun Hill*



*Detail of VE and VJ 50<sup>th</sup> Anniversary Commemorative Stone, Gun Hill*

*Mast and VE and VJ 50<sup>th</sup> Anniversary Commemorative Stone, Gun Hill* (Positive Unlisted Structures) White painted timber mast with triangular Portland stone tablet commemorating 50 years of peace in Europe and Japan. Provided by the communities of Southwold and Reydon who gathered on Gun Hill on the 8<sup>th</sup> May 1995 to mark the occasion. Decorative cobble border itself contained with stone edging.

#### **Park Lane (South Side)**

*See also No.7 South Green (Grade II)*



*Nos.2 & 4 Park Lane*

*Nos. 2 & 4, Park Lane* (Positive Unlisted Buildings). A pair of red brick cottages, dating from the early 19<sup>th</sup> century. Red brick two storey cottages with red clay pantile roof covering with red brick stack to the part wall line between the two houses. No.2 is wider and accommodates a secondary door. Horned sash windows to the first floor, plate glass

to No.4 and smaller paned to No.2. Ground floor windows of tripartite arrangement under soldier course brick lintel is a later reworking. These cottages form part of a run of red brick cottages to the eastern end of Park Lane.



*No.6 Bradwell House & No.8 Park Lane*

*No.6 Bradwell House & No.8 Park Lane (Grade II)*



*Nos.10 & 12 Park Lane*

*Nos.10 & 12 Park Lane (Grade II)*



*No. 14 Park Lane*

*No. 14 Park Lane (Grade II)*



*Nos.16 & 18, Park Lane*

*Nos.16 & 18, Park Lane (Grade II)*



*No.20 Park Lane*

No.20 Park Lane (Grade II)



*Boundary Wall to The Coach House, Park Lane*

*Boundary Wall to The Coach House, Park Lane* (Positive Unlisted Structure). Gault brick, dating from the second quarter of the 19<sup>th</sup> century and enclosing the courtyard of the demolished coach house to Park Villa. Canted brick to the base plinth, with angled capping bricks. Square piers with stone caps, although the opening positions have changed and been widened over the years. The wall, although altered, is important for the continuation it provides of the established building line either side.



*Nos. 22 - 26 Park Villa, Park Lane*

*Nos. 22 - 26 Park Villa* (Positive Unlisted Building). Former substantial classical villa, now three houses, and built c.1831-3. Now painted but of white brick construction, with a parapet hiding a flat roof. Extended to the rear and eastern end c.1850, and a third storey was added probably c.1880 (since removed). Projecting two storey porch added to the street façade probably during the early 20<sup>th</sup> century, and an entry point added to the centre house when the house was subdivided c.1950. The house, although much altered, retains its 6 over 6 pane sash windows, and a fine two storey verandah to the curved bay to the east range (No.26). An imposing structure, made more so by the sloping site to the east and south.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Historic view (undated) of Park Villa, facing Skillmans Hill.*



*No.28 Park Lane, and boundary wall*

*No.28 Park Lane* (Positive Unlisted Building). Designed during the 1970s by the architect Eric Sandon. Red brick with burnt headers single storey modernist house of the later 20<sup>th</sup> century. Flat roofed in part, with a raised spine wall supporting a mono pitched roof to the east. Projecting square bay window to the south with the boarding detail of the bay repeated over window openings as modest projecting canopies. The house completely ignores the forms and styling of neighboring properties, but achieves a respectful and subservient quality through its scale and understanding of a prominent site. Boundary walls of two phases; Suffolk white brick (facing Park Lane) and early 19<sup>th</sup> century cobble wall with red brick piers (facing Gardener Road), the latter built to enclose the western boundary of Park Villa. The walls contribute positively to the setting of the house and to the character area.

### **Pinkney's Lane (South Side)**



*No.4 Pinkney's Lane*

*No.4 Pinkney's Lane* (Positive Unlisted Building). This building appears to be a continuation of the size and form of the property to which it is attached at first floor level to the north, although it appears to be shown on the 1839 Robert Wake map. Two story, rendered, with gault brick stack to the south gable end. Black glazed pan tiled roof. The first floor has a single unhorned 8 over 8 pane sash window. Directly below is a door flanked by casement windows, probably dating from the mid 20<sup>th</sup> century. To the left is a three-centered arch leading to an alleyway and the rear of the property.



*Red brick boundary wall, Pinkney's Lane*

*Red brick boundary wall, Pinkney's Lane* (Positive Unlisted Building). Built using Monk Bond, and attached to the south west of No. 4. Pinkney's Lane. Probably of mid 19<sup>th</sup> century date, and raised in height where it abuts the south gable of No.4. Buttressed along its length and probably built to enclose the western boundary of land associated with Centre Cliff.



*No.6 Pinkney's Lane*

*No.6 Pinkney's Lane* (Grade II)

### **Primrose Alley (North Side)**



*Shelter, Primrose Alley*

*Shelter, Primrose Alley* (Positive Unlisted Building). Twentieth century, with a black stained timber frame and hipped red pantile roof. Rectangular plan, open to the east. Part of a cliff top group in Primrose Alley. Good example of a public structure.



*Boundary wall, to the west of The Nook, Primrose Alley*

*Boundary wall, to the west of The Nook, Primrose Alley* (Positive Unlisted Building). Wall constructed from coursed washed cobbles set within red brick margins and cappings. The wall provides a sense of enclosure to Primrose Alley and contributes positively to the setting of several buildings.



*The Nook, Primrose Alley*

*The Nook, Primrose Alley* (Positive Unlisted Building). A stylish reworking, or rebuilding of 1971 by Birkin Haward of a late 19<sup>th</sup> century property. The east elevation retains (or re-uses) plate glass sash windows to the ground floor, and this is contrasted above by a projecting window, supported on posts, four bays wide with floor to ceiling glazing, divided by timber mullions. The whole is a stylish modernist addition, designed to

take full advantage of the sea views. The elevation facing Primrose Alley shows evidence of older retained brickwork.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.

#### **Primrose Alley (South Side)**



*York Cliff House, Primrose Alley*

*York Cliff House, Primrose Alley* (Positive Unlisted Building). A two storey rendered property, dating from the late 19<sup>th</sup> century, with two storey canted bay window to the east elevation, which retains horned plate glass windows to the first floor. Asymmetric pitched roof with overhanging eaves supported on exposed purlins.



**Queens Road**



*Coachman's Cottage, No.2 Queens Road*

*Coachman's Cottage, No.2 Queens Road (Grade II)*



*Tittle Mouse House, No.6 Queens Road*

*Tittle Mouse House, No.6 Queens Road (Grade II)*



*Garden Lodge and Mole End, Queens Road*

*Garden Lodge and Mole End, Queens Road (Positive Unlisted Building).* Northern range of former stable block to Southwold House, remodelled c.2017. Originally containing groom's accommodation on the first floor. The principal interest of this range is the attractive gault brick north east elevation with contrasting red brick horizontal banding and lintels.



*No.8 Queens Road*

*No.8 Queens Road (Grade II)*



*The Bolt Hole, No.10 and Wayside Cottage, No.12 Queens Road*

*The Bolt Hole, No.10 and Wayside Cottage, No.12  
Queens Road (Grade II)*



*No.14 'The Moorings', Queens Road*

*No.14 'The Moorings', Queens Road (Positive Unlisted Building).* Two storey with painted brick elevations. Hipped roof covered with blue glazed pan tiles. Linked and to the south is a lower wing, with red clay pan tile roof and then a single storey range of converted outbuildings. The house has a mix of 6 over 6 pane and plate glass sash windows, and an attractive single storey bay window to the gable end facing the street. Forms part of an attractive group of listed and unlisted buildings around the Queens Road and Ferry Road junction.

### **Skilmans Hill**



*Ferry Cottage, Skilmans Hill*

*Ferry Cottage, Skilmans Hill (Positive Unlisted Building).* A prominently positioned two storey detached villa with painted render walls and red clay pan tile roof covering. Dating from the late 19<sup>th</sup> century. Circa 2004 a scheme of restoration and alteration was undertaken, which included raising the height of the side addition from single to two storey and replacing all the enlarged window openings with sash windows. While the joinery is

not original, and the porch is a later intervention, the house is an example of what can be achieved, and how unfortunate interventions can be improved upon.



*Historic view (undated) of Hill-side, Skilmans Hill*



*Hill-side and boundary wall, Skilmans Hill*

*Hill-side, Skilmans Hill (Positive Unlisted Building).* A late 19<sup>th</sup> century detached villa with two storey painted render entrance elevation. Central entrance with a projecting open porch. Either side are projecting bays; the canted bay to the left with pitched plain tile roof originally being repeated to the left of the entrance, now rebuilt as a much larger flat roofed bay. Pan tile roof with upstand brick detail to facing the road, and an usual elevation of washed cobble and red brick headers laid on edge, creating a diaper pattern. Single red brick stack to the opposite gable end. The north east boundary to Skilmans Hill is attractively informal, with the grass of the hill abutting the boundary and a good iron hand gate. To the north west is a good brick and cobble wall which encloses the boundary.



*Boundary Wall to Castle Keep, Skilmans Hill*

*Boundary Wall to Castle Keep, Skilmans Hill* (Positive Unlisted Structure). A coursed washed cobble wall with red brick capping course, rising to square section brick piers. Probably dating from the later 19<sup>th</sup> century, although the piers look later. The wall makes an important and highly visible contribution to the south east side of Skilmans Hill as well as the properties facing Constitution Hill.

*Castle Keep, Skilmans Hill* (Positive Unlisted Structure). Behind the flint and brick boundary wall, only the roofs of the main house and outbuildings are visible. Hipped red pantile roof and black weatherboarding on main house. Provides a bookend to the line of buildings on the south side of Skilmans Hill.



*Poppy Cottage (left) and Caneway Cottage (right), Skilmans Hill*

*Poppy Cottage, Skilmans Hill* (Positive Unlisted Building). Historic photographs show this house as being subservient to its attached neighbour, but later alterations, including widening the entrance façade and creating a gable end has resulted in an elevation more imposing than its older neighbour. The canted bay forms part of the original property, although the plate glass sash windows are replacement units. The remainder has either been added or rebuilt, but the work has been done

sympathetically, borrowing stylistically from the neighbouring property although the first floor oriel is a departure. The house is extremely prominent in views of Skilmans Hill from Gardner Road.



*Historic view (undated) of Caneway Cottage, Skilmans Hill*

*Caneway Cottage, Skilmans Hill* (Positive Unlisted Building). Tall and imposing, and sitting at the top of Skilmans Hill. Two storey with an attic with Suffolk white brick elevations with contrasting red brick detailing. Two storey canted timber bay to the centre of the elevation, with the entrance to the left (and later enclosed porch). To the first floor the bay is flanked by 3 over 3 pane sash windows, with a further sash window to the centre of the attic floor. Decorated bargeboards, which project slightly from the elevation.



*Jessamy Cottage, Skilmans Hill*

*Jessamy Cottage, Skilmans Hill* (Positive Unlisted Building). A late 19<sup>th</sup> century cottage, to which a slate covered mansard roof with tall dormer windows has been added, possibly during the mid 20<sup>th</sup> century. 6 over 6 pane sash windows flank a projecting porch with Suffolk white brick crenulated parapet.



*Skilmans Cottage, Skilmans Hill*

*Skilmans Cottage, Skilmans Hill* (Positive Unlisted Building). Red brick cottage, two storey, probably dating from the early 19<sup>th</sup> century. A pair of later two storey canted bays to the west elevation. Red clay pan tile roof with a pair of red brick stacks. The north return elevation displays the scars of various door and window alterations through an interesting mix of washed cobble and red brickwork.



*South Cliff Cottage, South Cliff, west elevation*

*South Cliff Cottage, South Cliff* (Positive Unlisted Building). A complicated and multi-phased property of mixed character. Essentially two cottages; one located to South Cliff and facing the sea and one located to the west. Both structures appear to be shown on the 1884 OS map, and have been linked by a single storey range at least since the 1970s (link range rebuilt c.2017) and the 1927 OS maps shows a range of outbuildings between the two structures. The property facing South Cliff retains much late 19<sup>th</sup> century detailing and joinery, including the timber canopy over the veranda, and plate glass sash windows. An octagonal belvedere with slender access tower, added to the north east corner of the property, adds an unconventional flourish to the property. The cottage to the west is two storey, more conventional, constructed from flint with a pitched roof covered with pan tiles and gable end stacks.



*Skilmans Cottage, Skilmans Hill, north elevation*

**South Cliff**



*South Cliff Cottage, east elevation to South Cliff*

**South Green (East Side)**



*Nos.14 & 14A South Green*

*Nos.14 & 14A South Green (Grade II)*



*Acton Lodge, No.18 South Green*

*Acton Lodge, No.18 South Green* (Positive Unlisted Building). An imposing and spirited red brick building of 1872. Originally 'L' plan with a striking tower located to the re-entrant angle. Early 20<sup>th</sup> century flat roofed addition, infilling this corner of the site, and obscuring the base of the tower. Projecting porch probably also of this date. Red brick with contrasting Suffolk white brick string courses and stone surrounds. Attractive iron window railing bars to the majority of window openings. Arched heads to plate glass sash windows with a bold stone sill course to ground floor openings. Gable ends with hipped slate roofs carried forward and supported by decorative half-round timber bargeboards. Date stone to west facing gable. Pyramidal slate roof, overhanging and corbelled to the tower, with encaustic tile decoration between. Slender sash windows creating an Italianate feel. Damaged during a bombing raid in 1940 which destroyed neighbouring properties.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Eastbury House, No.18A South Green*

*Eastbury House, No.18A South Green* (Positive Unlisted Building). Historic photographs show the site of this property occupied by a tall boundary

wall and garden. Apparently of 1910 and possibly by Pells & Son, although it does not appear to be shown on the 1927 1:2500 Ordnance Survey map and was possibly built as part of the rebuilding work following bomb damage in 1940. Stylistically it owes much to its neighbour, Acton Lodge, to which it was linked and provided additional accommodation in the form of a Consulting Room for a GP's surgery. Later work has separated ownership and added unsympathetic entry points for a double garage and dormers to the roofline. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*'The Retreat' No. 20 and 'Pin Cottage' No.22, South Green*

*The Retreat No. 20 & Pin Cottage No.22, South Green* (Grade II)



*No. 24 (left) and No.26 (right), South Green*

*No.24, South Green* (Grade II)

*No. 26, South Green* (Positive Unlisted Building). Suffolk white brick cottage with blue glazed pan tile roof, dating from the early 19<sup>th</sup> century. Cantled bay to right side and a single storey projecting porch to the left. Plate glass sash windows, all with gently

radiused heads. Fire plaque located centrally to this and the neighbouring property (No.24). Garage and first floor veranda not of special interest.



*'Harriet's Cottage', No.28A South Green*

*'Harriet's Cottage', No.28A South Green* (Positive Unlisted Building). Early 19<sup>th</sup> century and probably originally a range of outbuildings relating to No.28. Two storey with painted render elevations. Red clay pan tile roof. Windows are a mix of ages, but with some retained historical joinery including the two storey canted bay with hornless sashes. Attached single storey range to the south east.



*Bonsey House, No.30 South Green*

*Bonsey House, No.30 South Green* (Positive Unlisted Building). Named after a former resident who ran a kindergarten from the property during the mid to later 20<sup>th</sup> century. A late 19<sup>th</sup> century three storey house built from Suffolk white brick, constructed following the motifs of the neighbouring property (No.28). Two storey canted bay window with slate covered roof and expressed stone keystones to window heads. Plate glass sash windows and entrance to the left of the bay. Scalloped bargeboards supported on brackets, with central finial. Slate covered roof. Taller than its immediate neighbour and with its gable end facing the green it presents an imposing façade.



*Historic view (undated), showing Gun Hill Cottage when in use as a stable and loft.*



*May Place and May Place Cottage, South Green*

*May Place & May Place Cottage, South Green (Grade II)*



*No. 7A Queen Street, rear section of May Place*



*No. 6, South Green*

*No. 6, South Green (Grade II)*



*Red Lion Inn, No. 2 South Green*

*Red Lion Inn, No. 2 South Green (Grade II)*



*Sole Bay Cottage, No. 4 South Green*

*Sole Bay Cottage, No. 4 South Green (Grade II)*



*South Green Cottage, No.6 South Green*

*South Green Cottage, No.6 South Green (Grade II)*



*South Green House, No.8 South Green*

*South Green House, No.8 South Green (Grade II)*



*Nos. 10A-10D South Green from a c.1870 carte de visite*



*Nos. 10A-10D South Green*

*Nos. 10A-10D South Green (Grade II)*



*South House, No. 12 South Green*

*South House, No. 12 South Green (Grade II)*



*Nos.1 & 2, Centre Cliff, South Green*

*Nos.1 & 2, Centre Cliff (Dolphin House), South Green (Grade II)*





*Centre Cliff, No.3 South Green*

*Centre Cliff, No.3 South Green (Grade II)*



*No's 4 & 5, Centre Cliff, South Green*

*No's 4 & 5, Centre Cliff, South Green (Positive Unlisted Building). Built as the Centre Cliff Hotel and designed by G.J. Skipper in 1899. A fusion of styles brought together with painted stucco. Upper two stories removed which has much diluted the impressive impact of the original design, and resulted in only one of the three storey corner bartizan towers being extant. However, sufficient remains, particularly to the ground floor, to hint at the full splendour of the original design. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.*



*No.1 Greyfriars North, Greyfriars South, and Regency House, South Green*

*No.1 Greyfriars North, Greyfriars South, and Regency House, South Green (Grade II)*



*Park Lane façade of Regency House, South Green*



*No. 7 South Green*

*No. 7 South Green (Grade II)*



No.7 South Green, Park Road elevation

Horned plate glass sash windows within chamfered surrounds. Brick dentil course of diamond set bricks, a detail repeated to the bay window. Hipped slate roof with stout red brick stack to the north end.



The Homestead, South Green

The Homestead, South Green (Positive Unlisted Building). Mid 19<sup>th</sup> century purpose-built shop premises, now with painted brickwork and converted to residential during the 1960s. The projecting single storey bay to the east elevation replacing a large plate glass shop window. The first floor, however, retains its original window configuration. Hipped slate covered roof.



No.5 'Westbury House', South Green

No.5 'Westbury House', South Green (Positive Unlisted Building). Three storey painted brick villa, dating from the late 19<sup>th</sup> century. Historic photos show this as red brick with stone dressings and string courses. Now entirely residential, the left hand section (now garage doors to No.7 'The Homestead') operated as a wine shop with a separate entrance during the early 20<sup>th</sup> century. Central entrance now under a bracketed timber canopy, with two storey canted bay to the right.



No's 1 & 2 'The Homestead', South Green

No's 1 & 2 'The Homestead', South Green (Positive Unlisted Building). Three storey former commercial property with rendered elevations. Four bays wide with a two storey canted bay off-set to the left and a single storey open entrance and side bay with balustraded top. Nailhead bricks provide bands of detailing around the open porch and the three plate

glass sash windows. Arched entrance to the left side providing access to the rear.



*Dartmouth Cottage, No.11 South Green*

*Dartmouth Cottage, No.11 South Green (Grade II)*



*Wellesley Cottage, No.13 South Green*

*Wellesley Cottage, No.13 South Green (Grade II)*



*Providence Cottage, No. 15 South Green*

*Providence Cottage, No.15 South Green (Grade II)*



*Outbuilding at Providence Cottage, No.15 South Green*



*No.17 South Green*

*No.17 South Green* (Positive Unlisted Building). An early 19<sup>th</sup> century cottage with red brick elevation and painted render side return. Entrance under a gauged brick arch to the left and to the right are ground and first floor 8 over 8 pane sash windows, also with gauged brick heads. Red clay pan tile roof with red brick ridge stack to the west end.



*York Cottage No. 19 (right) & No.21 (left) South Green*

*York Cottage No. 19 & No.21 South Green* (Positive Unlisted Buildings). A pair of early 19<sup>th</sup> century cottages with entrance to the outer sides of the front elevation and windows grouped towards the centre. No.19 has a pedimented doorcase with pulvinated frieze and to the side a broad tripartite window under a brick solidier course arch. Above is a hornless 8 over 8 pane sash window. No 21 has a matching door case and a two storey canted bay. Steeply pitched roof covered with red clay pan tiles and a red brick ridge stack to the party wall between the two cottages.



*No.23 South Green*

*No.23 South Green* (Positive Unlisted Building). A building of two parts; the right hand section dates from the end of the 19<sup>th</sup> century, the left hand section was constructed in 1903 and replaced a single story structure that latterly had been used as the office for the Southwold Salt Works. The taller and older right hand section has a hipped roof gable end and pierced bargeboard arrangement similar to that opposite at Acton Lodge. The north elevation has a centrally located door, with a projecting red brick stack to the left and plate glass sash windows above and to the sides. Each opening has a stone lintel over (now painted) with expressed key stone. Strong course of diamond set bricks. The 1903 addition is dominated by a two storey square bay window, with sash windows with divided upper leaf and plate glass below. To the apron of the bay, between the ground floor heads and first floor sill, is an escutcheon carrying the Southwold coat of arms and the date 1673, indicating a possible connection between the site and the original location of Southwold's Town Hall.



*Tudor Cottage, No.25 South Green*

*Tudor Cottage, No. 25 South Green* (Grade II)



*Hill House and Woldside, No.27 South Green*



*Undated postcard of Hill House, prior to the addition of the attic floor.*

*Hill House and Woldside, No.27 South Green (Grade II)*



*Cannon Lodge, South Green*

*Cannon Lodge, South Green (Grade II)*

## **York Cliff**

*See Primrose Alley*

## Section 6

### Structures Which Make a Positive Contribution to the Town Farm Character Area

#### Field Stile Road (North Side)

*For the boundary wall surrounding 'The Haven' see North Parade*

#### Hotson Road (North Side)



*No.50 Hotson Road*

*No.50 Hotson Road* (Positive Unlisted Building). One of three small cottages built in the town in the early 1920s for wounded returning First World War soldiers. Their construction was funded by public conscription. Single storey of rendered brick with a red pan tiled roof. Later wing to rear. Mullioned and transomed casement windows. Memorial plaque between casement windows on Hotson Road façade bearing the legend 'To The Glory of God In Honour of Our Noble Dead Crusaders of St George Memorial Homes No.3. This Home was Erected and Given to the Totally Disabled Heroes of the Great War by the Loyal and Patriotic Citizens of Southwold.'

#### Hotson Road (South Side)

*Boundary wall to 'The Kedge' see North Parade*

#### Marlborough Road

*See also No.66 North Road and Nos.51 & 53 Pier Avenue. For the southern section of Marlborough Road, south of Field Stile Road, see the Seaside Corporation Character Area.*



*Nos.59-63 (Odd) Marlborough Road*

*Nos.59-63 (Odd) Marlborough Road* (Positive Unlisted Buildings). An inventively designed terrace of three houses forming part of a development which appears to have been constructed around the time of the publication of the 1927 Ordnance Survey map. Rendered brick facades with red pan tile roof. Red brick dressings. Recessed porches with arched red brick lintels. That to No.61 retains its original partially glazed front door. Nos.59 and 63 have full height, tile hung canted bay windows. Window joinery replaced. This terrace of three houses like Nos.64 & 66 Pier Avenue occupy a large plot originally reserved for a Wesleyan Chapel. Both blocks were probably constructed by the same builder developer and are noteworthy for their inventive designs.

#### North Parade

*For the Pier and Pavilion see Sea Front Character Area, for Buildings to the south of Field Stile Road see Seaside Corporation Character Area.*

*Boundary Wall to The Haven, Brooke Cottage, and The Kedge, North Parade* (Positive Unlisted Structure). Low former forecourt wall to The Grand Hotel of red brick with a stone cap. Formerly capped by tall railings. The only surviving part of Charles Mileham's impressive

complex of c.1901. Inserted square section brick gate piers to Brooke Cottage. At its northern end the wall has a return section to Hotson Road and at its southern end to Field Stile Road. On Field Stile Road are a further set of inserted square section brick gate piers marking the entrance to The Haven.

## North Road



*Nos.1-19 (Odd) North Road*

*Nos.1-19 (Odd) North Road* (Positive Unlisted Buildings). Balanced composition of five well preserved pairs of semidetached houses which were constructed to a largely uniform design c.1928. Rendered brick with horned plate-glass sash windows and plain tile roofs to porches and bay windows. Principal roof slopes of red pan tiles. Bay windows with sashes divided by mullions to the ground floors. The central pair of houses have additional embellishments including continuous wooden porches which also provide a roof for the ground floor bay windows. Partially glazed front doors. Red brick ridge stack rising from the spine wall between each pair of houses. Dwarf red brick boundary walls to frontage.



*Nos.27 & 29 North Road*

*Nos.23-29 (Odd) North Road* (Positive Unlisted Buildings). Two pairs of semi-detached houses of c.1905, amongst the earliest surviving houses on the former Coast Development Company building estate. Each pair of houses has a tile hung, gabled central breakfront flanked by large single storey bay windows containing mullioned and transomed casements. Rendered first floor. Projecting eaves with bargeboards, plain tile roofs (that to No.25 sadly replaced with concrete pan tiles). The front doors are contained within the central breakfronts and retain their original boarded doors with good arts and crafts hinges to Nos. 27 & 29, and hoods supported on carved brackets. No.29 has a rendered return elevation to Marlborough Road with tile hanging to its gable.



*Nos.14-20 (even) North Road*

*Nos.6-28 (even) North Road* (Positive Unlisted Buildings). Three blocks of four early Southwold Corporation council houses completed c.1914 probably to the designs of James Hurst the Borough Surveyor. Red brick with pebble dashed first floor and decorative brick quoins. Rubbed brick wedge shaped lintels. Replaced pan tile roof coverings and shared red brick ridge stacks. Terracotta commemorative plaque on central block with lugged brick surround. Nos \* &.20 appear to retain their original horned sashes and partially glazed front doors with decorative stained-glass panels, all other external joinery replaced within the original openings.



*Mights Cottages, Nos.30-40 (even) North Road*

*Mights Cottages, Nos.30-40 (even) North Road* (Positive Unlisted Buildings). A terrace of six pebble dashed Southwold Corporation council houses of c.1928 built on part of the allotment gardens created for the adjoining council houses c.1914. Partially glazed front doors beneath hoods supported by carved brackets, window joinery replaced. Hipped pan tile roof. Red brick chimney stacks.



*The Willows, No.66 North Road*

*The Willows, No.66 North Road* (Positive Unlisted Building). A well-preserved detached villa of c.1910 with display facades to North Road and Marlborough Road. North Road elevation of red brick with a rendered first floor and tile hung full height canted bay. Original heavy wooden sashes divided by mullions with small panes to the upper part of the sash. Plain tile roof with decorative finials to ridge and decorative overhanging eaves. Red brick stacks to ridge. Glazed front door to Marlborough Road façade now within later glazed flat roofed porch. Ground floor hung with decorative tiles; first floor rendered. Later flat roofed dormer. Southern return elevation gabled with applied timber framing to apex of gable.



*No.67 North Road*



*No.67 North Road* (Positive Unlisted Building). A well preserved substantial detached house of c.1910. Faced in red brick with a rendered first floor and steeply pitched plain tile roof. Decorative ridge pieces and applied timber framing to gable. Original window joinery largely preserved. Plate glass sashes divided by mullions with small panes to upper lights. Decorative partially glazed wooden porch.



*No.68 North Road*

*No.68 North Road* (Positive Unlisted Building). Substantial detached house of c.1912, probably designed by Edward Charles Homer (1845-1914) who also designed villas on Pier Avenue. Faced in red brick with render and applied timber framing to the first floor. Hipped plain tile roof with large late twentieth century flat roofed dormer and projecting eaves. Plate glass sashes with small panes to upper lights. Central door opening now set within late twentieth century glazed porch.



*Creek House, No.70 North Road*

*Creek House, No.70 North Road* (Positive Unlisted Building). A substantial detached

house of c.1912 probably designed by Edward Charles Homer (1845-1914) who also designed villas on Pier Avenue. It was built to exploit views over Buss Creek to the north. Rendered with applied timber framing to the first floor. Hipped plain tile roof with decorative ridge pieces and finials. Projecting stack to centre of façade with terracotta plaque bearing the name of 'Creek House'. Original window joinery preserved. Plate glass sashes divided by a central mullion with small pane upper lights.



*The Turrets No.71 North Road*

*'The Turrets' No.71 North Road* (Positive Unlisted Building). A substantial detached villa of c.1910-12 originally known as 'Branksome.' Built to exploit views over Buss Creek to the north and towards the sea. Rendered red brick with steeply pitched Welsh slate roofs, and mullioned and transomed windows. Principal façade to street of three storeys crowned by a gable and with a two-storey hexagonal canted bay window projecting from its eastern end crowned by a spire. Further hexagonal oriel window on northern elevation with spire. The large bay window on the eastern façade with roof top balcony does not appear on early photographs of the house. The former home of the Salvation Army leader General Bramwell Booth (1856-1929).



*No.72 North Road*

**No.72 North Road (Positive Unlisted Building)**  
 A substantial detached villa of the early 1920s (shown on 1925 Ordnance Survey map) built to exploit views out to sea and over the marshes and dunes to the northeast. Facades to North Parade Gardens and North Road. No.72 is visible from the north side of the pier between the beach front huts. It is rendered with a hipped plain tile roof and red brick quoins. Two red brick ridge stacks. Central single storey plain tile roofed porch flanked by windows. Cantled bays to first floor with casements below. Window joinery replaced. Return elevation to North Road of two bays and again with brick quoins. Despite the unfortunate replacement of its window joinery No.72 remains an inventively designed villa which occupies a highly prominent site.

## **Pier Avenue (North Side)**



*Marram House No.60 Pier Avenue*

**Marram House No.60 Pier Avenue (Positive Unlisted Building)**. A well-preserved detached villa of c.1905 which was probably designed by the London architect Edward Charles Homer (1845-1914). One of the first buildings to be completed on the Coast Development Company's building estate. Red brick with rendered first floor embellished in the manner of applied timber framing (these decorative features are however probably painted plaster rather than wood). Steeply pitched plain tile roof capped with decorative ridge pieces. Original plate-glass sash windows with small pane upper lights preserved. Partially glazed and panelled front door also appears to be original. Single storey late twentieth century conservatory to rear with original openings preserved within. Homer who was responsible for villas at Hampstead and Frinton Essex as well as for a number of early London cinemas. Designs by Homer of c.1905 for villas on Pier Avenue with applied decorative plasterwork in the style of timber framing to the upper floors were recorded by Bob Kindred in his survey of Suffolk architects but have sadly since been destroyed.



*No.62 Pier Avenue*

*No.62 Pier Avenue* (Positive Unlisted Building). A well-preserved detached villa of c.1905 which was probably designed by the London architect Edward Charles Homer (1845-1914). One of the first buildings to be completed on the Coast Development Company's building estate. Two storeys with attics. Red brick with a rendered first floor embellished with applied timber framing. Steeply pitched plain tile roof capped with decorative ridge pieces. Original plate-glass sash windows with small pane upper lights preserved. Original flat-topped dormers with casements to roof. Homer who was responsible for villas at Hampstead and Frinton Essex as well as for his early London cinemas. Designs by Homer of c.1905 for villas on Pier Avenue with applied timber framing to the upper floors were recorded by Bob Kindred in his survey of Suffolk architects but have sadly since been destroyed.



*Nos.64 & 66 Pier Avenue*

*Nos.64 & 66 Pier Avenue* (Positive Unlisted Buildings). An inventively designed semi-detached pair of dwellings dating from c.1929

which form part of a notable group with Nos. 60 & 62. Red brick with steeply pitched red pan tiled roofs. Symmetrical façade of four bays, the end bays to each house projecting slightly and have a full height tile hung canted bay window over which the roof projects to form a hood. Replaced casements with mullions to central bays. Porches with steeply pitched pan tiled roofs supported on square section wooden pillars. Both houses retain their original partially glazed, boarded front doors. No. 64 appears also to retain its original red brick boundary wall and gate piers to Pier Avenue. To its west is a single storey recent addition of sympathetic design which replaces the original garage building. Garden façade remodelled. The large plot on which these and adjoining houses fronting Marlborough Road were built was originally intended for a place of worship by the Coast Development Company. The equally inventive Nos.59-63 (Odd) Marlborough Road also occupy part of this former plot.



*No.70 Pier Avenue*

*No.70 Pier Avenue* (Positive Unlisted Building). A detached house of c.1967 clad in red brick with plaster panels and a steeply pitched pan tiled roof. It appears to be part of the same memorable development as Nos. 72-78 (even) but is larger in size. Two storeys with first floor gantry access from Marlborough Road to side rather than from Pier Avenue to front as enjoyed by the neighbouring properties. Rear elevation rendered and containing present front door. External joinery replaced but within original openings.



No.74 Pier Avenue

Nos. 72-78 (even) Pier Avenue (Positive Unlisted Building). Detached houses of c.1967 occupying site of former brick field, inventively designed with reception rooms at first floor height to combat split level nature of site. Two storeys with access at First Floor level via concrete foot bridges on Pier Avenue façades. The footbridges lead to large first floor balconies containing the front doors. To rear the house is of a more traditional appearance with a lawn and flat roofed garage accessed from Marlborough Road. Clad in red brick with rendered panels. Casement windows recently replaced. Steeply pitched pan tiled roof to garden façade, shallow pitched to entrance facade. No.78 unusually has a brick chimney stack which appears to be contemporary but is otherwise largely identical.



No.78 Pier Avenue



Holly House, No.80 Pier Avenue

Holly House, No.80 & No.80A Pier Avenue (Positive Unlisted Building). A substantial early twentieth century villa (Shown on an auctioneer's plan of 1919, but not amongst the plots sold in the first sale in 1899) of rendered brick with applied timber framing now subdivided into two semidetached dwellings. Originally called Grey House and until the later twentieth century painted in the same style as Nos. 60 and 62 Pier Avenue. Like these houses it may also have been designed by Edward Charles Homer (1845-1914) Holly House has a panelled front door beneath plain tile hood supported on decorative carved brackets. Original sash windows with small pane upper lights largely preserved. Rendered rear elevation retaining original window joinery to upper floor. This and the adjoining house were damaged in World War Two when the house opposite was completely destroyed in a bombing raid. Early photographs show it with a single storey lean to porch to the centre of the façade. A Barrett Jenkins, *Reminiscences of Southwold in Two World Wars* (Southwold, 1984) p60-62.



No.82 Pier Avenue

*No.82 Pier Avenue* (Positive Unlisted Building). An early twentieth century detached villa (shown on an auctioneer's plan of 1919, but not amongst the plots sold in the first sale in 1899). Bomb damaged in 1943 and altered and extended c.2015 but retaining much of its original external joinery. Red brick with a rendered upper floor and a plain tile roof. Decorative wooden veranda. Tall decorative red brick chimneystack. The applied decorative timber framing is not shown on 2011 photographs of the building. However mid-twentieth century photographs do show elaborate plasterwork in the style of applied timber framing to the entire first floor, much in the style of the adjoining Saxon House.



*Saxon House, No.86 Pier Avenue*

*Saxon House, No.86 Pier Avenue* (Positive Unlisted Building). A substantial detached villa of c.1912 built of red brick with a rendered first floor embellished with applied decorative timber framing. Originally known as Avenue

House. Steeply pitched red plain tile roofs. Decorative wooden veranda with plain tile roof containing partially glazed front door. Largely original window joinery comprised of plate-glass sashes divided by mullions the upper lights of which are divided into small panes. Rear elevation is of a simpler design without the applied timber framing. Small single storey brick addition.

### Pier Avenue (South Side)



*No.51 Pier Avenue*

*No.51 Pier Avenue* (Positive Unlisted Building). A well preserved substantial detached arts and crafts house of c.1912 designed by Allan Ovenden Collard (1861-1928) which occupies a prominent corner plot on the corner of Pier Avenue and Marlborough Road. The house which was designed for C Fleetwood Pritchard of Hampstead was illustrated in *The Studio* after completion, in 1914. Of one and a half storeys with hipped plain tile roof and central gabled breakfront of two storeys. Largely rendered except for gabled breakfront which is faced in red brick. The breakfront contains a probably original partially glazed front door beneath a projecting semi-circular hood supported on moulded brackets. Original small pane sash windows to left and right. The flat-topped dormers within the roof appear on the drawings illustrated in *The Studio* in 1914.



*No.53 Pier Avenue*

*No.53 Pier Avenue* (Positive Unlisted Building). A substantial and well-designed thatched roofed villa of c.1946 designed by the Norwich born architect Arthur Albert Hipperson (1877-1962) for Daisy Bywaters (drawings Suffolk Record Office 540/60/4/8). The house occupies a prominent corner plot at the junction of Pier Avenue and Marlborough Road. Built of red brick. Mullioned and transomed casement windows with leaded diamond panes, beneath shallow arched lintels. Thatched porch supported on heavy wooden piers, integral thatched garage at eastern end with what appears to be the original boarded and partially glazed garage doors. Tall red brick chimney stacks. Marlborough Road façade has substantial projecting central chimneystack flanked by diamond paned casements with central mullion. Nb both Daisy Bywaters (later Daisy Thomas) and the architect and his wife Edith are recorded as in residence in the same house in Dunwich Road Southwold in the 1939 voter registration lists.

## Section 7

### Structures Which Make a Positive Contribution to the Blackshore Character Area



No's 4 and 5 Blackshore, Blackshore

No.4 (right) and No.5 (left), Blackshore (Positive Unlisted Buildings). A pair of early 19<sup>th</sup> century cottages (they appear to be shown on a Parliamentary Boundaries Commission map of 1837). Painted brickwork elevations, with dentil eaves course and red clay pan tile roof covering. Red brick ridge stack marks the position of the party wall between the two properties. Brick upstand gable to the north west end, with a further stack. Both properties have single storey extensions with pan tiled roofs to the river facing elevation. Window joinery is modern but within the existing openings. The cottages form an attractive group with No's 1, 2 and 3, and their elevations are highly visible from the river and also from the marshes and town to the north east. Rear additions and alterations rather dilute the quality of the elevation as seen from York Road.



No's 1, 2 and 3 (inc) Blackshore Cottages, Blackshore

No's 1, 2 and 3 Blackshore Cottages, Blackshore (Positive Unlisted Buildings). A row of cottages with painted brickwork elevations, dating from the second quarter of the 19<sup>th</sup> century. Pan tile roof covering, hipped to the south west, and a gable end where it adjoins No's 4 and 5. Three red brick chimneys with dentil detailing to the ridge. Sash windows with margin glazing bars. Expressed keystone detail over each opening with 6 over 6 pane sash windows to the elevation facing the marshes. The addition to the south east end of is not of special interest.



Blackshore Corner, Blackshore

Blackshore Corner, Blackshore (Positive Unlisted Building). A daring and visually striking design of 1972 by the celebrated architect George Marsh (b.1921, d.1998). The painted brickwork and pan tile roof covering conform to the local vernacular, but the segmental mansard roofs grouped around an open centre to create an open first floor seating area is highly unusual. The exposed projecting ends of timber joists further enliven the design. The composition facing the river is lively and varied, with open areas, such as the porch and central balcony, usefully helping to break down the mass of building. The elevation facing the marshes is slightly more conventional. Notable works by George Marsh include Centre Point, London and The Alpha Tower, Birmingham. Blackshore Corner is mentioned in the revised *Buildings of England, Suffolk: East*, by Bettley, J and Pevsner, N), p.524.



*Harbour Inn, Blackshore*

*Harbour Inn (grade II)*



*Former Warehouse, The Harbour Inn, Blackshore*

*Former Warehouse, Blackshore* (Positive Unlisted Building). Reconstructed c.1997 to form kitchen and restaurant accommodation for the Harbour Inn Public House. Probably dating from the early 20<sup>th</sup> century, red brick elevations with rendered ground floor. The majority of openings to the river facing elevation are from the late 20<sup>th</sup> century conversion work. Red clay pan tile roof with upstand gable ends. This structure makes a positive contribution to the setting of the adjacent grade II listed Harbour Inn.



*W4 to W8, Blackshore*



*General view of huts W12 to W22, looking south east*



*W3 to W10, Blackshore*



*W13 to W21, Blackshore*

*W3 to W22, Blackshore* (Positive Unlisted Buildings). A varied collection of closely grouped huts and stores connected with the fishing industry.

The majority of structures are purpose built, sometimes from reclaimed materials, and less often from items such as repurposed railway carriages and wagons. The material palette is limited, with black stained weatherboarding and mineral felt roof coverings being dominant, although corrugated tin is also



found. While the huts all confirm to roughly the same rectangular shape with pitched roof, the variety of pitches and heights gives the group an unplanned and picturesque quality. The sense that the buildings developed and have been maintained out of necessity, and the lack of a self-conscious desire for the area to possess conformity of appearance results in a unique and understated quality that has the potential to be eroded through aggrandisement and inappropriately scaled development.

The collective aesthetic value of huts W3 to W22 is high as they represent a cluster of little altered structures, mostly still used for activities associated with the harbour area, as well as possessing an aesthetic that developed in a piecemeal way. They are without parallel with the East Suffolk region, and the fragility and vulnerability of such unassuming structures from insensitive change and development is high.

While the elevations facing the river make a strong and positive contribution to the character area, the rear elevations, which are highly visible from the elevated footpath and also from various vantage points within the town and the land between, means that the contribution made by these seemingly modest structures is high.



*View of the rear elevation of huts, looking north east*



*Detail of hut W14, north east elevation*



North east elevation of former railway carriage, hut W18



Justin E Ladd Store, Blackshore



E16, Blackshore, former ventilated goods wagon repurposed as a hut

E16, Blackshore A former goods truck with corrugated ventilated ends, now used as a store. New pitched roof replaced the original curved structure. Timber sides, with taking in door.



Alfred Corry Museum, Ferry Road

Alfred Corry Museum, Blackshore (Positive Unlisted Building). Formerly the lifeboat shed of 1923, which stood at the head of Cromer pier and moved to its current location in 1998.

Timber framed, with panels of diagonal weatherboarding between posts. Corbelled eaves supporting a shaped roof. The structure retains its original window frames, although the large sliding doors, through which the lifeboat was launched, have been altered. Extension of 2009 to the south west elevation is sympathetically detailed.



Detail from postcard c.1890 showing the Lifeboat Station at the head of Cromer Pier

Alfred Corry Museum is mentioned in the revised *Buildings of England, Suffolk: East*, by Bettley, J and Pevsner, N), p.524.



**STRATEGIC PLANNING COMMITTEE**  
**Monday, 08 January 2024**

<b>Subject</b>	Making of new Article 4 directions for the North Lowestoft and South Lowestoft/Kirkley Conservation Areas
<b>Cabinet Member</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Karolien Yperman Design and Heritage Officer <a href="mailto:karolien.yperman@eastsoffolk.gov.uk">karolien.yperman@eastsoffolk.gov.uk</a> 01394 444296
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:Philip.ridley@eastsoffolk.gov.uk">Philip.ridley@eastsoffolk.gov.uk</a> 01394 444434
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:Nick.khan@eastsoffolk.gov.uk">Nick.khan@eastsoffolk.gov.uk</a> 01394 444434

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information.	Not applicable
<b>Wards Affected:</b>	Kirkley & Pakefield Gunton and St Margarets Harbour and Normanston

## Purpose and high-level overview

### **Purpose of Report:**

To agree the making of new Article 4 directions in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area covering reduced areas, which are to replace the existing Article 4 directions. The proposed new Article 4 directions will not come into effect until such time as they are confirmed by a future meeting of this Committee (following consultation), in the meantime the existing Article 4 directions will remain in place.

### **Options:**

Agree the report recommendations for making new Article 4 directions; or alternatively, not to agree them and potentially fail to meet national planning policy on the making of Article 4 directions.

### **Recommendation/s:**

1. That the making of new Article 4 directions in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area, covering the reduced areas shown on the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix D and E, be agreed.
2. That it be agreed that the statutory public consultation period is to start on January 22<sup>nd</sup> 2024, to collect public representations including from members of the public affected by the proposed changes.
3. That it be agreed that following the statutory public consultation period, the new Article 4 directions will be presented to the Strategic Planning Committee at its meeting on 8 April 2024 to consider their confirmation on 15 April 2024.
4. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Article 4 directions and accompanying maps, prior to the public consultation period.

## Corporate Impact Assessment

**Governance:**

No impacts.

**ESC policies and strategies that directly apply to the proposal:**

Policy WLP8.39 – Conservation Areas of the Waveney Local Plan states that “Proposals for replacement doors, windows and porches in conservation areas where Article 4 directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.”

Para 8.230 of the same Local Plan states: “All conservation areas in the Waveney Local Plan area (with the exception of the Oulton Broad extension) have Article 4 directions, which means planning permission is required for these types of proposals [replacement of windows and other features]. The policy approach seeks to retain historic features in prominent parts of Conservation Areas which contribute to the character of area.”

**Environmental:**

No impacts

**Equalities and Diversity:**

No Impacts

**Financial:**

The gathering of the evidence base that supports the creation of the new Article 4 directions, and the production of the new Article 4 directions are covered by the existing budget of the Specialist Services Team.

The reduction in the area covered by the Article 4 directions will reduce the number of applications that will be received, thereby reducing advertising costs and use of officer time and council resources. The evidence base will also be available to use by the Enforcement Team during enforcement enquiries.

**Human Resources:**

No impact

**ICT:**

No Impact

**Legal:**

Under Article 4(1) of the General Permitted Development Order “GPDO” (2015), if the local planning authority is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2, other than Class K or M of Part 17, should not be carried out unless permission is granted for it on an application, the local planning authority may make a direction under this paragraph that the permission granted by article 3 does not apply to—

(a)all or any development of the Part, Class or paragraph in question in an area specified in the direction; or

(b)any particular development, falling within that Part, Class or paragraph, which is specified in the direction,

and the direction must specify that it is made under this paragraph.

**Risk:**

There are no risks envisaged in relation to the implementation of the recommendations.

**External Consultees:**

Lowestoft Town Council were informed of the proposed new Article 4 directions and their comments and the comments of residents and other relevant bodies will be considered following the full public consultation period.

## Strategic Plan Priorities

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

P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
<b>XXX</b>	<b>Governance</b>		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>How does this proposal support the priorities selected?</b></p> <p>It is acknowledged that the Council adopted a new Strategic Plan in November 2023, and the report template will be updated in due course.</p> <p>The proposal primarily supports:</p> <p><b>T01 Growing Our Economy</b> of the Strategic Plan, <b>priority of P03</b> - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the <i>“Protection and enhancement of the natural, built and historic environment”</i> by preserving features of the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area that contribute to their character and appearance.</p> <p>These proposals secondarily support;</p> <p><b>T01, Growing Our Economy, priority P01</b> Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i> and</p> <p><b>T02, Enabling our communities, priority P09</b> - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.</p>			

## Background and Justification for Recommendation

1 Background facts	
1.1	The Design and Heritage Team are undertaking a review of the Article 4 directions on existing Conservation Areas, starting with the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area. These Article 4 directions were put in place in 2007 by the former Waveney District Council and are blanket in nature, covering all properties within the Conservation Areas, regardless of their status, use or merit.
1.2	Under the existing Article 4 directions, any <ul style="list-style-type: none"> <li>• alterations to elevations or roofs in a relevant location (fronting a highway, open space or waterway),</li> <li>• construction of a porch,</li> <li>• provision of enclosure within the grounds fronting a relevant location,</li> <li>• hard surfacing within the grounds fronting a relevant location,</li> <li>• installation of a satellite antenna,</li> <li>• alteration of a chimney,</li> <li>• alteration or demolition of a fence or boundary wall fronting a relevant location,</li> </ul>

	<ul style="list-style-type: none"> <li>• painting of an elevation in a relevant location, requires planning permission. This allows the Local Planning Authority to assess these proposals to minimise the loss of appropriate features or historic character, and/or control the installation of new features.</li> </ul>
1.3	<p>It is proposed that the existing Article 4 directions are reviewed so that they can be updated in terms of the most recent amendments (2015) to the General Permitted Development Order, and Government guidance provided within the latest National Planning Policy Framework (Sept 2023). Para 53 of the NPPF states that “The use of Article 4 directions to remove national permitted development rights should (...) in all cases, be based on robust evidence, and apply to the smallest geographical area possible.”</p>
1.4	<p>In order to meet these requirements, condition surveys of the Conservation Areas were undertaken to serve as the robust evidence base for the review of the Article 4 directions, as required by the NPPF. The condition surveys focused on properties that have been identified in the Conservation Area Appraisals as positive unlisted buildings in the Conservation Areas. The North Lowestoft Conservation Area Appraisal (2021) and the South Lowestoft/Kirkley Conservation Area Appraisal (2022) identify these buildings that are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area.</p> <p>It was not considered necessary to survey:</p> <ul style="list-style-type: none"> <li>• Listed buildings; because these properties already have restricted permitted development rights.</li> <li>• Buildings that are not listed or positive unlisted; because these properties are not considered to have notable architectural or historic features that merit the protection of Article 4 directions.</li> </ul>
1.5	<p>Properties were surveyed with reference to the features that an Article 4 direction can control change to. The relevant properties were assessed using the following criteria:</p> <ul style="list-style-type: none"> <li>• ‘Appropriate’ (i.e. historic or modern with traditional details and materials) windows and doors</li> <li>• Altered or unaltered roof</li> <li>• Painted or unpainted façade</li> <li>• Intact front boundary</li> <li>• Hardstanding in front garden</li> <li>• Presence of chimneys</li> <li>• Presence of non-historic porches</li> </ul>
1.6	<p>Properties were largely surveyed in groups, for example terraces, as these groups have similar characteristics whose intactness contributes to their collective value. This is also to avoid individual properties within a group having varying levels of protection.</p>



1.7	The results of the surveys were presented in map form, using a RAG (Red-Amber-Green) system, to show areas where loss of historic features/installation of inappropriate features has occurred. (Mapping PDFs in Appendix E and F)
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## 2 Current position

2.1	Based on the robust evidence of the condition surveys, in addition to consultations with the Development Management Team and the Enforcement Team, the Design and Heritage Team has prepared new Article 4 directions, which would cover reduced geographical areas of the Conservation Areas.
2.2	<p>This report will provide a summary of the following:</p> <ul style="list-style-type: none"> <li>• The reasoning and justification for the reduction of the geographical areas covered by the Article 4 directions;</li> <li>• The reasoning for the amendments to the content of the Article 4 directions;</li> <li>• Consequences of the proposals;</li> <li>• National and local planning policies; and</li> <li>• The statutory requirements for the creation of new Article 4 directions.</li> </ul>
2.3	<p><b>Reduction in the geographical areas covered by Article 4 directions</b></p> <p>Justification:</p> <ul style="list-style-type: none"> <li>• The existing Article 4 directions cover the entire North Lowestoft Conservation Area and South Lowestoft/Kirkley Conservation Area (i.e. “blanket” Article 4 directions), without regard to the status, use or merit of the properties within them. In order to be useful and reasonable, the restriction of Permitted Development rights through Article 4 directions needs to be justified. Any areas to be covered by an Article 4 direction need to retain sufficient features of architectural or historic interest to merit restrictions of PD rights.</li> <li>• The extent of the removal of features of architectural or historic interest in certain streets was considered to be at a level where the retention of the Article 4 direction in these areas was not considered justified. Additionally, these areas present difficulty for DM and Enforcement officers, as they account for a large number of enforcement enquiries which are not considered expedient to enforce on due to the extent of loss of historic/appropriate features on the rest of the street.</li> <li>• Large areas of the North and South Lowestoft/Kirkley Conservation Areas are the commercial high streets. These properties are almost all mixed-use, flats or commercial buildings. These properties already have Permitted Development rights restricted and therefore the additional Article 4 direction is unnecessary.</li> <li>• Listed buildings have restricted permitted development rights and therefore the additional Article 4 direction on these properties is unnecessary.</li> </ul>

2.4	<p><b>Amendments to the content of the Article 4 directions</b></p> <p>The text of the Article 4 direction will be amended to reflect the changes to the General Permitted Development Order (GPDO) since 2007.</p> <ul style="list-style-type: none"> <li>• The Article 4 directions are now made under Article 4(1), rather than Article 4(2) of the GPDO (2015).</li> <li>• Some changes have been made to the Parts and Classes of the GPDO (2015). The new directions have been amended to reflect these.</li> <li>• The restriction on the installation of satellite dishes in certain controlled locations is proposed for removal, as this is becoming outdated technology.</li> <li>• The restriction on painting the exterior of buildings in certain locations is removed. The GPDO does not distinguish between the painting of previously unpainted surfaces and the general painting of the exterior of a building. Therefore, it is considered that the removal of the Permitted Development right to paint the exterior of a building would be too onerous and could result in a large number of applications where there would be no change to the character or appearance of the building as well as likely compliance issues.</li> <li>• Consideration was given to restricting renewable energy under Part 14 of the GPDO (concerning the installation of solar equipment, heat pumps and biomass heating systems) and electrical outlets and upstands for recharging vehicles under Part 2 Class D and E. Following consultation with the Local Plan Working Group it was decided that these should not be restricted.</li> </ul>
2.5	<p><b>Consequences of the proposals</b></p> <ul style="list-style-type: none"> <li>• The reduction in the geographical areas covered by Article 4 directions will mean that those areas that retain good quality architectural or historic features will remain protected, to ensure that changes to these features require planning permission. This will ensure that the Council is in conformance with best practice guidance in para. 53 of NPPF which states that Article 4 directions should cover the ‘smallest geographic area possible’.</li> <li>• Areas that have been removed from the Article 4 direction include properties that either already have their PD rights restricted due to their use or have experienced negative change to such an extent that there are little to no features left to protect. This will reduce the number of redundant planning applications and enforcement enquiries that are not expedient to enforce.</li> <li>• If the new Article 4 directions are made and subsequently confirmed, then officers will go to site on the day they come into force to photograph each property. This will provide certainty about the condition of these properties on that date and serve as the ‘robust evidence’ required by the NPPF and a strong basis for enforcement where necessary.</li> <li>• <b>Areas that have been removed from the Article 4 direction are still in the Conservation Area and will still be covered by some PD restrictions relating to this designation.</b></li> </ul>

2.6	<p><b>National and local planning policies</b></p> <p>The NPPF states in para. 53 that: “The use of Article 4 directions to remove national permitted development rights should:</p> <ul style="list-style-type: none"> <li>• in all cases, be based on robust evidence, and apply to the smallest geographical area possible.”</li> </ul> <p>Policy WLP8.39 – Conservation Areas of the Waveney Local Plan states that “Proposals for replacement doors, windows and porches in conservation areas where Article 4 directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.”</p>
2.7	<p><b>Statutory requirements for the creation of Article 4 directions</b></p> <p>Should the report recommendations be agreed, the statutory procedure will be as follows:</p> <ul style="list-style-type: none"> <li>• On Monday January 22<sup>nd</sup>, a notice containing the Article 4 directions and relevant maps will be served by local advertisement, by two site notices in heavily trafficked public areas, and by letter to all property owners and occupiers in the affected areas.</li> <li>• The site notices will remain up for 6 weeks.</li> <li>• The letters will inform owners/occupiers that we are opening a public consultation from this date, which will run for 6 weeks. This letter will include guidance on what the changes mean for those remaining in the Article 4 direction Area, and those that will be removed (but are still in the Conservation Area).</li> <li>• The requirement is for a public consultation of 21 days’ duration. Officers consider, however, that an extended consultation period of six weeks conforms better with the Council’s usual practices in this respect.</li> <li>• A copy of the Article 4 directions, Notices and maps will be available on the Council’s website for the duration of the consultation period and physical copies will be available to view at a location available to the public (i.e. the Marina Customer Services Centre). Representations can be made by letter, email or through the consultation webpage.</li> <li>• Public events will be held on February 15<sup>th</sup>, from 14:30 to 16:00 at a venue in North Lowestoft (venue tba) and from 17:30 to 19:00 at the Kirkley Centre, where residents can come speak to officers about the public consultation.</li> <li>• Following the public consultation period, representations will be taken into consideration by officers. Any material changes made to the directions as a result of the consultation will require re-consultation.</li> <li>• The new Article 4 directions will then be presented to Strategic Planning Committee on April 8<sup>th</sup>, where the public representations will be</li> </ul>

	<p>presented, and it will be proposed to confirm the Article 4 directions and agree for them to come into force on April 15<sup>th</sup> 2024.</p> <ul style="list-style-type: none"> <li>At this time, the existing Article 4 directions will be cancelled (Schedule 3, sub-para. 13 of the GPDO (2015): “A local planning authority may, by making a subsequent direction, cancel any direction made by them under article 4(1)”)</li> </ul>
2.8	<p>There are circumstances under which the local planning authority may become liable to pay compensation when imposing a new Article 4 Direction, when it does so without giving 12 months’ notice to those members of the public who would be affected by them.</p> <p>This liability may arise if the local planning authority:</p> <ul style="list-style-type: none"> <li>refuses planning permission for development which would have been permitted development if it were not for an Article 4 direction; or</li> <li>grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.</li> </ul> <p><b>However</b>, officers judge this to present limited risk only, as the areas proposed for the new directions are already covered by existing directions; and no further restrictions are proposed in the new directions.</p> <p>This means that there would be no circumstances where planning permission would be required “<i>for development which would have been permitted development if it were not for an article 4 direction.</i>”. On this basis, therefore, officers judge that there is no necessity to wait 12 months before confirmation of the proposed Article 4 directions.</p>

<b>3 How to address current situation</b>	
3.1	New Article 4 Directions need to be implemented in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area, as the existing Directions are outdated in terms of relevant legislation and planning regulations, and Government guidance provided within the latest NPPF (September 2023).
3.2	The making of these new Article 4 directions, including the reduced areas that are covered by the Article 4 directions, need to be agreed. If agreed a period of public consultation will be undertaken before a further decision is made by this Committee whether to confirm the Article 4 directions. The proposed new Article 4 directions will not come into effect until such time as they are confirmed by a future meeting of this Committee, in the meantime the existing Article 4 directions will remain in place.
3.3	Should the Strategic Planning Committee agree the recommendations of this report, a notice containing the Article 4 direction and relevant map will be served by local advertisement, by two site notices, and by letter to all property owners

	and occupiers in the affected areas on Monday January 22 <sup>nd</sup> , starting a 6-week public consultation period.
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<b>4 Reason/s for recommendation</b>	
4.1	Since the existing Article 4 directions came into force in 2007, the national legislation and planning regulations that they were confirmed under have been amended, and national planning policy indicates that any Article 4 directions should be “based on robust evidence, and apply to the smallest geographical area possible” (NPPF para. 53).
4.2	The proposed new Article 4 directions are based on recently secured and robust evidence of the condition of the two Lowestoft Conservation Areas (see maps in Appendix B), as required by the NPPF.
4.3	The proposals have been developed in consultation with the Development Management and Enforcement teams, whose work is most impacted by the Article 4 directions.
4.4	Officers judge that the new Article 4 directions and the reduced geographical areas covered by them are reasonable and justified. The areas that will remain covered by the Article 4 directions retain architectural and historic features that contribute to the character and appearance of the Conservation Areas. Continuing the restriction of permitted development rights in a more targeted way will be policy compliant at national and local level. This will continue, therefore, to support the preservation and enhancement of the Conservation Areas, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4.5	The proposals were considered by the Local Plan Working Group at its meeting on August 24 <sup>th</sup> , 2023.

## Appendices

<b>Appendices:</b>	
<b>Appendix A</b>	Proposed North Lowestoft Article 4 direction
<b>Appendix B</b>	Proposed South Lowestoft/Kirkley Article 4 direction
<b>Appendix C</b>	Proposed North Lowestoft Article 4 direction Map
<b>Appendix D</b>	Proposed South Lowestoft/Kirkley Article 4 direction Map
<b>Appendix E</b>	Schedule of land and property for inclusion within proposed North Lowestoft Article 4 direction area
<b>Appendix F</b>	Schedule of land and property for inclusion within proposed South Lowestoft/Kirkley Article 4 direction area
<b>Appendix G</b>	North Lowestoft Survey Map
<b>Appendix H</b>	South Lowestoft/Kirkley Survey Map

**Background reference papers:**

<b>Date</b>	<b>Type</b>	<b>Available From</b>
1990	Planning (Listed Building and Conservation Areas) Act 1990	<a href="#">Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)</a>
2007	Existing North Lowestoft Article 4 direction	<a href="#">North-Lowestoft-Conservation-Area-Article-4-Direction-order.pdf (eastsoffolk.gov.uk)</a>
2007	Existing South Lowestoft & Kirkley Article 4 direction	<a href="#">South-Lowestoft-Conservation-Area-Article-4-Direction-order.pdf (eastsoffolk.gov.uk)</a>
2019	Waveney Local Plan	<a href="#">Adopted-Waveney-Local-Plan-including-Erratum.pdf (eastsoffolk.gov.uk)</a>
2021	National Planning Policy Framework	<a href="#">National Planning Policy Framework (publishing.service.gov.uk)</a>

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(1)

NORTH LOWESTOFT CONSERVATION AREA

WHEREAS the Council of the District of East Suffolk being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”) are satisfied that it is expedient that development of the descriptions set out in the First Schedule should not be carried out within the area of land designated in the Second Schedule such land being outlined in red on the plan annexed here to unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order HEREBY DIRECTS that the permission granted by Article 3 of the Order shall not apply to the development specified in the First Schedule in respect of the land described in the Second Schedule.

For the purposes of this direction the expression ‘relevant location’ (wherever it may appear) shall mean a highway, waterway or open space.

SCHEDULE A

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part I of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part I of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part I of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class

E of Part I of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.

- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part I of Schedule 2 of the Order where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, being the development comprised within Class G of Part I of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

SECOND SCHEDULE REQUIRED TO BE INSERTED.

ADDITIONAL WORDING TO BE INCLUDED: -

**THIS DIRECTION** is made under Article 4(1) of the Order and, in accordance with paragraph 1(7) of Schedule 3, shall remain in force until April 15<sup>th</sup> 2024 (being 4 months from the date of this direction) and shall then expire unless it has been confirmed by the Council in accordance with paragraphs 1(9) and 1(10) of Schedule 3.

PLAN TO BE ANNEXED



THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(1)

SOUTH LOWESTOFT/KIRKLEY CONSERVATION AREA

WHEREAS the Council of the District of East Suffolk being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”) are satisfied that it is expedient that development of the descriptions set out in the First Schedule should not be carried out within the area of land designated in the Second Schedule such land being outlined in red on the plan annexed here to unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order HEREBY DIRECTS that the permission granted by Article 3 of the Order shall not apply to the development specified in the First Schedule in respect of the land described in the Second Schedule.

For the purposes of this direction the expression ‘relevant location’ (wherever it may appear) shall mean a highway, waterway or open space.

FIRST SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part I of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part I of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part I of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the

storage of oil or liquid petroleum gas, being the development comprised within Class E of Part I of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.

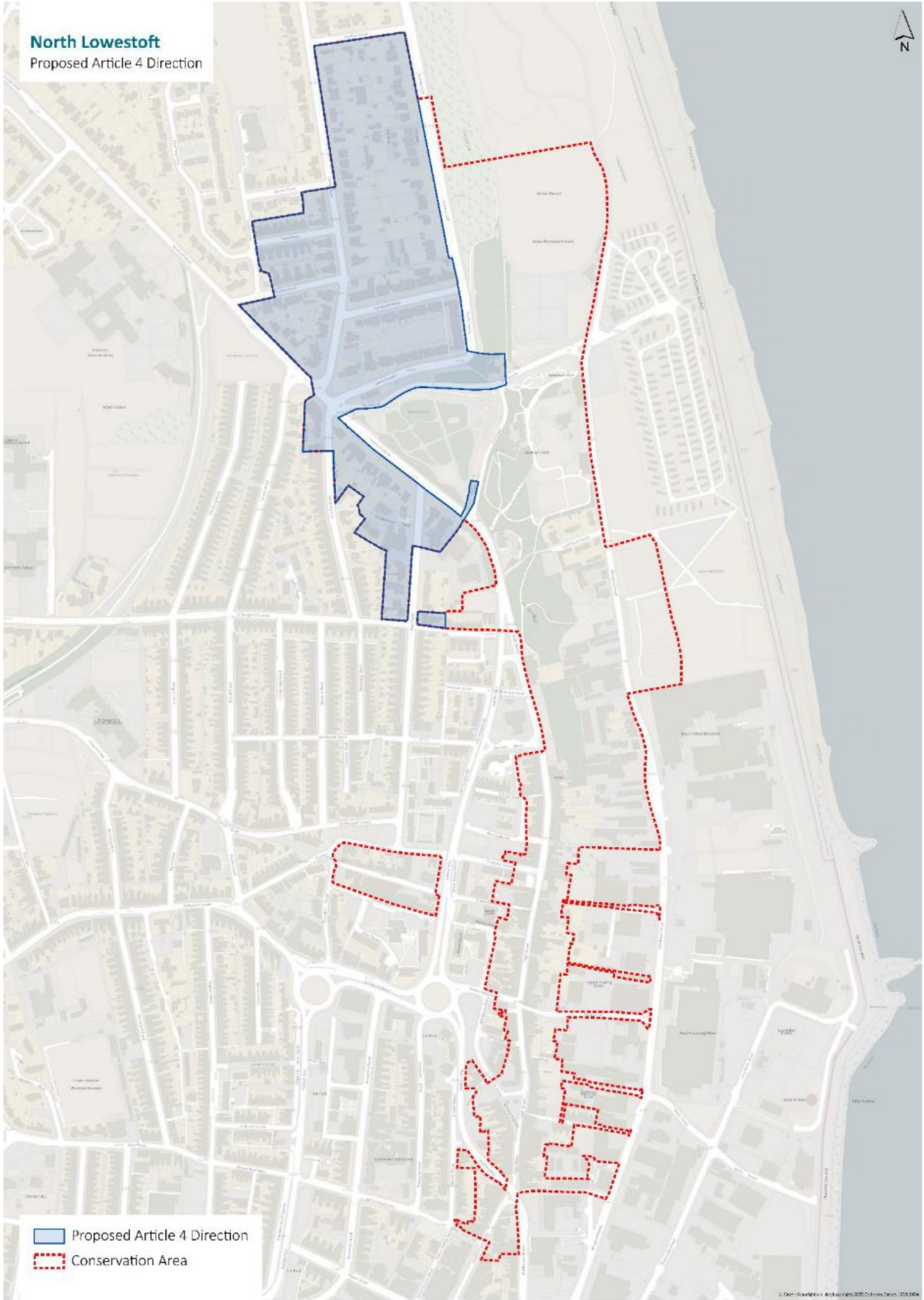
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part I of Schedule 2 of the Order where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, being the development comprised within Class G of Part I of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

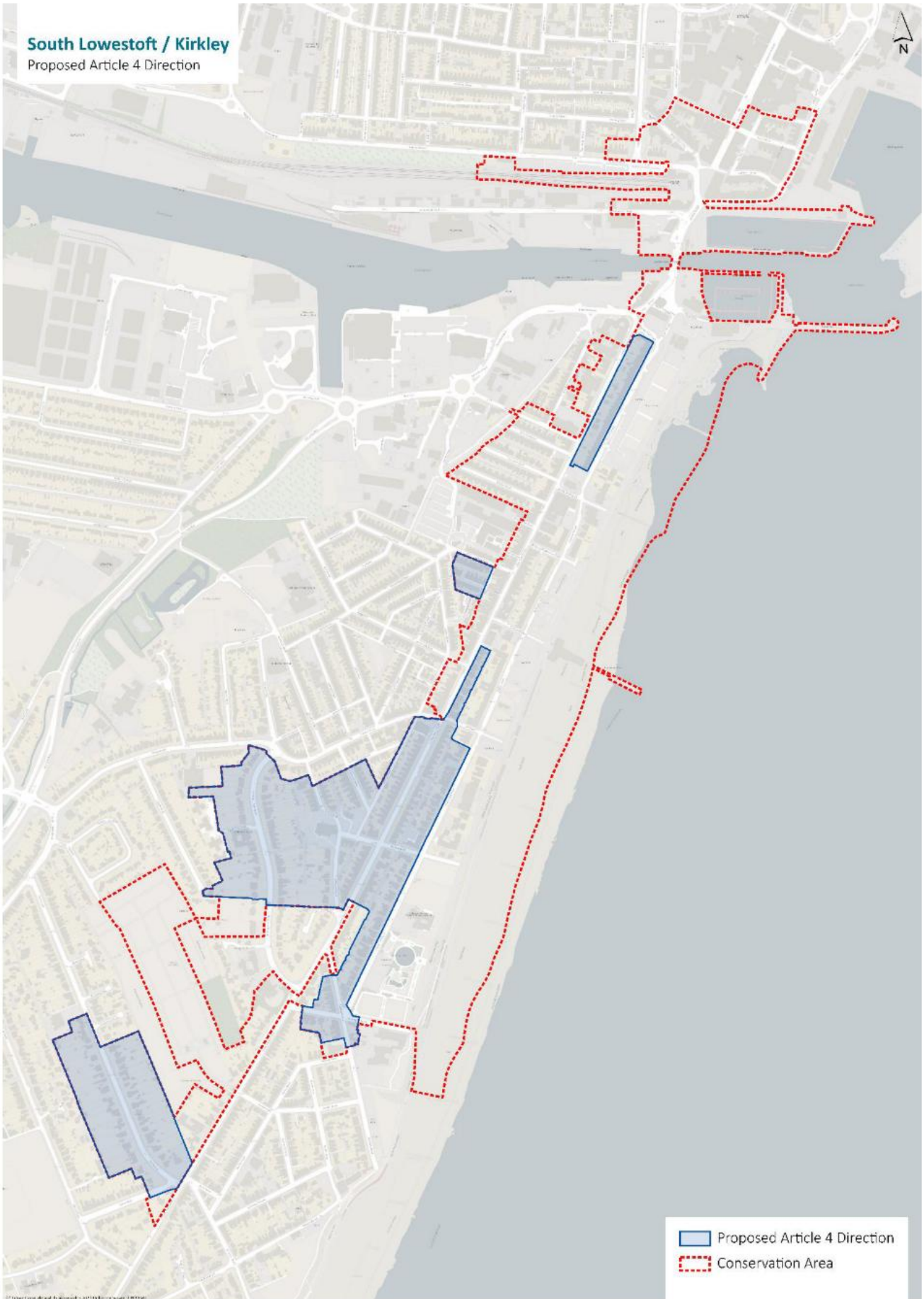
SECOND SCHEDULE REQUIRED TO BE INSERTED.

ADDITIONAL WORDING TO BE INCLUDED: -

**THIS DIRECTION** is made under Article 4(1) of the Order and, in accordance with paragraph 1(7) of Schedule 3, shall remain in force until April 15<sup>th</sup> 2024 (being 4 months from the date of this direction) and shall then expire unless it has been confirmed by the Council in accordance with paragraphs 1(9) and 1(10) of Schedule 3.

PLAN TO BE ANNEXED





<b>Appendix E</b>	<b>Schedule of land and property for inclusion within proposed North Lowestoft Article 4 direction area</b>
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Cliff House The Ravine Lowestoft Suffolk NR32 1UY
Undercliff Cottage The Ravine Lowestoft Suffolk NR32 1UY
Undercliff House The Ravine Lowestoft Suffolk NR32 1UY
10 Yarmouth Road Lowestoft Suffolk NR32 4AJ
12 Yarmouth Road Lowestoft Suffolk NR32 4AJ
14 Yarmouth Road Lowestoft Suffolk NR32 4AJ
4 Yarmouth Road Lowestoft Suffolk NR32 4AJ
8 Yarmouth Road Lowestoft Suffolk NR32 4AJ
Belle Vue Park Lodge Yarmouth Road Lowestoft Suffolk NR32 4AL
3 Yarmouth Road Lowestoft Suffolk NR32 4AN
5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 1 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 1 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 2 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 2 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 3 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 3 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 4 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
11 Yarmouth Road Lowestoft Suffolk NR32 4AW
13 Yarmouth Road Lowestoft Suffolk NR32 4AW
15 Yarmouth Road Lowestoft Suffolk NR32 4AW
17 Yarmouth Road Lowestoft Suffolk NR32 4AW
19 Yarmouth Road Lowestoft Suffolk NR32 4AW
21 Yarmouth Road Lowestoft Suffolk NR32 4AW
23 Yarmouth Road Lowestoft Suffolk NR32 4AW
9 Yarmouth Road Lowestoft Suffolk NR32 4AW
Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
Flat 1 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
Flat 2 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
Flat 3 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
Flat 4 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
Flat 5 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
1 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
2 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
3 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
4 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
5 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
6 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
7 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
8 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
9 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
10 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
11 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP

12 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
12A Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
14 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
15 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
16 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
17 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
18 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
19 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
20 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
21 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
22 Avenue Mansions Royal Avenue Lowestoft Suffolk NR32 4BP
1 Sunrise Terrace Lyndhurst Road Lowestoft Suffolk NR32 4FA
2 Sunrise Terrace Lyndhurst Road Lowestoft Suffolk NR32 4FA
3 Sunrise Terrace Lyndhurst Road Lowestoft Suffolk NR32 4FA
Sunrise Terrace Lyndhurst Road Lowestoft Suffolk
1 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
2 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
3 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
4 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
5 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
7 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
9 Dawn Pointon Place Lowestoft Suffolk NR32 4FB
1 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
2 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
3 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
4 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
5 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
6 Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
Clyffe View Gunton Cliff Lowestoft Suffolk NR32 4FF
48 Royal Avenue Lowestoft Suffolk NR32 4HH
60 Royal Avenue Lowestoft Suffolk NR32 4HH
Flat 1 60 Royal Avenue Lowestoft Suffolk NR32 4HH
Flat 2 60 Royal Avenue Lowestoft Suffolk NR32 4HH
Flat 3 60 Royal Avenue Lowestoft Suffolk NR32 4HH
Flat 4 60 Royal Avenue Lowestoft Suffolk NR32 4HH
Flat 5 60 Royal Avenue Lowestoft Suffolk NR32 4HH
85 Royal Avenue Lowestoft Suffolk NR32 4HJ
87 Royal Avenue Lowestoft Suffolk NR32 4HJ
101 Park Road Lowestoft Suffolk NR32 4HU
103 Park Road Lowestoft Suffolk NR32 4HU
104 Park Road Lowestoft Suffolk NR32 4HU
106 Park Road Lowestoft Suffolk NR32 4HU
107 Park Road Lowestoft Suffolk NR32 4HU
117 Park Road Lowestoft Suffolk NR32 4HU
118 Park Road Lowestoft Suffolk NR32 4HU
119 Park Road Lowestoft Suffolk NR32 4HU
121 Park Road Lowestoft Suffolk NR32 4HU

123 Park Road Lowestoft Suffolk NR32 4HU
Abigail Court Park Road Lowestoft Suffolk NR32 4HU
Flat 119 Park Road Lowestoft Suffolk NR32 4HU
Flat 121 Park Road Lowestoft Suffolk NR32 4HU
High Dene 105 Park Road Lowestoft Suffolk NR32 4HU
Providence House 109 Park Road Lowestoft Suffolk NR32 4HU
Harleston House 115 Park Road Lowestoft Suffolk NR32 4HX
10 North Parade Lowestoft Suffolk NR32 4PA
11 North Parade Lowestoft Suffolk NR32 4PA
11A North Parade Lowestoft Suffolk NR32 4PA
12 North Parade Lowestoft Suffolk NR32 4PA
13 North Parade Lowestoft Suffolk NR32 4PA
13A North Parade Lowestoft Suffolk NR32 4PA
13B North Parade Lowestoft Suffolk NR32 4PA
14 North Parade Lowestoft Suffolk NR32 4PA
15 North Parade Lowestoft Suffolk NR32 4PA
16 North Parade Lowestoft Suffolk NR32 4PA
16A North Parade Lowestoft Suffolk NR32 4PA
16B North Parade Lowestoft Suffolk NR32 4PA
19 North Parade Lowestoft Suffolk NR32 4PA
20 North Parade Lowestoft Suffolk NR32 4PA
5 North Parade Lowestoft Suffolk NR32 4PA
6 North Parade Lowestoft Suffolk NR32 4PA
First Floor Flat 17A North Parade Lowestoft Suffolk NR32 4PA
First Floor Flat 20 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 12 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 18 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 19 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 6 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 7 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 8 North Parade Lowestoft Suffolk NR32 4PA
Flat 1 9 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 12 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 18 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 19 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 6 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 7 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 8 North Parade Lowestoft Suffolk NR32 4PA
Flat 2 9 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 12 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 18 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 19 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 6 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 7 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 8 North Parade Lowestoft Suffolk NR32 4PA
Flat 3 9 North Parade Lowestoft Suffolk NR32 4PA
Ground Floor Flat 17 North Parade Lowestoft Suffolk NR32 4PA

Ground Floor Flat 20 North Parade Lowestoft Suffolk NR32 4PA
Second Floor Flat 17B North Parade Lowestoft Suffolk NR32 4PA
Top Flat 20 North Parade Lowestoft Suffolk NR32 4PA
18 North Parade Lowestoft Suffolk
7 North Parade Lowestoft Suffolk
8 North Parade Lowestoft Suffolk
9 North Parade Lowestoft Suffolk
10 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
1A Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
1B Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
3 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
4 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
5A Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
5B Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
6 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
7 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
8A Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
8B Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
9A Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
9B Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
Basement Flat Park Mansions 3 North Parade Lowestoft Suffolk NR32 4PB
East Cottage 1 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
East Cottage 2 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
Flat 1 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
Flat 1 Park Mansions 3 North Parade Lowestoft Suffolk NR32 4PB
Flat 1 Park Mansions 4 North Parade Lowestoft Suffolk NR32 4PB
Flat 1 St Bridgets North Parade Lowestoft Suffolk NR32 4PB
Flat 1a Park Mansions 4 North Parade Lowestoft Suffolk NR32 4PB
Flat 2 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
Flat 2 Park Mansions 3 North Parade Lowestoft Suffolk NR32 4PB
Flat 2 Park Mansions 4 North Parade Lowestoft Suffolk NR32 4PB
Flat 2 St Bridgets North Parade Lowestoft Suffolk NR32 4PB
Flat 3 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
Flat 3 Park Mansions 3 North Parade Lowestoft Suffolk NR32 4PB
Flat 3 Park Mansions 4 North Parade Lowestoft Suffolk NR32 4PB
Flat 3 St Bridgets North Parade Lowestoft Suffolk NR32 4PB
Flat 4 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
Flat 4 Park Mansions 3 North Parade Lowestoft Suffolk NR32 4PB
Flat 4 Park Mansions 4 North Parade Lowestoft Suffolk NR32 4PB
Flat 5 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
Garden Flat 2 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
Kinrara North Parade Lowestoft Suffolk NR32 4PB
Penthouse Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
St Bridgets Cottage North Parade Lowestoft Suffolk NR32 4PB
West Cottage 1 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB



West Cottage 2 Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk NR32 4PB
Park Mansions 3 North Parade Lowestoft Suffolk
Park Mansions 4 North Parade Lowestoft Suffolk
Wedgewood Court 1 - 2 North Parade Lowestoft Suffolk
20 Lyndhurst Road Lowestoft Suffolk NR32 4PD
21 Lyndhurst Road Lowestoft Suffolk NR32 4PD
22 Lyndhurst Road Lowestoft Suffolk NR32 4PD
25 Lyndhurst Road Lowestoft Suffolk NR32 4PD
26 Lyndhurst Road Lowestoft Suffolk NR32 4PD
27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
28 Lyndhurst Road Lowestoft Suffolk NR32 4PD
29 Lyndhurst Road Lowestoft Suffolk NR32 4PD
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36 Lyndhurst Road Lowestoft Suffolk NR32 4PD
37 Lyndhurst Road Lowestoft Suffolk NR32 4PD
38 Lyndhurst Road Lowestoft Suffolk NR32 4PD
39A Lyndhurst Road Lowestoft Suffolk NR32 4PD
39B Lyndhurst Road Lowestoft Suffolk NR32 4PD
39C Lyndhurst Road Lowestoft Suffolk NR32 4PD
40 Lyndhurst Road Lowestoft Suffolk NR32 4PD
41 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Cherry Lodge 23 - 24 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 26 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 33 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 34 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 38 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 1 40 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 26 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 33 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 34 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 38 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 2 40 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 26 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 33 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 34 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 38 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 3 40 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 4 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 5 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD
Flat 6 27 Lyndhurst Road Lowestoft Suffolk NR32 4PD

Old Court View 32 Lyndhurst Road Lowestoft Suffolk NR32 4PD
1 Clyffe Rise Gunton Cliff Lowestoft Suffolk NR32 4PE
1 Gunton Cliff Lowestoft Suffolk NR32 4PE
10 Gunton Cliff Lowestoft Suffolk NR32 4PE
11 Gunton Cliff Lowestoft Suffolk NR32 4PE
12 Gunton Cliff Lowestoft Suffolk NR32 4PE
13 Gunton Cliff Lowestoft Suffolk NR32 4PE
14 Gunton Cliff Lowestoft Suffolk NR32 4PE
15 Gunton Cliff Lowestoft Suffolk NR32 4PE
2 Clyffe Rise Gunton Cliff Lowestoft Suffolk NR32 4PE
3 Clyffe Rise Gunton Cliff Lowestoft Suffolk NR32 4PE
4 Gunton Cliff Lowestoft Suffolk NR32 4PE
5 Gunton Cliff Lowestoft Suffolk NR32 4PE
6 Gunton Cliff Lowestoft Suffolk NR32 4PE
7 Gunton Cliff Lowestoft Suffolk NR32 4PE
8 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 1 Howard House 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 2 Howard House 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 3 Howard House 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 4 Howard House 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 5 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Apartment 6 Howard House 1 Gunton Cliff Lowestoft Suffolk NR32 4PE
Brackendene 3 Gunton Cliff Lowestoft Suffolk NR32 4PE
Clyffe Rise Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 1 2 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 1 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 2 2 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 2 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 3 2 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 3 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 4 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 5 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Flat 6 7 Gunton Cliff Lowestoft Suffolk NR32 4PE
Holm Sands 9 Gunton Cliff Lowestoft Suffolk NR32 4PE
Rutherford House 6A Gunton Cliff Lowestoft Suffolk NR32 4PE
2 Gunton Cliff Lowestoft Suffolk
Pinebanks 2 Heather Road Lowestoft Suffolk NR32 4PG
Pineholm 4 Heather Road Lowestoft Suffolk NR32 4PG
1 Corton Road Lowestoft Suffolk NR32 4PH
11 Corton Road Lowestoft Suffolk NR32 4PH
13 Corton Road Lowestoft Suffolk NR32 4PH
2 Corton Road Lowestoft Suffolk NR32 4PH
2A Corton Road Lowestoft Suffolk NR32 4PH
3 Corton Road Lowestoft Suffolk NR32 4PH
4 Corton Road Lowestoft Suffolk NR32 4PH
5 Corton Road Lowestoft Suffolk NR32 4PH
7 Corton Road Lowestoft Suffolk NR32 4PH

Ground Floor Flat 9 Corton Road Lowestoft Suffolk NR32 4PH
Tamarin 9A Corton Road Lowestoft Suffolk NR32 4PH
9 Corton Road Lowestoft Suffolk
15 Corton Road Lowestoft Suffolk NR32 4PJ
17 Corton Road Lowestoft Suffolk NR32 4PJ
19 Corton Road Lowestoft Suffolk NR32 4PJ
21 Corton Road Lowestoft Suffolk NR32 4PJ
23 Corton Road Lowestoft Suffolk NR32 4PJ
25 Corton Road Lowestoft Suffolk NR32 4PJ
27 Corton Road Lowestoft Suffolk NR32 4PJ
29 Corton Road Lowestoft Suffolk NR32 4PJ
33 Corton Road Lowestoft Suffolk NR32 4PJ
Otterburn 31 Corton Road Lowestoft Suffolk NR32 4PJ
10 Corton Road Lowestoft Suffolk NR32 4PL
12 Corton Road Lowestoft Suffolk NR32 4PL
14 Corton Road Lowestoft Suffolk NR32 4PL
16 Corton Road Lowestoft Suffolk NR32 4PL
18 Corton Road Lowestoft Suffolk NR32 4PL
20 Corton Road Lowestoft Suffolk NR32 4PL
22 Corton Road Lowestoft Suffolk NR32 4PL
24 Corton Road Lowestoft Suffolk NR32 4PL
26 Corton Road Lowestoft Suffolk NR32 4PL
28 Corton Road Lowestoft Suffolk NR32 4PL
30 Corton Road Lowestoft Suffolk NR32 4PL
32 Corton Road Lowestoft Suffolk NR32 4PL
34 Corton Road Lowestoft Suffolk NR32 4PL
36 Corton Road Lowestoft Suffolk NR32 4PL
36A Corton Road Lowestoft Suffolk NR32 4PL
38 Corton Road Lowestoft Suffolk NR32 4PL
40 Corton Road Lowestoft Suffolk NR32 4PL
42 Corton Road Lowestoft Suffolk NR32 4PL
44 Corton Road Lowestoft Suffolk NR32 4PL
46 Corton Road Lowestoft Suffolk NR32 4PL
6 Corton Road Lowestoft Suffolk NR32 4PL
8 Corton Road Lowestoft Suffolk NR32 4PL
Briarcliff Cottage Corton Road Lowestoft Suffolk NR32 4PL
1 Dene Road Lowestoft Suffolk NR32 4QE
10 Dene Road Lowestoft Suffolk NR32 4QE
11 Dene Road Lowestoft Suffolk NR32 4QE
12 Dene Road Lowestoft Suffolk NR32 4QE
13 Dene Road Lowestoft Suffolk NR32 4QE
14 Dene Road Lowestoft Suffolk NR32 4QE
15 Dene Road Lowestoft Suffolk NR32 4QE
16 Dene Road Lowestoft Suffolk NR32 4QE
17 Dene Road Lowestoft Suffolk NR32 4QE
18 Dene Road Lowestoft Suffolk NR32 4QE
19 Dene Road Lowestoft Suffolk NR32 4QE

2 Dene Road Lowestoft Suffolk NR32 4QE
20 Dene Road Lowestoft Suffolk NR32 4QE
21 Dene Road Lowestoft Suffolk NR32 4QE
22 Dene Road Lowestoft Suffolk NR32 4QE
23 Dene Road Lowestoft Suffolk NR32 4QE
24 Dene Road Lowestoft Suffolk NR32 4QE
25 Dene Road Lowestoft Suffolk NR32 4QE
26 Dene Road Lowestoft Suffolk NR32 4QE
28 Dene Road Lowestoft Suffolk NR32 4QE
3 Dene Road Lowestoft Suffolk NR32 4QE
30 Dene Road Lowestoft Suffolk NR32 4QE
4 Dene Road Lowestoft Suffolk NR32 4QE
5 Dene Road Lowestoft Suffolk NR32 4QE
6 Dene Road Lowestoft Suffolk NR32 4QE
7 Dene Road Lowestoft Suffolk NR32 4QE
8 Dene Road Lowestoft Suffolk NR32 4QE
9 Dene Road Lowestoft Suffolk NR32 4QE
1 Station Road Lowestoft Suffolk NR32 4QF
2 Station Road Lowestoft Suffolk NR32 4QF
3 Station Road Lowestoft Suffolk NR32 4QF
4 Station Road Lowestoft Suffolk NR32 4QF
5 Station Road Lowestoft Suffolk NR32 4QF
6 Station Road Lowestoft Suffolk NR32 4QF
7 Station Road Lowestoft Suffolk NR32 4QF
8 Station Road Lowestoft Suffolk NR32 4QF
Park House Station Road Lowestoft Suffolk NR32 4QF
Park Side Station Road Lowestoft Suffolk NR32 4QF
Rozel Station Road Lowestoft Suffolk NR32 4QF
St Martins Station Road Lowestoft Suffolk NR32 4QF
The Old Vicarage Station Road Lowestoft Suffolk NR32 4QF

<b>Appendix F</b>	<b>Schedule of land and property for inclusion within proposed South Lowestoft/Kirkley Article 4 direction area</b>
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Kingswear Court Rectory Road Lowestoft Suffolk
Flat 1 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 14 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 15 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 2 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 20 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 21 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 7 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 8 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
36 London Road South Lowestoft Suffolk NR33 OAU
20 London Road South Lowestoft Suffolk NR33 OAY
26A London Road South Lowestoft Suffolk NR33 OAY
232 London Road South Lowestoft Suffolk NR33 OBE
232A London Road South Lowestoft Suffolk NR33 OBE
232B London Road South Lowestoft Suffolk NR33 OBE
234A London Road South Lowestoft Suffolk NR33 OBE
234B London Road South Lowestoft Suffolk NR33 OBE
234C London Road South Lowestoft Suffolk NR33 OBE
236 London Road South Lowestoft Suffolk NR33 OBE
238 London Road South Lowestoft Suffolk NR33 OBE
240 London Road South Lowestoft Suffolk NR33 OBE
242 London Road South Lowestoft Suffolk NR33 OBE
244 London Road South Lowestoft Suffolk NR33 OBE
246 London Road South Lowestoft Suffolk NR33 OBE
248 London Road South Lowestoft Suffolk NR33 OBE
250 London Road South Lowestoft Suffolk NR33 OBE
252 London Road South Lowestoft Suffolk NR33 OBE
252A London Road South Lowestoft Suffolk NR33 OBE
254 London Road South Lowestoft Suffolk NR33 OBE
256 London Road South Lowestoft Suffolk NR33 OBE
258 London Road South Lowestoft Suffolk NR33 OBE
260 London Road South Lowestoft Suffolk NR33 OBE
262 London Road South Lowestoft Suffolk NR33 OBE
264 London Road South Lowestoft Suffolk NR33 OBE
264A London Road South Lowestoft Suffolk NR33 OBE
264B London Road South Lowestoft Suffolk NR33 OBE
Flat 1 236 London Road South Lowestoft Suffolk NR33 OBE
Flat 1 238 London Road South Lowestoft Suffolk NR33 OBE
Flat 1 250 London Road South Lowestoft Suffolk NR33 OBE
Flat 2 236 London Road South Lowestoft Suffolk NR33 OBE
Flat 2 238 London Road South Lowestoft Suffolk NR33 OBE
Flat 2 250 London Road South Lowestoft Suffolk NR33 OBE
Flat 3 236 London Road South Lowestoft Suffolk NR33 OBE

Flat 3 238 London Road South Lowestoft Suffolk NR33 OBE
Flat 3 250 London Road South Lowestoft Suffolk NR33 OBE
Flat 10 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 11 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 12 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 16 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 17 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 18 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 19 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 22 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 23 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 3 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 4 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 5 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 6 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 9 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
270 London Road South Lowestoft Suffolk NR33 OBG
272 London Road South Lowestoft Suffolk NR33 OBG
274 London Road South Lowestoft Suffolk NR33 OBG
276 London Road South Lowestoft Suffolk NR33 OBG
278 London Road South Lowestoft Suffolk NR33 OBG
280 London Road South Lowestoft Suffolk NR33 OBG
282 London Road South Lowestoft Suffolk NR33 OBG
284 London Road South Lowestoft Suffolk NR33 OBG
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296 London Road South Lowestoft Suffolk NR33 OBG
298 London Road South Lowestoft Suffolk NR33 OBG
302 London Road South Lowestoft Suffolk NR33 OBG
304 London Road South Lowestoft Suffolk NR33 OBG
306 London Road South Lowestoft Suffolk NR33 OBG
306A London Road South Lowestoft Suffolk NR33 OBG
308 London Road South Lowestoft Suffolk NR33 OBG
310 London Road South Lowestoft Suffolk NR33 OBG
314 London Road South Lowestoft Suffolk NR33 OBG
316 London Road South Lowestoft Suffolk NR33 OBG
318 London Road South Lowestoft Suffolk NR33 OBG
326 London Road South Lowestoft Suffolk NR33 OBG
328 London Road South Lowestoft Suffolk NR33 OBG
330 London Road South Lowestoft Suffolk NR33 OBG
332 London Road South Lowestoft Suffolk NR33 OBG
336 London Road South Lowestoft Suffolk NR33 OBG
338 London Road South Lowestoft Suffolk NR33 OBG
340 London Road South Lowestoft Suffolk NR33 OBG

340A London Road South Lowestoft Suffolk NR33 OBG
342 London Road South Lowestoft Suffolk NR33 OBG
346 London Road South Lowestoft Suffolk NR33 OBG
348 London Road South Lowestoft Suffolk NR33 OBG
First Floor Flat 2 290 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 282 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 300 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 320 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 324 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 330 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 334 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 338 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 344 London Road South Lowestoft Suffolk NR33 OBG
Flat 1 Basement 312 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 300 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 320 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 324 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 330 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 334 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 338 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 344 London Road South Lowestoft Suffolk NR33 OBG
Flat 2 Ground Floor 312 London Road South Lowestoft Suffolk NR33 OBG
Flat 2a 282 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 282 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 300 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 320 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 324 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 330 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 334 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 338 London Road South Lowestoft Suffolk NR33 OBG
Flat 3 344 London Road South Lowestoft Suffolk NR33 OBG
Flat 4 First Floor 312 London Road South Lowestoft Suffolk NR33 OBG
Flat 5 First Floor 312 London Road South Lowestoft Suffolk NR33 OBG
Flat 6 Second Floor 312 London Road South Lowestoft Suffolk NR33 OBG
Ground Floor Flat 1 290 London Road South Lowestoft Suffolk NR33 OBG
Most Easterly 322 London Road South Lowestoft Suffolk NR33 OBG
Top Flat Flat 3 290 London Road South Lowestoft Suffolk NR33 OBG
300 London Road South Lowestoft Suffolk
312 London Road South Lowestoft Suffolk
320 London Road South Lowestoft Suffolk
324 London Road South Lowestoft Suffolk
334 London Road South Lowestoft Suffolk
344 London Road South Lowestoft Suffolk
383 London Road South Lowestoft Suffolk NR33 OBG
385 London Road South Lowestoft Suffolk NR33 OBG
387 London Road South Lowestoft Suffolk NR33 OBG
389 London Road South Lowestoft Suffolk NR33 OBG

391 London Road South Lowestoft Suffolk NR33 OBJ
393 London Road South Lowestoft Suffolk NR33 OBJ
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417 London Road South Lowestoft Suffolk NR33 OBJ
Allermuir 397 London Road South Lowestoft Suffolk NR33 OBJ
350 London Road South Lowestoft Suffolk NR33 OBQ
352 London Road South Lowestoft Suffolk NR33 OBQ
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372 London Road South Lowestoft Suffolk NR33 OBQ
374 London Road South Lowestoft Suffolk NR33 OBQ
376 London Road South Lowestoft Suffolk NR33 OBQ
378 London Road South Lowestoft Suffolk NR33 OBQ
Basement Flat 360 London Road South Lowestoft Suffolk NR33 OBQ
Basement Flat 370 London Road South Lowestoft Suffolk NR33 OBQ
1 Cliff Road Lowestoft Suffolk NR33 OBT
2 Cliff Road Lowestoft Suffolk NR33 OBT
3 Cliff Road Lowestoft Suffolk NR33 OBT
Flat 1 2 Cliff Road Lowestoft Suffolk NR33 OBT
Flat 2 Croylands 2 Cliff Road Lowestoft Suffolk NR33 OBT
Flat 3 Croylands 2 Cliff Road Lowestoft Suffolk NR33 OBT
Flat A 1 Cliff Road Lowestoft Suffolk NR33 OBT
Flat Above 3 Cliff Road Lowestoft Suffolk NR33 OBT
Flat B 1 Cliff Road Lowestoft Suffolk NR33 OBT
Flat C 1 Cliff Road Lowestoft Suffolk NR33 OBT
Flat 1 Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU
Flat 2 Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU
Flat 3 Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU
Flat 4 Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU
Flat 5 Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU
Lancing Court Rectory Road Lowestoft Suffolk NR33 OBU





Flat 5 40 Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Flat 5 Banner Court Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Flat 6 Banner Court Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Flat 7 Banner Court Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Flat 8 Banner Court Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Flat 9 Banner Court Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Ground Floor Flat 32 Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
Hope House 29 - 30 Kirkley Cliff Road Lowestoft Suffolk NR33 ODB
28 Kirkley Cliff Road Lowestoft Suffolk
Banner Court Kirkley Cliff Road Lowestoft Suffolk
42 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
42A Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
43 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
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57 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
58 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
58A Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 47 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 48 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 52 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 53 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 60 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 1 Ground Floor Flat East 50 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 47 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 48 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 52 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 53 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 60 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 2 Ground Floor Flat West 50 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 47 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 48 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 52 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 53 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 60 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 3 First Floor Flat East 50 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 4 48 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 4 53 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 4 60 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 4 First Floor Flat West 50 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF
Flat 49 Kirkley Cliff Road Lowestoft Suffolk NR33 ODF

Flat 5 48 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 5 53 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 5 60 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 5 Second Floor Flat East 50 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 6 48 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 6 53 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 6 60 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 6 Second Floor Flat East 50 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 7 53 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 7 60 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 8 60 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Flat 9 60 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Marlborough House 54 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Orme House 59 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
Phoenix House 45 - 46 Kirkley Cliff Road Lowestoft Suffolk NR33 0DF
47 Kirkley Cliff Road Lowestoft Suffolk
50 Kirkley Cliff Road Lowestoft Suffolk
60 Kirkley Cliff Road Lowestoft Suffolk
313 London Road South Lowestoft Suffolk NR33 0DY
315 London Road South Lowestoft Suffolk NR33 0DY
317 London Road South Lowestoft Suffolk NR33 0DY
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367 London Road South Lowestoft Suffolk NR33 0DY
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371 London Road South Lowestoft Suffolk NR33 0DY

373 London Road South Lowestoft Suffolk NR33 ODY
375 London Road South Lowestoft Suffolk NR33 ODY
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379 London Road South Lowestoft Suffolk NR33 ODY
Flat 1 357 London Road South Lowestoft Suffolk NR33 ODY
Flat 1 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 10 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 11 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 12 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 13 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 14 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 15 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 16 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 17 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 18 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 19 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 1a St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 2 357 London Road South Lowestoft Suffolk NR33 ODY
Flat 2 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 20 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 21 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 3 357 London Road South Lowestoft Suffolk NR33 ODY
Flat 3 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 4 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 5 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 6 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 7 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 8 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
Flat 9 St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
South Lowestoft Methodist Church London Road South Lowestoft Suffolk NR33 ODY
St Aubyns Court 311 London Road South Lowestoft Suffolk NR33 ODY
The Corner House 381 London Road South Lowestoft Suffolk NR33 ODY
357 London Road South Lowestoft Suffolk
1 Rectory Road Lowestoft Suffolk NR33 OED
11 Rectory Road Lowestoft Suffolk NR33 OED
2 Rectory Road Lowestoft Suffolk NR33 OED
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9 Rectory Road Lowestoft Suffolk NR33 OED
Kirkley Rectory Rectory Road Lowestoft Suffolk NR33 OED
St Peters Church And St Johns Church St Peters Road Lowestoft Suffolk
Rowan Cottage College Road Lowestoft Suffolk NR33 OEE
1 St Aubyns Road Lowestoft Suffolk NR33 OEG
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Ivy Cottage 12 Union Place Lowestoft Suffolk NR33 OHG
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22A Pakefield Road Lowestoft Suffolk NR33 OHU
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Flat 1 30 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 1 32 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 1 34 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 2 30 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 2 32 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 2 34 Pakefield Road Lowestoft Suffolk NR33 OHU
Flat 3 30 Pakefield Road Lowestoft Suffolk NR33 OHU
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Sunnyside 36 Kirkley Park Road Lowestoft Suffolk NR33 OLG
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Forton House 7 St Peters Road Lowestoft Suffolk NR33 0LH
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St Peters Church Hall St Peters Road Lowestoft Suffolk NR33 0LJ
11 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
15 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
21 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
25 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
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61 Kirkley Park Road Lowestoft Suffolk NR33 0LQ



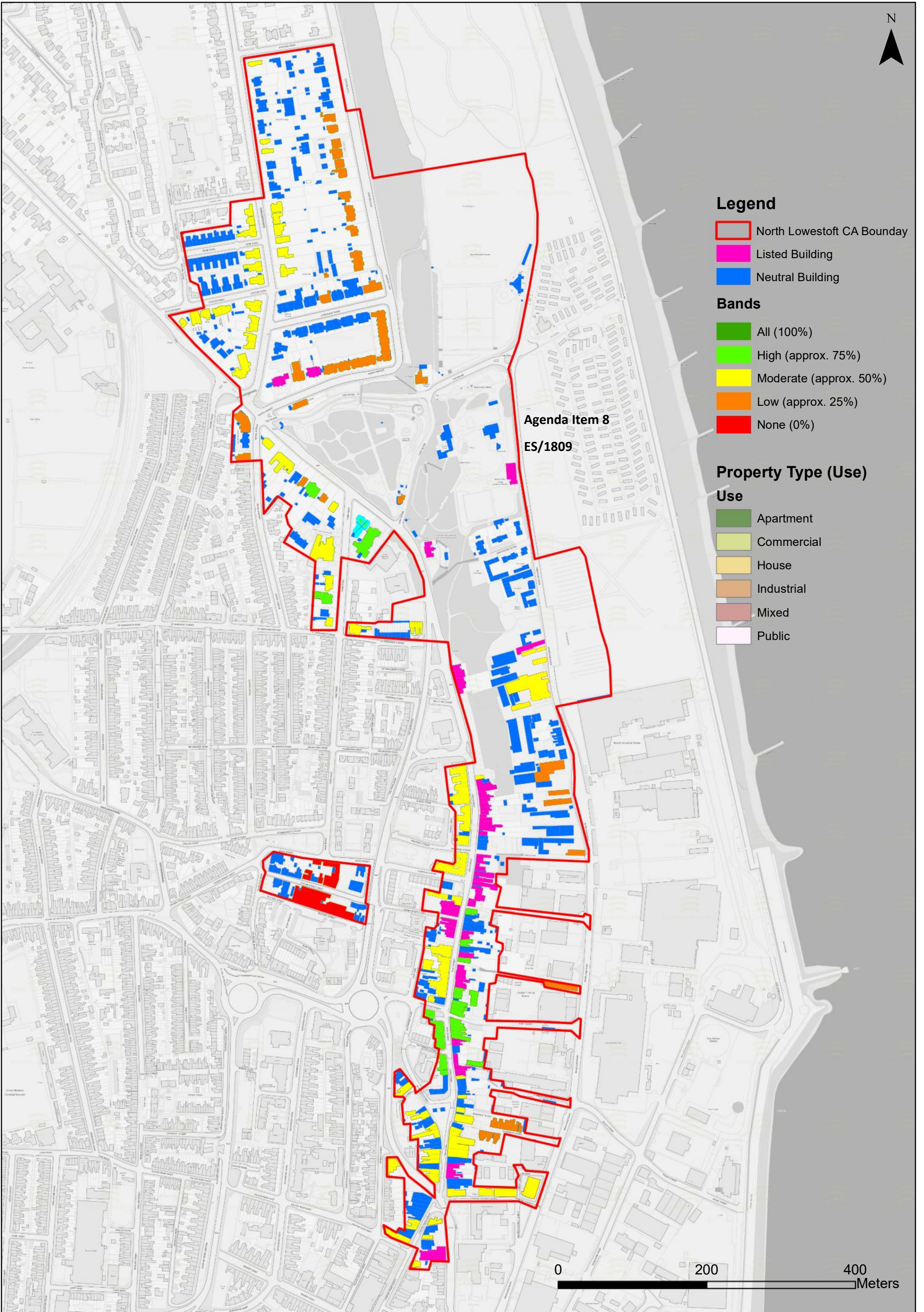
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75 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
9 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
Estherene House 35 Kirkley Park Road Lowestoft Suffolk NR33 0LQ
39 Apple Tree Close Lowestoft Suffolk NR33 0LS
61A Laurel Road Lowestoft Suffolk NR33 0NF
Inverary London Road South Lowestoft Suffolk NR33 0PD
1 Marine Parade Lowestoft Suffolk NR33 0QL
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16 Marine Parade Lowestoft Suffolk NR33 0QL
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4 Marine Parade Lowestoft Suffolk NR33 0QL
5 Marine Parade Lowestoft Suffolk NR33 0QL
6 Marine Parade Lowestoft Suffolk NR33 0QL
7 Marine Parade Lowestoft Suffolk NR33 0QL
8 Marine Parade Lowestoft Suffolk NR33 0QL
9 Marine Parade Lowestoft Suffolk NR33 0QL
Basement 7 Marine Parade Lowestoft Suffolk NR33 0QL
Basement And Ground Floor Flat 6 Marine Parade Lowestoft Suffolk NR33 0QL
First And Second Floors 22 Marine Parade Lowestoft Suffolk NR33 0QL
First Floor Flat 7 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 1 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 12 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 13 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 17 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 20 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 24 Marine Parade Lowestoft Suffolk NR33 0QL
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Flat 1 26 Marine Parade Lowestoft Suffolk NR33 0QL
Flat 1 28 - 29 Marine Parade Lowestoft Suffolk NR33 0QL

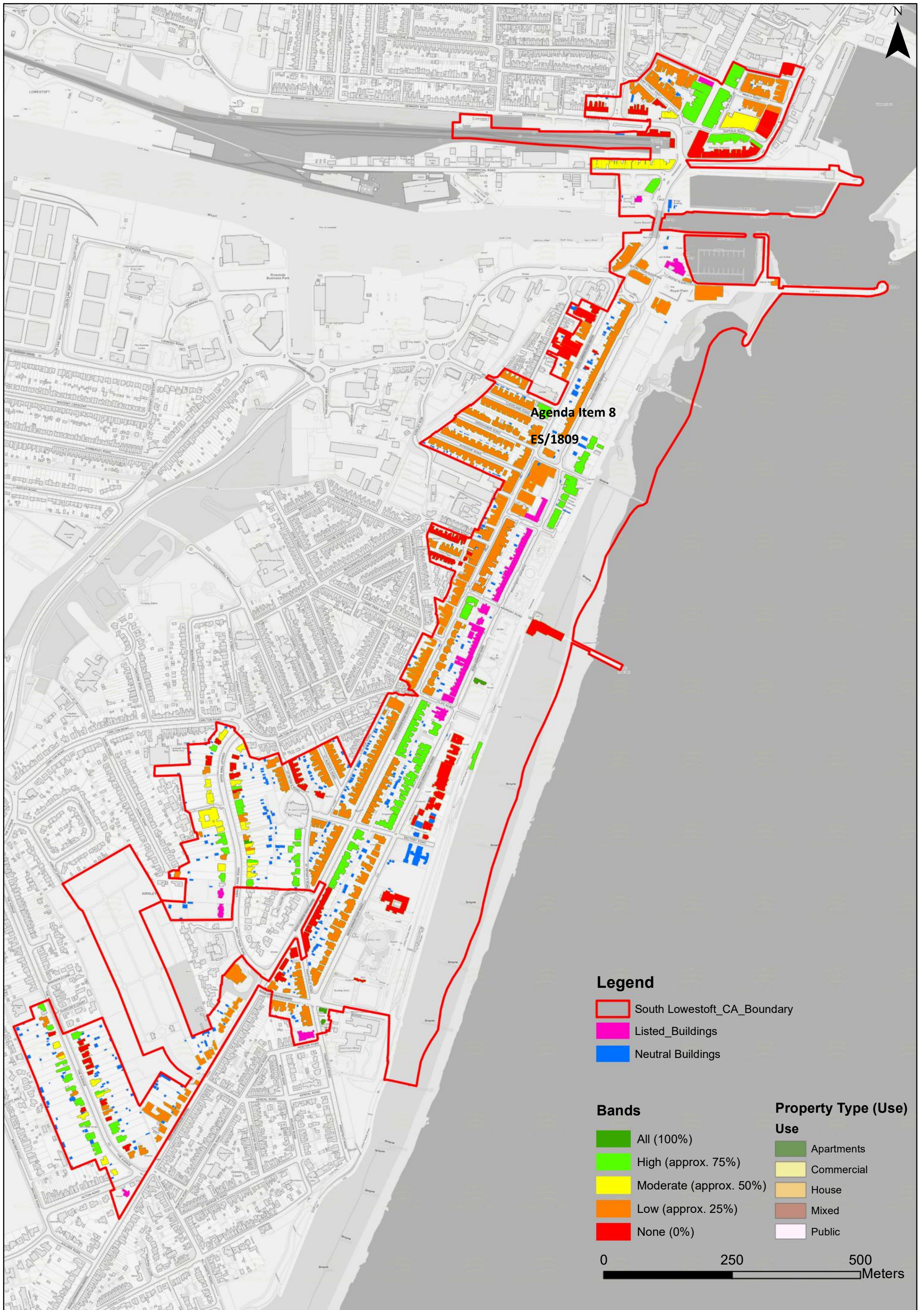
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Flat 1A 1 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 1A 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 1 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 12 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 13 Marine Parade Lowestoft Suffolk NR33 OQL
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Flat 2 24 Marine Parade Lowestoft Suffolk NR33 OQL
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Flat 2 26 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 8 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 2 9 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 1 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 12 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 17 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 20 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 25 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 26 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 3 8 Marine Parade Lowestoft Suffolk NR33 OQL
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Flat 4 1 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 4 12 Marine Parade Lowestoft Suffolk NR33 OQL
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Flat 4 25 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 4 26 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 4 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 4 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 4 47 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 5 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 5 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 6 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 6 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 7 28 - 29 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 7 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat 8 4 - 5 Marine Parade Lowestoft Suffolk NR33 OQL
Flat A 16 Marine Parade Lowestoft Suffolk NR33 OQL
Flat A 6 Marine Parade Lowestoft Suffolk NR33 OQL
Flat B 16 Marine Parade Lowestoft Suffolk NR33 OQL
Flat C 16 Marine Parade Lowestoft Suffolk NR33 OQL

Flat D 16 Marine Parade Lowestoft Suffolk NR33 OQL
Ground Floor 22 Marine Parade Lowestoft Suffolk NR33 OQL
Ground Floor 7 Marine Parade Lowestoft Suffolk NR33 OQL
Hazeldene 21 Marine Parade Lowestoft Suffolk NR33 OQL
Second Floor Flat 7 Marine Parade Lowestoft Suffolk NR33 OQL
The Beach House 15 Marine Parade Lowestoft Suffolk NR33 OQL
Top Flat 10 Marine Parade Lowestoft Suffolk NR33 OQL
Top Flat 8 Marine Parade Lowestoft Suffolk NR33 OQL
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Basement Flat 34 Marine Parade Lowestoft Suffolk NR33 OQN
Flat 1 32 Marine Parade Lowestoft Suffolk NR33 OQN
Flat 1 36 Marine Parade Lowestoft Suffolk NR33 OQN
Flat 1 37 Marine Parade Lowestoft Suffolk NR33 OQN
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Flat 4 42 Marine Parade Lowestoft Suffolk NR33 0QN
Flat 4 48 Marine Parade Lowestoft Suffolk NR33 0QN
Flat 4 50 Marine Parade Lowestoft Suffolk NR33 0QN
Flat 4 Second Floor 46 Marine Parade Lowestoft Suffolk NR33 0QN
Kingsleigh Guest House 44 Marine Parade Lowestoft Suffolk NR33 0QN
32 Marine Parade Lowestoft Suffolk
41 Marine Parade Lowestoft Suffolk
47 Marine Parade Lowestoft Suffolk
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Cornwall House 31 The Avenue Lowestoft Suffolk NR33 7LH
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1B The Avenue Lowestoft Suffolk NR33 7LL
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46 The Avenue Lowestoft Suffolk NR33 7LL
48 The Avenue Lowestoft Suffolk NR33 7LL
50 The Avenue Lowestoft Suffolk NR33 7LL
6 The Avenue Lowestoft Suffolk NR33 7LL
6A The Avenue Lowestoft Suffolk NR33 7LL
Dental Surgery 2 The Avenue Lowestoft Suffolk NR33 7LL
Hollyhocks 8 The Avenue Lowestoft Suffolk NR33 7LL







**STRATEGIC PLANNING COMMITTEE**  
**Monday, 06 March 2023**

<b>Subject</b>	Planning Performance Report – July to September 2023
<b>Cabinet Member</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Ben Woolnough Planning Manager (Development Management, Major Sites and Infrastructure) 01394 444681 <a href="mailto:ben.woolnough@eastsoffolk.gov.uk">ben.woolnough@eastsoffolk.gov.uk</a>  Katherine Scott Principal Planner (Technical Lead, Development Management) 01394 444503 <a href="mailto:katherine.scott@eastsoffolk.gov.uk">katherine.scott@eastsoffolk.gov.uk</a>
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a>
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt information.	Not applicable
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<b>Wards Affected:</b>	All Wards
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## Purpose and high-level overview

**Purpose of Report:**

This report provides an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

**Options:**

None.

**Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

**Governance:**

Not applicable.

**ESC policies and strategies that directly apply to the proposal:**

Not applicable.

**Environmental:**

Not applicable.

**Equalities and Diversity:**

Not applicable.

**Financial:**

Not applicable.

**Human Resources:**

Not applicable.

**ICT:**

Not applicable.

**Legal:**

Not applicable.

**Risk:**

Not applicable.

<b>External Consultees:</b>	None
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## Strategic Plan Priorities

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

## Background and Justification for Recommendation

1 Background facts	
1.1	This report provides details on the determination timescales for all planning applications at East Suffolk Council when tested against the government set timescales as well as the East Suffolk Council stretched targets.
1.2	The Key Performance Indicators (KPIs) are reported on a quarterly basis and included within the East Suffolk Council performance report and tested against the Council's Business Plan.

2 Current position	
2.1	East Suffolk Council as Local Planning Authority determines applications that seek Planning Permission, Listed Building Consent, Advertisement Consent and Tree Works applications along with associated applications such as those seeking approval of matters reserved by conditions on consents.
2.2	This report focuses on the applications for Planning Permission (those seeking Approval of Reserved Matters, Change of Use, Full Planning Permission, Outline Planning Permission, Removal of Condition(s) and Variations of Condition(s)). There are herein referred to as Planning Applications.
2.3	<p>The figures referred to in this report are referred to as those for 'Major' applications and 'Non-major' applications. 'Major' development is defined in the National Planning Policy Framework (NPPF) as:</p> <p><i>"Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015."</i></p>
2.4	'Non-Major' development/applications are proposals for planning permission which fall outside the above definition for 'Major'.

2.5	<p>The previous Strategic Planning Committee took place on Monday 2 October 2023, after the end of the last quarter and the closure of a two-year monitoring period for quarterly returns to government. Therefore, the presentation to members at that meeting included provisional figures for the quarter that closed on Saturday 30 September 2023. This report provides the full data for that quarter.</p> <table border="1" data-bbox="395 376 1353 891"> <thead> <tr> <th></th> <th>Quarter (July-Sept 2023)</th> <th>Percentage</th> <th>Targets</th> </tr> </thead> <tbody> <tr> <td>Major Development</td> <td>9/11</td> <td>82%</td> <td>60% national 65% stretched</td> </tr> <tr> <td>Minor Development</td> <td>98/137</td> <td>71.5%</td> <td>n/a - national 75% stretched</td> </tr> <tr> <td>Other Development</td> <td>278/349</td> <td>79.66%</td> <td>n/a - national 90% stretched</td> </tr> <tr> <td>Minor and Other Development Combined figures</td> <td>376/486</td> <td>77.37%</td> <td>70% national n/a - stretched</td> </tr> </tbody> </table>		Quarter (July-Sept 2023)	Percentage	Targets	Major Development	9/11	82%	60% national 65% stretched	Minor Development	98/137	71.5%	n/a - national 75% stretched	Other Development	278/349	79.66%	n/a - national 90% stretched	Minor and Other Development Combined figures	376/486	77.37%	70% national n/a - stretched
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Minor and Other Development Combined figures	376/486	77.37%	70% national n/a - stretched																		
2.6	<p>As set out in the table above, during this quarter the team determined 82% of ‘Majors’ either within 13 weeks or an agreed extension of time. This is significantly above the national target of 60% and our own stretch target of 65%.</p>																				
2.7	<p>During this period the team has also met our own stretch target for the determination of ‘Minor’ Applications, achieving 71.5% determined either within 8 weeks or an agreed extension of time. The stretch target is 75%.</p>																				
2.8	<p>Unfortunately, the stretch target for the determination of ‘other’ applications either within 8 weeks or an agreed extension of time has not been met, with the team achieving 77.66% rather than the stretch target of 90%.</p>																				
2.9	<p>However, the combined figures for ‘Minors’ and ‘Others’ for this period is 77.37% so it exceeds the government target of 70%. The hard work and efforts of the team to achieve this during that quarter should be recognised.</p>																				
2.10	<p>As referred to in paragraph 2.3 above, the 2-year monitoring period for government returns expired with the end of the last quarter on 30 September 2023. The figures for each quarter during this period are set out in Appendix A to this report.</p>																				
2.11	<p>ESC met the required Government Targets for the proportion of both ‘Major’ and ‘non-major’ planning applications determined either within the statutory 13-week or 8-week targets set by Government or within extensions of time agreed with agents and/or applicants.</p>																				

2.12	Over the two-year monitoring period (1 October 2021 to 30 September 2023) ESC achieved 89% of 'Major' applications within 13 weeks or within agreed extensions of time. This is well above the 60% target set by Government. Therefore, the efforts of those in the Development Management and Major Projects teams should be applauded.
2.13	During the two-year monitoring period (1 October 2021 to 30 September 2023) ESC achieved 73.89% of 'Non-Major' Planning applications being determined within 8 weeks or within agreed extensions of time. This is above the 70% target set by Government and was achieved through lots of hard work from the team to improve and maintain performance. As set out in Appendix 1, the first three quarters of the two year period (1 October 2021 to 30 June 2022) fell below the 70% target, at 58%, 65% and 69% respectively and therefore the team had to main significant efforts to achieve well above the 70% in many quarters in order to pull the overall 2 year figure up. Therefore, the efforts of the Development Management Team during the five quarters that followed (1 July 2022 to 30 September 2023) should be recognised and commended.
2.14	Whilst the meeting for which this report is being drafted will take place after the next quarter (January to April) has started, this report is being drafted in early December, so the figures available for the current quarter are only for a little over two-thirds of the period (1 October to 31 December 2023). Therefore, this quarters figures will be reported to the following meeting in April 2024.
2.15	<p><u>Recent changes to Fees</u></p> <p>On 6 December 2023, <a href="#">The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 (legislation.gov.uk)</a> came into force.</p>
2.16	The fee increases vary between application and development types, but as a general rule 'Major' applications increased by 35% and those for all other types of applications by 25%. Additional thresholds based upon floorspace, site area and number of dwellings were also introduced in some categories. A translation of the above Regulations into an easier to read format has been added to <a href="#">Planning and Building Control Fees and Charges</a> .
2.17	These regulations also amended the Town and Country Planning Development Management Procedure Order 2015 (as amended), to introduce a 16 week planning guarantee. This means where a planning application takes longer than the statutory time periods (i.e. 13 weeks for Major and 8 Weeks for non-major) and an extension of time has not been agreed with the applicant, the Planning Guarantee applies.
2.18	This means that if a Major application is not decided within 26 weeks or a non-major within 16 weeks, and where no extension of time has been agreed, or appeal against non-determination been submitted, then the fee paid by the applicant will be refunded to them.

2.19	National Planning Policy Guidance is clear that applicants should not attempt to delay a decision on their application simply to obtain a fee refund and that a Local Planning Authority will be justified in refusing permission when an applicant causes deliberate delay and has been unwilling to agree an extension of time (see <a href="https://www.gov.uk">Determining a planning application - GOV.UK (www.gov.uk)</a> ).
2.20	<u>Local Validation List</u> Following the presentation to Strategic Planning Committee in July 2023, a draft version of the Local Validation List has now gone out to consultation. The consultation period will run until Friday 2 <sup>nd</sup> February 2024 and it can be accessed via <a href="https://inconsult.uk">Local Validation List - East Suffolk Council, Strategic Planning Consultations (inconsult.uk)</a> .
2.21	Those specifically notified of the consultation include all Statutory Consultees, other regular consultees, Town and Parish Council Clerks, ESC Ward Members and those agents/developers who have signed up to our Developers Forum Mailing List.
2.22	Once the consultation period has expired, the comments received will be reviewed and any amendments required to the document will be made before it is then presented to the Strategic Planning Committee for review and adoption (aim is for the meeting in April 2024).
2.23	The Local Validation List is intended to be published in an easier to navigate web style format with hyperlinks between the pages and to sources of future information, including guidance related to specific application types and forms of development proposal. Many of the proposed hyperlinks are indicated by the comments boxes included in the draft document.
2.24	Once adopted the Local Validation List will give the Local Planning Authority a stronger position to insist upon the information/documents/drawings we need up front prior to validating planning applications, and reduce the number of situations where we have to ask for the missing/additional required information part way through an application, which often occurs at present and can lead to significant delays in the determination of applications because of the time delays in waiting for the additional documents to be produced/submitted and then having to consult upon those documents.
2.25	Having the required information up front should also reduce the need to impose as many conditions that require the submission of information prior to commencement or certain works taking place and therefore assist in speeding up the process between consent being issued and works commencing on site.

### 3 How to address current situation

3.1	Quarterly monitoring
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<b>4</b>	<b>Reason/s for recommendation</b>
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4.1	That the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications is noted.
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## Appendices

<b>Appendices:</b>	
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Appendix A	A table and graphs setting out the quarters for the 2 year monitoring period 1 October 2021 – 30 September 2023.
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<b>Background reference papers:</b>	
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None.	
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**Appendix A:** Table and Graphs showing the performance of East Suffolk Council each quarter from 1 October 2021 to 30 June 2023.

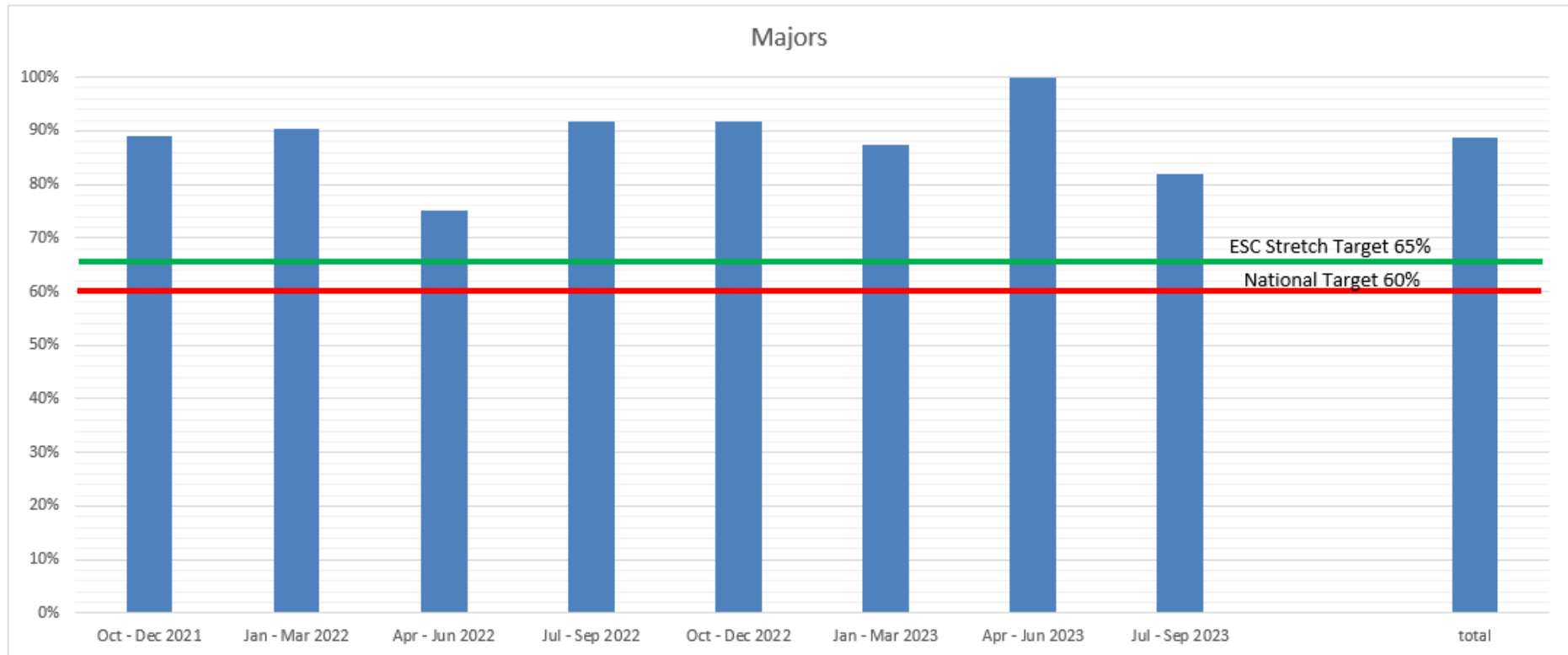
**Figure 1:** Table showing the performance of East Suffolk Council during each quarter from 1 October 2021 to 30 September 2023.

<b>East Suffolk</b>							<b>Designation Period 2021_2023</b>								
<b>Criteria: Speed</b>															
Council East Suffolk							District matter Majors (151a)								
		All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result								
Q1	Oct - Dec 2021	9	2	6	6	1	89%	Q1							
Q2	Jan - Mar 2022	21	4	4	15	2	90%	Q2							
Q3	Apr - Jun 2022	8	0	0	6	2	75%	Q3							
Q4	Jul - Sep 2022	12	2	2	9	1	92%	Q4							
Q5	Oct - Dec 2022	12	0	12	11	1	92%	Q5							
Q6	Jan - Mar 2023	16	0	15	14	2	88%	Q6							
Q7	Apr - Jun 2023	8	3	8	5	0	100%	Q7							
Q8	Jul - Sep 2023	11	1	8	8	2	82%	Q8							
<b>total</b>		<b>97</b>	<b>12</b>	<b>55</b>	<b>74</b>	<b>11</b>	<b>89%</b>								
Minimum level required							<b>60%</b>								
County matter majors (151b)							Non-majors (153)								
		All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result								
<i>N/A to ESC as District Authority, not County Council</i>															
Q1								Q1	547	209	167	108	230	57.95%	
Q2								Q2	538	185	203	164	189	64.87%	
Q3								Q3	487	163	221	171	153	68.58%	
Q4								Q4	544	196	297	278	70	87.13%	
Q5								Q5	478	193	201	180	105	78.03%	
Q6								Q6	447	190	212	177	80	82.10%	
Q7								Q7	456	191	191	162	103	77.41%	
Q8								Q8	486	234	172	142	110	77.37%	
		0	0	0	0					3983	1561	1664	1382	1040	73.89%
Minimum level required							<b>60%</b>	Minimum level required						<b>70.0000%</b>	

Assessment is made late December 2023, for designation announcement early 2024

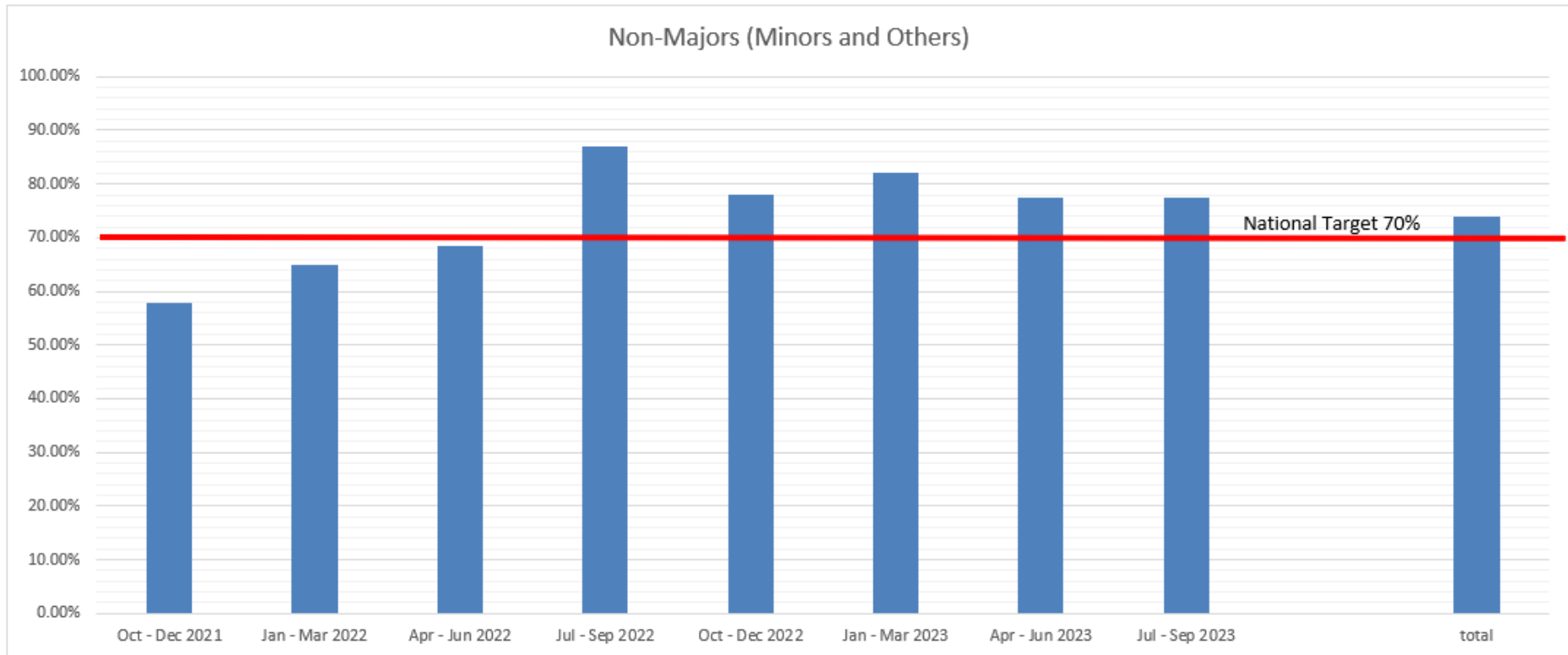
**Appendix A:** Table and Graphs showing the performance of East Suffolk Council each quarter from 1 October 2021 to 30 June 2023.

**Figure 2:** A graph showing the percentage of 'Major' Planning Applications determined in time for each quarter from 1 October 2021 to 30 September 2023



**Appendix A:** Table and Graphs showing the performance of East Suffolk Council each quarter from 1 October 2021 to 30 June 2023.

**Figure 3:** A graph showing the percentage of 'Non-Major' Planning Applications determined in time for each quarter from 1 October 2021 to 30 September 2023





**STRATEGIC PLANNING COMMITTEE**  
**Monday, 08 January 2024**

<b>Subject</b>	Appeals Performance Report – 12 September 2023 to 7 December 2023
<b>Cabinet Member</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Ben Woolnough Planning Manager (Development Management, Major Sites and Infrastructure) 07833 406681 <a href="mailto:Ben.woolnough@eastsoffolk.gov.uk">Ben.woolnough@eastsoffolk.gov.uk</a>  Katherine Scott Principal Planner (Technical Lead, Development Management) 07867 155568 <a href="mailto:Katherine.scott@eastsoffolk.gov.uk">Katherine.scott@eastsoffolk.gov.uk</a>
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a>
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>

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

## Purpose and high-level overview

**Purpose of Report:**

This report provides an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

**Options:**

None.

**Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

**Governance:**

Not applicable.

**ESC policies and strategies that directly apply to the proposal:**

Not applicable.

**Environmental:**

Not applicable.

**Equalities and Diversity:**

Not applicable.

**Financial:**

Not applicable.

**Human Resources:**

Not applicable.

**ICT:**

Not applicable.

**Legal:**

Not applicable.

**Risk:**

Not applicable.

<b>External Consultees:</b>	None
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## Strategic Plan Priorities

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

## Background and Justification for Recommendation

<b>1 Background facts</b>	
1.1	The report is presented to Members as rolling reporting mechanism on how the Council is performing on both the quality and quantity of appeal decisions received from the Planning Inspectorate.
<b>2 Current position</b>	
2.1	A total of 24 planning appeal decisions, have been received from the Planning Inspectorate since the 12 September 2023 following a refusal of planning permission or the serving of an Enforcement Notice by East Suffolk Council.
2.2	A summary of all the appeal decisions received is appended to this report (Appendix A).
2.3	The Planning Inspectorate monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.
2.4	Very few planning refusals are appealed (approximately 20%) and nationally on average there is a 42% appellant success rate for major applications, 27% success rate for minor applications and 39% success rate for householder applications.
2.5	All of the appeal decisions related to applications which were delegated decisions determined by the Head of Planning and Coastal Management.
2.6	Of the 19 planning appeals (i.e. those against the refusal of planning permission), 18 of the decisions were dismissed (94.7 %) and one of the decisions was allowed (5.3%) by the Planning Inspectorate.
2.7	One of the planning application appeals was for Major Applications, and it was dismissed. (Page 2 of the appendix).
2.8	12 of the planning application appeals were for minor applications and they were all dismissed (summaries start on Page 6 of the appendix).
2.9	Seven of the appeals were for other applications and six were dismissed (85.7%), with the other case being a split decision (summaries start on Page 26 of the appendix).
2.10	There was one appeal against the refusal of an application for a Variation of Condition. It was conditionally allowed, which means the hours of activity on site would be increased from those in the original condition. However, the hours permitted by the Inspector were not what the applicant was originally seeking. With the exception of allowing activity of Bank and Public Holidays, the hours

	permitted by the Inspector were as the Local Planning Authority had been willing to permit.
2.11	There was also at an appeal against a Prior Approval application. It related to Class MA of Part 3 of Schedule 2 of the General Permitted Development Order 2015 (as amended) and was allowed (Page 39 of the appendix). The scheme had been refused on the basis that the Local Planning Authority did not consider the previous use of the building (for dog hydrotherapy) to fall within Use Class E, so did not think the 'Permitted Development Rights' and this Prior Notification Process could be used. The inspector was of the view that the use of the building did fall within Use Class E, despite it previously being a 'Sui Generis' (i.e. outside any use class) prior to the introduction of Use Class E.
2.12	There was also an appeal against a refusal of Listed Building Consent, which was partially allowed as a split decision (Page 42 of the appendix).. The Inspector dismissed the element of the appeal relating to the erection of an orangery, but allowed the element of the scheme for the insertion of a side window in the existing building.
2.13	There were also two appeals against an Enforcement Notice which was allowed, so the notice was not upheld. It related to non-compliance with conditions on a planning permission. The Inspector applied conditions to the development (Page 44 of the appendix).
2.14	There was also an appeal against the refusal of a Certificate of Lawfulness, which was dismissed. It related to the Tingdene North Denes Caravan Site, and to whether the use for the land for the siting and human habitation of caravans and motorhomes for holiday purposes was lawful. It was dismissed, with the Inspector agreeing with the Local Authorities view that permission would be required (Page 47 of the appendix).
2.15	There were no appeal decisions in relation to appeals against conditions included on planning permissions, appeals against applications for Advertisement Consents, appeals against Community Infrastructure Levy (CIL) decisions, and appeals for applications for the award of costs (submitted alongside one of the appeals reported above).



2.16	<p>In terms of key outcomes of the appeals, these matters are of particulate note:</p> <ul style="list-style-type: none"> <li>• In terms of the appeal decision relating to Victoria Mill Road, Framlingham, (page 2 of the appendix) the Inspector gave significant weight to the fallback position of the scheme ESC had granted for 35 dwellings which would result in the realignment of the road and the loss of the asset of community value (ACV) (the grass verge). The Inspector concluded that the loss of the ACV was necessary to facilitate the development and the conflict between Neighbourhood Plan Policy FRAM25 and Local Plan Policy SCLP8.1 was resolved in favour of the sites allocation under Policy FRAM25 when taking into account the fallback position. However, the appeal was still dismissed with the Inspector affording more weight to the non-conformity of the proposed development with the allocation policy, than to the social, economic and environmental benefits arising, including the delivery of additional affordable housing and self-build and custom-build housing. It is also notable that significant weight was afforded to the proposed delivery of up to 49 self-build and custom-build homes, given there is a local need for 52 plots. It is interesting how the Inspector reduced weight to the proposed 52 homes because a 35 home consent was already in place. The planning balance applied to benefits and harm at the appeal stage was therefore materially different to that at the time of the decision on this proposal.</li> <li>• Although all cases for rural workers dwellings are unique, the appeal decision at Hillside Farm, Wangford reconfirms the approach of applicants needing to have and be able to demonstrate a functional and essential need for an overnight presence on site (page 22 of the appendix). This concurs with the two appeal decisions that were summarised in the appendix to the Appeals Performance Report to the <a href="#">October 2023 Strategic Planning Committee</a>.</li> <li>• Also of particular note is the decision relating to Land South Side of A14, Felixstowe Road, Levington, which sought to change agricultural land to a mixed use of B2 and B8 (page 29 of the appendix). The Inspector agreed with the Local Planning Authority that this location was not suitable for such commercial uses, and that in terms of the required sequential test, the appellants had failed to provide sufficient evidence/justification to support their discounting of sites, enquiries made or the considerations of other locations amongst other things.</li> </ul>
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### 3 How to address current situation

3.1	Quarterly monitoring
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### 4 Reason/s for recommendation

4.1	That the report concerning the appeals decisions received is noted
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## Appendices

Appendices:	
<b>Appendix A</b>	Summary of all appeal decisions received

Background reference papers:	
None.	

## Appendix A

**The following appeal decisions have been received. The full reports are available on the Council's website using the unique application reference.**

The appeal decisions summarised in this appendix are categorised and set out in appeal decision date order within the following sections (click on a bullet point to jump to that section):

1. [Appeals against Refusal of applications for Planning Permission for 'Major' developments](#)
2. [Appeals against Refusal of applications for Planning Permission for 'Minor' developments](#)
3. [Appeals against Refusal of applications for Planning Permission for 'Other' developments](#)
4. [Appeals against conditions on a Planning Permissions](#)
5. [Appeals against the refusal of Variation or Removal of Conditions](#)
6. [Appeals relating to Prior Notification Applications under Part 3 of the Town and Country Planning General Permitted Development Order 2015 \(as amended\) \(i.e. changes of use with and without physical works\)](#)
7. [Appeals relating to applications for Advertisement Consent](#)
8. [Appeals relating to applications for Listed Building Consent](#)
9. [Applications relating to Enforcement Notices](#)
10. [Appeals against Community Infrastructure Levy \(CIL\) Decisions](#)
11. [Appeals against Refusal of applications for Lawful Use Certificates](#)
12. [Applications for the award of costs](#)

## Appeals against Refusal of applications for Planning Permission for ‘Major’ development

This section relates to appeals against the refusal of Planning permission for ‘Major’ developments, that is applications for 10 or more dwellings, more than 1,000sqm of floorspace or site area greater than 1ha.

<b>Application number</b>	DC/20/3326/OUT
<b>Appeal number</b>	APP/X3540/W/22/3311875
<b>Site</b>	Land At Victoria Mill Road, Framlingham, Suffolk , IP13 9DW
<b>Description of development</b>	Outline application with all matters reserved apart from access: a phased development, including the erection of up to 49 self/custom-build homes (plots), with the development to include 16 affordable homes, public open space that will include equipped play and multi-use games area, landscaping, and other associated infrastructure.
<b>Committee / delegated</b>	Committee
<b>ESC Decision Date</b>	26 May 2022
<b>Appeal valid date</b>	21 January.2023
<b>Appeal start date</b>	10 March 2023
<b>Appeal decision date</b>	26 October 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representations
<b>Main issues</b>	<ul style="list-style-type: none"> <li>- The effect of the development on an asset of community value (ACV).</li> <li>- Whether the scale of development proposed is appropriate, having regards to the Council’s spatial strategy and the Framlingham Neighbourhood Plan.</li> <li>- Following the refusal of this application an alternative proposal was granted planning permission for up to 35 dwellings (DC/22/2831/OUT).</li> </ul>
<b>Summary of decision:</b>	
<u>Asset of community value</u>	Recognised that the development would result in the loss of an area of grass highway verge, which is registered as an ACV, to facilitate the realignment of Victoria Mill Road and highway improvements necessary to make the development acceptable. The Inspector noted that the realignment would also provide benefits for existing residents of Victoria Mill Road.

Policy SCLP8.1 sets out that proposals to change the use of an ACV will not be permitted and the development conflicts with the policy. However, this is balanced against the allocation of the site for housing under Policy FRAM25 which restricts the number of dwellings to reflect the limitation placed on the site by the need for access off Victoria Mill Road. Based upon evidence provided to demonstrate that the road alignment would be necessary to deliver the site allocation, the Inspector found there to be a tension between the Neighbourhood Plan and Local Plan in that respect. Moreover, the Inspector acknowledged that the Council has approved a scheme for 35 dwellings which would result in the realignment of the road and the loss of the ACV. This previous permission as a fallback position was afforded significant weight as a material consideration by the Inspector, who subsequently considered the conflict with Policy SCLP8.1 to be negligible.

#### Scale of development

Policy FRAM25 allocates the site for residential development of approximately 30 dwellings to be delivered during the second half of the Neighbourhood Plan period, after 2025. Acknowledged that the site is being brought forward in advance of the date originally intended. The allocation policy sets out that the suitability of the site for approximately 30 dwellings is due to the need to have access off Victoria Mill Road. FRAM1 sets out an overarching approach to development within Framlingham and expects that development proposals will be supported where they are of a size appropriate to the scale and grain of the town, with an indication that this would also generally be for sites of up to 30 dwellings.

The Neighbourhood Plan was made in 2017 and sets out the housing requirements for Framlingham and demonstrates that initially 200 homes were to be identified through the Neighbourhood Plan but that two proposals were approved, whilst the plan was being completed, in excess of this number. However, in recognition of the housing requirement being a minimum requirement for the Neighbourhood Plan, the Neighbourhood Plan identified preferred sites for future growth.

The Local Plan was adopted after the Neighbourhood Plan in 2020. It recognises that Framlingham has experienced rapid expansion and, on that basis, does not focus growth in the town. Policy SCLP3.1 seeks to significantly boost the supply of housing in the District and, as set out in supporting table 3.3, identifies that Framlingham will deliver approximately 2% of new growth identified in the Local Plan, with an additional 100 dwellings being required between 2031 and 2037. As such, the Local Plan does not allocate further development sites within the town and future development is established through the Neighbourhood Plan for the period up to 2031.

The Inspector noted that the Neighbourhood Plan takes a positive approach to housing development through FRAM1, which supports proposed developments of up to 30 dwellings. The Inspector considered that the proposition of FRAM1 is that schemes for more than 30 dwellings would not be supported, as the policy establishes a scale of development that been considered appropriate to the scale and grain of the town and

reflects the preferred options as consulted upon with the local community. As the Inspector considered that the appeal scheme would be for far more than the 30 dwellings envisaged by both FRAM1 and FRAM25, it was concluded that the appeal scheme would be at odds with these policies of the Neighbourhood Plan. It was also concluded that the proposal would not be in accordance with the spatial strategy established in the development plan. The Inspector identified that this would be harmful given the public interest in having a genuinely plan led system that provides consistency and direction.

#### Other matters

Site falls within a 'Zone of Influence' for a designated site. Inspector noted that, as the competent decision-making authority, it would have been necessary for them to complete an Appropriate Assessment for the scheme, and consider the planning obligation provided by the Appellant, if they had been minded to allow the appeal.

The planning obligation provided by the Appellant would also have facilitated public open space provision, affordable housing, and self-build housing. The Inspector was satisfied that the planning obligation would meet the necessary tests and could be reasonably taken into account.

#### Planning balance

Proposal would conflict with the development plan for the reasons set out above. Significant weight was afforded to the proposed delivery of self-build and custom build housing, with there being a local need for 52 plots. The Inspector also considered the site to be in a sustainable location with no evidence having been advanced to indicate the development would compromise highway safety, or that local infrastructure would be unable to meet the needs of the development. Also noted that the development give rise to some economic benefits during the construction phase and provide limited support to local services.

Provision of affordable housing would accord with the National Planning Policy Framework. Proposed development would also include a large area of open space, greater than that required in the Local Plan, and an equipped area for play. However, no evidence provided to the Inspector to suggest that this will meet any identified deficit of open space within the town. As these benefits could be secured for the locality as a result of the development, the Inspector afforded them moderate weight.

However, the Inspector also considered that significant proportion of the benefits outlined above would be realised through the development of 35 dwellings already granted planning permission, with the up lift of 14 dwellings being only modest. Equally, the Inspector considered that any benefit arising from it being a site that could be delivered quickly will largely be realised through the smaller scheme. In that respect, the already consented alternative was persuasive in justifying that less weight should be given to the added housing benefit of the larger scheme.

Had there been no previous approval, the influence of up to 52 homes may have been more persuasive in the balance, as was the case at the time of the Head of Planning's recommendation to Planning Committee.

Inspector did not consider that local finance considerations would outweigh the conflict identified with the Council's spatial strategy and as such no weight was afforded to financial considerations.

In closing, the Inspector dismisses the appeal stating:

"Therefore, the identified adverse impacts of the development, the conflict with the development plan to which I have afforded significant weight, would significantly and demonstrably outweigh the benefits outlined above.

The proposal would therefore conflict with the development plan and there are no other considerations, including the Framework, that outweigh this conflict."

**Learning point / actions:**

Loss of the ACV was deemed to be necessary to facilitate the development and the conflict between Policy FRAM25 and Policy SCLP8.1 was resolved in favour of the site's allocation under Policy FRAM25 when taking into account the fallback planning permission for 35 dwellings.

The appeal decision is very brief, but in considering the main issues the Inspector afforded more weight to the non-conformity of the proposed development with the adopted spatial strategy, as set out within the Local Plan and Neighbourhood Plan, than to the social, economic, and environmental benefits arising from the proposed development, including the delivery of additional affordable housing and self-build and custom-build housing, including the fact that a consent already exists.

It is also notable that significant weight was afforded to the proposed delivery of up to 49 self-build and custom-build homes, given there is a local need for 52 plots. It is interesting how the Inspector reduced weight to the proposed 52 homes because a 35 home consent was already in place. The planning balance applied to benefits and harm at the appeal stage was therefore materially different to that at the time of the decision on this proposal.

[Appeals against Refusal of applications for Planning Permission for ‘Minor’ development](#)

This section relates to appeals against the refusal of Planning Permission for ‘Minor’ developments, that is applications for up to 9 dwellings, up to 1,000sqm of floorspace, site area less than 1ha.

<b>Application number</b>	DC/22/4534/FUL
<b>Appeal number</b>	APP/X3540/W/23/3316587
<b>Site</b>	Land at Farm View 4 Millville, Mill Lane, Campsea Ashe, Suffolk, IP13 0PL
<b>Description of development</b>	The development proposed is retention of existing access (contrary to condition 4 of planning permission DC/22/1103/VOC), retention of existing storage building and erection of domestic wind turbine.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	6 January 2023
<b>Appeal valid date</b>	11 April 2023
<b>Appeal start date</b>	19 May 2023
<b>Appeal decision date</b>	14th September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written
<b>Main issues</b>	
The effect of the proposal on the character and appearance of the area.	
<b>Summary of decision:</b>	
<p>The appeal site is part of a wider parcel of former agricultural land on the outskirts of the settlement of Campsea Ashe. The land sits next to the intended garden of an adjacent dwelling under construction, and both are within the same ownership. The proposal has three aspects: a storage building on an extended curtilage, the access, and the wind turbine.</p> <p>Despite its shallow roof and dark colour, the utilitarian storage building which has been constructed is visible from outside of the site, in views across the access but also from the west, where the roadside hedging is less effective. The Inspector noted that the hedge would need to be retained at a low level to achieve visibility splays and avoid overshadowing the proposed solar panels; which further resulted in the visual impact of the building. The buildings footprint was found to be generous for the intended purpose and there was not sufficient evidence that the building could not be accommodated successfully within the approved curtilage. Having regard to SCLP10.4 the Inspector found that the proposed outbuilding would erode the rural character of this end of Mill Lane, by extending built form into what is otherwise open countryside. The building would be set away from the dwelling that it would serve and would appear as a largely unrelated and incongruous structure in this rural location. Furthermore, the size of the curtilage would not respect the scale and location of the dwelling as required by SCLP5.14.</p>	



The retention of a gated access and drive into part of the meadow creates an unnecessary break in the roadside hedgerow (more so once the proposed planting takes place) and would have a somewhat domesticated appearance at odds with the rural character of the site.

The proposed turbine would appear as an incongruous feature within the context of the meadow. The Inspector found a lack of reasoning as to why the turbine could not be sited elsewhere within the approved garden, closer to the dwelling which it would serve. Whilst such a location would also be visible in the landscape, being grouped with other domestic paraphernalia and buildings in the 'original' curtilage would minimise its visual impact on the surrounding countryside.

The planting of a hedgerow around the adjacent site would not mitigate the impact given the proposed height of the turbine. but recognition must also be given to the intrinsic character and beauty of the countryside, as set out in the National Planning Policy Framework (the Framework).

**Learning point / actions:**

The Inspector gave weight to the intrinsic character and beauty of the countryside. The renewable energy generation that would be created by the wind turbine and solar panels did weigh in favour of the development however the lack of information of their output limited this weight over the harm caused to the visual character of the area.

<b>Application number</b>	DC/22/0855/OUT
<b>Appeal number</b>	APP/X3540/W/22/3309813
<b>Site</b>	Bell View Farm, Manse Lane, Cratfield, Suffolk IP19 0DJ
<b>Description of development</b>	Outline Application (Some Matters Reserved) - Erection of detached dwelling utilising existing access to Bell View Farm.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	20 May 2022
<b>Appeal valid date</b>	13 December 2022
<b>Appeal start date</b>	08 February 2023
<b>Appeal decision date</b>	15 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written representations
<p><b>Main issues</b></p> <ul style="list-style-type: none"> <li>• Whether the development site forms a 'Cluster' as required by Policy SCLP5.4</li> <li>• The effect of the development on the character and appearance of the area, including its effect on heritage assets; and</li> <li>• its accessibility to services and facilities by sustainable means</li> </ul>	
<p><b>Summary of decision:</b></p> <p>The inspector agreed with Officers that the site did fall within a cluster when taking into account the guidance within the SPD.</p> <p>The inspector also went on to say that even it was considered to be part of a cluster criterion d of SCLP5.4 requires that the development would not cause undue harm to the character and appearance of the cluster or result in any harmful visual intrusion into the surrounding landscape. The Inspector considered that the site clearly formed a key part of the open area adjacent to the road junction. The development would be intrusive in this context as the dwelling would intrude into the open space that was historically part of the village green. This is an important local landscape feature and is recorded in the Suffolk Historic Environment Record. The proposal was also considered to be contrary to Policy SCLP5.7 as there would be harm to the character of the area.</p> <p>It was noted that Bell Farm is Grade II listed which historically faced the village green of which the site forms a remnant of that open space and as Bell Farm has historically been associated with the village green contributes to its setting. Bell Green Cottage is also Grade II Listed. Similarly, the open nature of the site contributes to the significance of Bell Green Cottage. The removal of part of the historic green would intrude into the settings of both listed buildings and harm their significance. The public benefits of the proposal would not outweigh the less than substantial harm on heritage assets.</p>	

Furthermore, it was found that the openness of this area is consistent with the pattern of development of the settlement described in the Landscape Character Assessment (LCA). The erosion of this area would not accord with Policy SCLP10.4 and SCLP12.34 which seeks to protection and enhancement of the special qualities and features of the area.

Lastly the Inspector agreed that the site would not be accessible to services and facilities by sustainable means contrary to Policy SCLP7.1.

**Learning point / actions:**

Further highlighted the use of the 'Housing in Clusters and Small-Scale Residential Development in the Countryside' SPD. Good consideration of Heritage harm, in what was the loss of a remnant part of what was a much larger village green historically. The decision highlighted the importance of retaining this remaining area for its heritage significance.

<b>Application number</b>	DC/21/3794/FUL
<b>Appeal number</b>	APP/X3540/W/22/3291156
<b>Site</b>	Land at 306 Main Road, Kesgrave IP5 2PS
<b>Description of development</b>	Redevelopment to provide 3 dwellings with associated access, parking and landscaping.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	01 October 2021
<b>Appeal valid date</b>	21 February 2022
<b>Appeal start date</b>	20 May 2022
<b>Appeal decision date</b>	15 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representations
<p><b>Main issues</b></p> <ul style="list-style-type: none"> <li>• whether the site is a suitable location for development having regard to the settlement hierarchy and development strategy for the authority, and if it is not, whether there are any material considerations that would justify reaching a different conclusion; and</li> <li>• the effect of the development on the integrity of habitats sites.</li> </ul>	
<p><b>Summary of decision:</b></p> <p>Local Plan Policy SCLP5.3 allows for limited development within existing clusters and LP Policy SCLP5.4 sets the detailed policy framework for this. It defines existing clusters as, relevant to this appeal, having at least 5 dwellings. There are fewer than 5 dwellings forming a cluster on this side of Main Road, therefore the proposal would not meet this exception.</p> <p>The definition of previously developed land contained in the Framework excludes land that was last occupied by forestry buildings. The Inspector was not made aware of any planning definition of forestry and have no reason to disagree with the appellant's use of the dictionary definition. The Inspector concluded that there would need to be some form of functional relationship between a building used for forestry purposes and the forest. A yard associated with a tree surgeon, who would carry out work on trees in other locations not functionally linked to that yard, does not seem to me to fall within that exclusion; therefore considered the site would constitute previously developed land. Paragraphs 119 and 120 of the Framework are clear in their support for the reuse of previously developed land.</p>	

The proposal would, in and of itself, be well designed and would integrate visually into the surrounding area with suitable landscaping. It therefore would not harm the character and appearance of the area; which was one of the primary concerns of the earlier dismissed appeal albeit it for a larger development proposal.

The Inspector considered that no substantive harm would arise from the proposed development. While the benefits of the appeal proposal would be limited due to its small scale and the ability of the Council to demonstrate a five year housing land supply, it would nonetheless represent an efficient use of previously developed land that would not cause harm to the character and appearance of the area and be well located with respect to access to services and facilities. There would also be biodiversity and economic benefits. Taken collectively, the benefits of the scheme would outweigh the conflict with the development plan.

In respect of the effect of the development on the integrity of habitats sites, officers had received the financial contribution and undertaken an appropriate assessment in respect of the increase recreational disturbance resulting from the three additional dwellings. The Inspector also noted that ‘the effects would likely be limited’, but concluded that whilst the Council is satisfied with the adopted means to secure RAMS contribution, “there is no accompanying mechanism before me to ensure that the financial contribution is used towards the measures set out in the RAMS. Without that certainty, I cannot conclude that the proposed development would not have an adverse effect on the integrity of the habitats sites. There is no evidence before me to allow me to demonstrate that there are not alternative solutions to deliver new housing that would have a lesser effect on the features of the sites in question, that there are imperative reasons of overriding public interest to permit what is proposed or that there would be compensatory measures that would offset the harm.” Consequently, the Inspector determined that the proposed development would be contrary to SCLP10.1, the Habitats Regulations and, insofar as it relates to habitats sites, Section 15 of the Framework which taken together require all impacts on habitats sites to be mitigated for.

**Learning point / actions:**

This appeal would have been allowed had it not been for the Inspector’s position on the RAMS payment. In this case the Inspector was wrong to discount the RAMS payment, which numerous other inspectors have accepted. We consistently provide the Planning Inspectors with robust information on RAMS and that is consistently accepted. There is no method for East Suffolk to correct to Inspector on this matter but if they had doubts then they could have asked questions of East Suffolk over the method of payment. There only learning to take from this is the need to further reinforce the status of RAMS payments with Inspectors to ensure they understand the process, which many other Inspectors before and since have accepted.

<b>Application number</b>	DC/22/1625/FUL
<b>Appeal number</b>	APP/X3540/W/22/3306857
<b>Site</b>	Red House Barn, The Street, Brandeston, Woodbridge, Suffolk IP13 7AB
<b>Description of development</b>	Proposed dwelling, involving construction of new vehicular access. Conversion of part retained former agricultural building currently approved to be used ancillary to existing dwelling
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	15 June 2022
<b>Appeal valid date</b>	08 November 2022
<b>Appeal start date</b>	18 January 2023
<b>Appeal decision date</b>	21 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written
<b>Main issues</b>	
The effect of the proposal on a) the character and appearance of the area and b) ecology.	
<b>Summary of decision:</b>	
<p>The Inspector referred to SCLP5.5 and SCLP11.5 in their decision; the appeal site is located just outside of the Brandeston Conservation Area (the BCA) and thus is within its setting. The significance of the BCA is partly derived from the strong linear layout of the village, which is created by the close siting of the built form to the highway, and its overall rural characteristics created by the close relationship with open farmed fields which come right up to the village edge. It was found that this site is an important reminder of the historic links between the former farm complex at Red House Barn and the countryside beyond. Its open and rural characteristics mark a clear distinction to the edge of the village and thus it contributes positively towards the intrinsic characteristics of the BCA and the rural character of the wider, open countryside. The drive was found to be an incongruous feature in the locality, where built form tends to be only slightly set back from the road and of a single plot depth. The introduction of trees along the driveway would be intrusive and overly domestic, thus drawing the eye further. Little weight was given to the close proximity of the Red House annexe and curtilage. The Inspector found the barn of little architectural quality and the proposed development would have a harmful effect on the character of the landscape rather than making a positive contribution or enhancement to the setting.</p>	
<b>Learning point / actions:</b>	
<p>The Inspector placed weight on the setting of the Conservation Area and the over domestication of the site was considered to harm that setting and the wider landscape.</p> <p>No weight was given to the positive alterations to the barn, and it was not considered that this improvement would be a positive contribution or enhancement to the setting.</p>	

<b>Application number</b>	DC/22/0878/FUL
<b>Appeal number</b>	APP/X3540/W/22/3310853
<b>Site</b>	Sole Bay House, Gun Hill, Southwold, Suffolk IP18 6HF
<b>Description of development</b>	Subdivision of dwelling into two units and refurbishment, alterations and additions
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	15 August 2022
<b>Appeal valid date</b>	01 February 2023
<b>Appeal start date</b>	26 April 2023
<b>Appeal decision date</b>	22 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representation
<b>Main issues</b>	
<p>The Approval included a condition which restricted one of the two dwellings with a permanent occupancy restriction as the proposal included the creation of a new dwelling and policy SWD4 of the Southwold Neighbourhood Plan requires any new dwelling to have this restriction.</p>	
<b>Summary of decision:</b>	
<p>The applicant argued that the building was originally two dwellings due to multiple entrance doors, kitchens, bathrooms, meters and heating systems within the building and that family members and family friends have at times previously occupied separate floors with a degree of independence. Therefore, it was unreasonable to add the condition.</p> <p>There was no certificate of lawfulness to confirm what the existing lawful planning use of the building was at the point the planning application was made. The inspector acknowledged that this was not necessary if both the applicant and the Local Planning Authority agreed on the use, however this was not the case, and a certificate would have been beneficial. The inspector found that the evidence supplied by the applicant did not sufficiently demonstrate that the property comprised two independent primary dwelling units at the time the application was submitted.</p> <p>The restricted occupancy condition applied to the additional dwelling created on the site was necessary to accord with Policy SWD4 of the NP, which seeks to ensure new dwellings are occupied only as a principal residence, in order to safeguard the sustainability of Southwold and contribute towards ensuring its vitality and viability throughout the year.</p>	
<b>Learning point / actions:</b>	
<p>The inspector reached the same conclusion as officers that the evidence submitted by the applicant was insufficient to demonstrate that the property had previously been subdivided and that the condition was correctly applied to the permission.</p>	

<b>Application number</b>	DC/21/3575/OUT
<b>Appeal number</b>	APP/X3540/W/22/3294336
<b>Site</b>	Land Adjacent 29, Mill Road, Newbourne, Woodbridge IP12 4NR
<b>Description of development</b>	Erection of two detached dwellings.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	25 February 2022
<b>Appeal valid date</b>	28 March 2022
<b>Appeal start date</b>	13 June 2022
<b>Appeal decision date</b>	27 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representations
<p><b>Main issues</b></p> <ul style="list-style-type: none"> <li>• the effect of the proposal on the character and appearance of the area; and</li> <li>• the effect of the development on the integrity of habitats sites.</li> </ul>	
<p><b>Summary of decision:</b></p> <p>The Inspector set out that the site lies within a cluster for the purposes of SCLP5.4 noting that there are three dwellings to one side of the appeal site. Outline planning permission has been granted for the land immediately to the other side, beyond which lies a further residential property. Residential development continues beyond along both Mill Road and Jackson Road. There is also development on the opposite side of Mill Road. The proposal therefore would not extend the built-up area into the countryside.</p> <p>Given the expansive areas of hardstanding and the appearance of the structures on the site. These structures restrict views through the site to the open land to the rear. The position of the site on the junction reduces its prominence. The site does not make a strong contribution to the historic horticultural character that adds to the quality of Newbourne. The Inspector could see no reason in character or appearance terms to maintain a gap between development on Mill Road and Jackson Road or for the two sides of Jackson Road to mirror each other when there is not a regular pattern of development. The Inspector was therefore satisfied that the proposed development would have an acceptable effect on the character and appearance of the area. It would therefore be in accordance with LP Policies SCLP5.3, SCLP 5.4 and SCLP11.9.</p> <p>Adverse effects on the integrity of the habitats sites would arise from increased recreational disturbance. Strategic mitigation measures to address these effects are set out in the Suffolk Coast Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This sets out a tariff based contribution towards the delivery of a mitigation strategy to address these effects and is clear that such contributions should be secured using an appropriate mechanism. The applicant paid the contribution and the appropriate assessment was undertaken post determination/during the appeal process. The Inspector found that whilst the Council is satisfied with the adopted means</p>	



to secure RAMS contribution, “there is no accompanying mechanism before me to ensure that the financial contribution is used towards the measures set out in the RAMS. Without that certainty, I cannot conclude that the proposed development would not have an adverse effect on the integrity of the habitats sites. There is no evidence before me to allow me to demonstrate that there are not alternative solutions to deliver new housing that would have a lesser effect on the features of the sites in question, that there are imperative reasons of overriding public interest to permit what is proposed or that there would be compensatory measures that would offset the harm.” Consequently, the Inspector determined that the proposed development would be contrary to SCLP10.1, the Habitats Regulations and, insofar as it relates to habitats sites, Section 15 of the Framework which taken together require all impacts on habitats sites to be mitigated for.

**Learning point / actions:**

This appeal would have been allowed had it not been for the Inspector’s position on the RAMS payment. In this case the Inspector was wrong to discount the RAMS payment, which numerous other inspectors have accepted. We consistently provide the Planning Inspectors with robust information on RAMS and that is consistently accepted. There is no method for East Suffolk to correct to Inspector on this matter but if they had doubts then they could have asked questions of East Suffolk over the method of payment. There only learning to take from this is the need to further reinforce the status of RAMS payments with Inspectors to ensure they understand the process, which many other Inspectors before and since have accepted.

<b>Application number</b>	DC/22/2701/FUL
<b>Appeal number</b>	APP/X3540/W/22/3310083
<b>Site</b>	Terracotta Easton Lane, Hacheston, Woodbridge, IP13 0DX
<b>Description of development</b>	Erection of two dwellings including detached garages. Form new access to Easton Lane.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	07 July 2022
<b>Appeal valid date</b>	20 December 2022
<b>Appeal start date</b>	21 February 2023
<b>Appeal decision date</b>	27 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representations
<p><b>Main issues</b></p> <ul style="list-style-type: none"> <li>• character and appearance of the area; and</li> <li>• the residential amenity of Terracotta.</li> </ul>	
<p><b>Summary of decision:</b></p> <p>The appeal proposal is for two dwellings, with the first (dwelling A) fronting Easton Lane, located in a similar position to that previously approved. The second dwelling (dwelling B) would be sited behind the existing dwelling, served by a narrow access and would lead to a development at odds with the general pattern of development. This would result in an urbanising affect which would be both out of character and harmful to the overall appearance of the area. Furthermore, the proposal will result in a dwelling to the rear of the existing properties in both Easton Lane and The Street, which is at odds with the prevailing pattern of development in the immediate area and would result in development that fails to take opportunities for improving the character and quality of the area. Therefore, the proposal is contrary to SCLP5.7 of the Local Plan which permits infill residential development within existing gardens where the scale and design would not result in harm to the street scene or character of the area.</p> <p>The access would need to run along the boundary of Terracotta and dwelling A. The result of the tandem development proposed is the need for the vehicles to pass close to the side elevation of the neighbouring property and the private amenity space of both properties. The additional noise and disturbance resulting from the increased traffic movements would be harmful to the living conditions of both Terracotta and dwelling A. The Inspector considered that noise from cars accessing, turning and manoeuvring within the site and utilising the proposed access road, whilst modest, given its potential proximity would be detrimental to living conditions of neighbouring properties. The proposed development</p>	

would therefore be contrary to SCLP11.2 which seeks to protect all existing and future occupiers from an unacceptable loss of amenity in terms of noise and disturbance.

**Learning point / actions:**

The Inspector reached the same conclusion as the case officer in that the development would be in conflict with the adopted Local Plan Policies and would result in harm to both the prevailing character of development and residential amenity.

<b>Application number</b>	DC/22/1329/FUL
<b>Appeal number</b>	APP/X3540/W/23/3314546
<b>Site</b>	8 Vine Road, Otley, Suffolk, IP6 9NZ
<b>Description of development</b>	Full planning approval is sought for the development of this site, the building is composed of a modest two bedroom eco-bungalow. The total GIA is 130m2 which includes an entrance hall, cloakroom and utility room. An open plan Kitchen, Dining and Living area along with two en-suite double bedrooms, surrounded with a private garden and parking/turning area.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	15 September 2022
<b>Appeal valid date</b>	14 March 2023
<b>Appeal start date</b>	31 May 2023
<b>Appeal decision date</b>	09 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representation
<b>Main issues</b>	
The effect of the proposed development on the character and appearance of the area and on the living conditions of neighbouring occupiers with particular regard to outlook.	
<b>Summary of decision:</b>	
<p>The inspector found that the proposed development would appear incongruous given the strong, regular plot pattern and design of dwellings that characterises Vine Road and would result in it appearing as a discordant, cramped addition to the built form. The Inspector placed importance on the proposed materials, finding that timber cladding would not have any relationship to the surrounding development in this location. Although it was acknowledged that the proposed dwelling would not be readily visible from public areas, the Inspector concluded that this would not address the harms identified. The Inspector concluded that the proposed development would have an adverse effect on the character and appearance of the area. It would be contrary to SCLP5.7 and SCLP11.1, as well as paragraph 130 of the NPPF.</p> <p>The proposed dwelling would be sited immediately adjacent to what would form the remaining rear garden of No 8 and would effectively encompass the full length of the boundary. The Inspector found that the siting would increase the sense of enclosure felt by occupiers when using the garden and adversely affect their outlook. It was concluded that this would harm the living conditions of occupiers of that property.</p>	

The Inspector acknowledged that steps had been taken to reduce impact on neighbours and acknowledged that sufficient space would remain for there to be acceptable private amenity spaces to the existing and proposed dwelling; however, the Inspector concluded that these would not overcome the harm identified with respect to outlook. It was concluded that the application would be contrary to SCLP5.7, SCLP11.1 and SCLP11.2, as well as paragraph 130 of the NPPF.

It was acknowledged that there would be a benefit from the delivery of an additional dwelling, and the associated economic benefits during the construction and occupation stages. However, the Inspector concluded that these would be limited given the proposal is for one dwelling and would not outweigh the harms identified.

In relation to arguments based on PD rights, the Inspector noted that the construction of outbuildings associated with a dwelling is fundamentally different from the introduction of a new dwelling occupied by a separate household.

**Learning point / actions:**

The Inspector reached the same conclusion as the case officer in that the development would be in conflict with the adopted Local Plan Policies and NPPF and would result in harm to the prevailing character of the area, as well as harm to the amenity of no.8 Vine Road.

<b>Application number</b>	DC/22/3204/FUL
<b>Appeal number</b>	APP/X3540/W/23/3316154
<b>Site</b>	Holly Tree Barns, Bell Green, Cratfield, Suffolk, IP19 0DN
<b>Description of development</b>	Change of use of redundant cart shed to single dwelling and all associated works
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	13 January 2023
<b>Appeal valid date</b>	02 April 2023
<b>Appeal start date</b>	15 June 2023
<b>Appeal decision date</b>	09 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written reps
<b>Main issues</b>	
The main issue is whether the site is a suitable location for development with regard to the spatial strategy and access to services and facilities by means of transport other than the private car.	
<b>Summary of decision:</b>	
In the view of the Inspector, the proposed development would not result in the enhancement that Policy SCLP5.5 expects.	
The proposed development would not be in a suitable location with regard to the spatial strategy and access to services and facilities by means of transport other than the private car. It would therefore be contrary to LP Policies SCLP3.1, SCLP3.3, SCLP5.3, SCLP5.5 SCLP12.34 and the guidance contained in the SPD which taken together and insofar as they relate to this appeal, seek to direct development to the most sustainable settlements and identify the circumstances in which the conversion to a dwelling in the countryside would be appropriate.	
It would also be contrary to LP Policy SCLP7.1 which requires development to be located close to and provide safe pedestrian and cycle access to services and facilities.	
<b>Learning point / actions:</b>	
The proposed extension and alterations would be limited in their scale and extent and were thus found to have a neutral effect on the immediate setting of the area. Therefore, no enhancement would be achieved as required by policy.	

<b>Application number</b>	DC/22/4965/FUL
<b>Appeal number</b>	APP/X3540/W/23/3319788
<b>Site</b>	63 The Avenue, Lowestoft, Suffolk, NR33 7LH
<b>Description of development</b>	New dwelling
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	22 March 2023
<b>Appeal valid date</b>	26 June 2023
<b>Appeal start date</b>	19 July 2023
<b>Appeal decision date</b>	09 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representation
<b>Main issues</b>	
Whether the development would preserve or enhance the character or appearance of the Lowestoft Conservation Area.	
<b>Summary of decision:</b>	
<p>The inspector found that the proposed back land form of development would alter the <i>“pleasing character by introducing substantial additional built form into the long back garden area”</i>. They identified that this is a distinct difference to the otherwise small scale sheds and outbuildings which otherwise populate these areas. The size of the plot may be of a comparable size to, or larger than, other plots within the Conservation Area, but the arrangement of the site is inconsistent with the remainder of those in the area as these all address The Avenue.</p> <p>They also found that views of the new dwelling would likely be limited from along the Avenue given the distances, intervening buildings and existing well-established landscaping. However, it would be visible from the rear rooms of homes addressing The Avenue, from those gardens and from views into the Conservation Area from Walmer Road via the small service lane that accesses the site. From these views, the loss of the characteristic undeveloped garden areas would be obvious.</p> <p>They concluded that there would be less than substantial harm to the significance of a designated heritage asset and that the only benefit of an additional dwelling, is minimal, and would not outweigh the identified harm. It would also conflict with Policies WLP8.29, WLP8.33 and WLP8.39 of the East Suffolk (Waveney) Local Plan.</p>	
<b>Learning point / actions:</b>	
The Inspector reached the same conclusion as the case officer in that the development would be in conflict with the adopted Local Plan Policies and NPPF and would result in harm to the prevailing character of the Conservation Area.	

<b>Application number</b>	DC/22/3331/OUT
<b>Appeal number</b>	APP/X3540/W/23/3318967
<b>Site</b>	Hillside Farm, Wangford Hill, Wangford, Suffolk, NR34 8AS
<b>Description of development</b>	<i>Outline Application (Some Matters Reserved) - New farm house dwelling to accommodate farm director or principal farm employee. Agricultural restriction and tie to the farm to be applied.</i>
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	24 February 2022
<b>Appeal valid date</b>	15 June 2023
<b>Appeal start date</b>	05 July 2023
<b>Appeal decision date</b>	17 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Hearing
<b>Main issues</b>	
The main issue was whether it had been demonstrated that there was an essential need for the proposed dwelling to accommodate a rural worker to live permanently at the appeal site in the countryside.	
<b>Summary of decision:</b>	
Policy WLP8.8 of the East Suffolk Council - Waveney Local Plan (March 2019) (Local Plan) only supports proposals for permanent rural worker homes in the countryside where four essential criteria are met. This was the main issue in the appeal, and the matter that was subject of a hearing.	
The Inspector acknowledge the various demands on the appellant's time including for propagation, planting, irrigation, spraying, pest control, crop monitoring, wholesale and farm shop deliveries and farm security. However, the Inspector agreed with the Council's view that these demands do not require an overnight on-site presence and that an existing farmhouse provided some presence. The Inspector therefore concluded that it had not been demonstrated that there was an essential need for the proposed dwelling to accommodate a rural worker to live permanently at the appeal site in the countryside.	
<b>Learning point / actions:</b>	
This is a good example of a strong refusal reason being upheld through the appeals process. Proposals seeking permission for rural worker dwellings are often complex and will nearly always involve the applicant's personal circumstances to some extent – which ordinarily is not a material planning consideration. In this case, the Inspector agreed with the Council that the justification for the new dwelling was simply not evidenced and convincing, as required by planning policy. It is always difficult to take away key actions from these kind of appeal decisions because each case is so unique and assessed on its merits. However, this decision does reinforce that sympathy for the applicant's personal	



circumstances and the obvious convenience of living on site is not a sound planning reason to justify a rural worker dwelling; there must be the appropriately evidenced/established functional need for the proposal (and that this could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available for the worker). The decision confirms that Local Plan policy sets a high bar for accepting new rural worker dwellings in the countryside, and this must be applied consistently on all decisions moving forward. This decision should be reflected on in the consideration of future applications for rural worker dwellings in the Waveney Local Plan Area.

The Appeal Hearing enabled open discussion on the applicants needs but it resulted in a lot of information not submitted in the application or appeal documents. This demonstrates the importance of providing detailed submissions and ensuring all information on farming practices and needs are covered in supporting statements.

<b>Application number</b>	DC/22/2482/FUL
<b>Appeal number</b>	APP/X3540/W/22/3311369
<b>Site</b>	Church Farm, Land Southwest of, Church Lane, Earl Soham, IP13 7SD
<b>Description of development</b>	Proposal for the installation of 1no. micro wind turbine.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	9 September 2022
<b>Appeal valid date</b>	26 January 2023
<b>Appeal start date</b>	19 April 2023
<b>Appeal decision date</b>	24 November 2023
<b>Appeal decision</b>	Allowed
<b>Appeal Procedure</b>	Written reps
<b>Main issues</b>	
<ul style="list-style-type: none"> <li>- The effect of the proposal upon the landscape character and appearance of the area</li> <li>- The principle of the site for micro wind turbine installation</li> </ul>	
<b>Summary of decision:</b>	
<p>Appeal allowed. The Inspector found that the relatively contained nature of the site would not result in harm to the wider landscape and noted that the Council did not refuse on this ground.</p> <p>The Inspector noted that there would be a clear conflict with the Local Plan and the Framework which is clear in its limited support for on shore wind power proposals which has been the case since 2015. However, they also considered the lack of Neighbourhood Plan, the lack of Local policy setting out suitable areas for wind power development and the limited objection from local people and therefore the inability to comply with the Framework along with the drive for renewable energy, a material consideration weighing strongly in favour of the proposal.</p>	
<b>Learning point / actions:</b>	
<p>When the application was refused, the decision had to be made based on the National Planning Policy Framework (NPPF) at the time, which set out what was effectively a ban on onshore wind turbines. Therefore, the refusal recognised no direct harm of the proposal, only the national and local plan policy conflict. The NPPF was subject to some minor changes in September 2023 which have modestly improved the potential for onshore wind with public support but not to such an extent to allow approvals in East Suffolk. This is potentially one of the first appeal decisions in the country for a wind turbine since the 2023 amendment to the NPPF.</p>	

The Council is generally supportive of proposals for renewable energy where there is no landscape or environmental harm. This Inspector's decision does seem rather overconfident against the policy position and caution should be taken in how this appeal influences further applications.

## [Appeals against Refusal of applications for Planning Permission for 'Other' developments](#)

This section relates to appeals against the refusal of Planning Permission for 'Other' developments, that is applications for changes of use with no physical works and/or householder applications\_

<b>Application number</b>	DC/21/3725/FUL
<b>Appeal number</b>	APP/X3540/D/23/3322708
<b>Site</b>	The Boot House, Church Road, Marlesford, IP13 OAT
<b>Description of development</b>	Proposed three roof lights
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	09 May 2023
<b>Appeal valid date</b>	27 May 2023
<b>Appeal start date</b>	29 June 2023
<b>Appeal decision date</b>	12 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Fast Track (HH Written Representation)
<b>Main issues</b>	
The main issue is the effect of the proposal on the character, appearance and special interest of the Marlesford Conservation Area.	
<b>Summary of decision:</b>	
<p>Paragraph 199 of the National Planning Policy Framework (the Framework) advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the level of harm to its significance. Having regard to paragraph 202 of the Framework, I consider that the harm to the significance of the conservation area (as a designated heritage asset) would be less than substantial, but this harm should nevertheless be weighed against the public benefits of the proposal.</p> <p>The Inspector found that the proposal would not preserve or enhance the character and appearance of the Marlesford Conservation Area, and would detract from part of its special interest. This would conflict with the statutory duty, the Framework, and Policies SCLP11.1, SCLP11.3 and SCLP11.5 of the East Suffolk Council Suffolk Coastal Local Plan 2020, as supported by the SPD, which together seek high quality design which demonstrates a clear understanding of the character of the built and historic environment, responds to local context and the form of surrounding buildings, and reinforces the national objectives in respect of the conservation of heritage assets.</p>	

**Learning point / actions:**

The inspector agreed with officers in that the proposal harmed the character and special interest of the Conservation Area and therefore should be refused.

<b>Application number</b>	DC/22/1794/FUL
<b>Appeal number</b>	APP/X3540/W/22/3312405
<b>Site</b>	The Old House, Bransons Lane, Playford, Suffolk, IP6 9DN
<b>Description of development</b>	Single storey side and front extension
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	13 December 2022
<b>Appeal valid date</b>	17 May 2023
<b>Appeal start date</b>	26 May 2023
<b>Appeal decision date</b>	12 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Written Representation
<b>Main issues</b>	
The effect of the proposal on the character and appearance of the dwelling.	
<b>Summary of decision:</b>	
<p>The Inspector referred to SCLP11.1 in their decision. Although the property is not listed or NDHA, the Inspector commented that views of the original, traditionally detailed property with attractive brickwork, are important aspects to the character and appearance of the dwelling. The inspector found that, whilst there is no objection in principle to modern design, the flat-roofed design of the and form of the extension would be at odds with the architecture of the host dwelling, and that the proposed siting would almost entirely obscure one of the most important elevations of the original building. The inspector found that this would detract from its character and appearance. The Inspector also considered the proposal cumulatively with previous extensions and found that the original building would appear to be subsumed by more modern additions. It was concluded that the proposal would detract from the character and appearance of the appeal property, contrary to the design aims of LP Policy SCLP11.1 and paragraph 130 of the National Planning Policy Framework.</p> <p>The Inspector noted that that the extension aims to help towards the energy efficiency of the dwelling by providing additional well-insulated living space but concluded that the benefits would not outweigh the visual harm which has been identified.</p>	
<b>Learning point / actions:</b>	
This confirms Officer's views on the unacceptability of the design and siting of this proposal.	

<b>Application number</b>	DC/21/4413/FUL
<b>Appeal number</b>	APP/X3540/W/23/3319395
<b>Site</b>	Part of Land South Side of A14, Felixstowe Road, Levington, Suffolk IP10 0LT
<b>Description of development</b>	Change of use from former agricultural to mixed use of B2 and B8.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	25 October 2022
<b>Appeal valid date</b>	14 April 2023
<b>Appeal start date</b>	14 April 2023
<b>Appeal decision date</b>	14 September 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Hearing
<b>Main issue</b>	
The main issue relates to whether the site is an appropriate location for the scheme, having particular regard to safeguarding the countryside and ensuring a suitable and sustainable form of development.	
<b>Summary of decision:</b>	
<p>Site is located in the countryside where Policy SCLP3.3 sets out that new residential development, employment and town centre development will not be permitted unless subject to other policies in the Local Plan. Policy SCLP4.2 requires proposals for new employment development falling within use classes B1, B2, and B8 on land outside of settlement boundaries to demonstrate that there is no sequentially preferable land available adjacent to existing employment areas, within existing employment areas or within settlement boundaries, or a need for additional employment development has been demonstrated. The Inspector found that the requirements of Policy SCLP4.2 accord with the requirements of the NPPF.</p> <p>The Inspector acknowledged that Policy SCLP4.5 supports economic development in rural areas subject to a number of criteria, including the need for proposals to be for a scale of enterprise that accords with the settlement hierarchy. As the proposal related to the introduction of a new employment use in a rural location, the Inspector found that the proposal would fail to accord with the settlement hierarchy and as such does not accord with Policy SCLP4.5.</p>	

On the Appellant's submitted sequential test, the Inspector acknowledged that there was verbal agreement at the Hearing by the Appellant in relation to concerns by the Council in respect of the sequential test submitted, such as a lack of evidence/justification to support the discounting of sites, enquiries made, or the consideration of other locations, amongst other things. These concerns reduced the effectiveness of the sequential test. The Inspector was subsequently not convinced that there are not alternative locations which could be sequentially preferable to the appeal site.

The Inspector recognised that there are other commercial developments in the locality. Additionally, given the site's location and proximity to other development, the Inspector considered the site to be in location with access to public transport. During their site visit, the Inspector also noted that a number of cyclists were using the road and so the highway conditions were not found to be unsuitable for the use of a bicycle. The Inspector referred to Policy SCLP12.34, which relates to the strategy for rural areas, and found that the introduction of built development to the site would result in significant visual harm, which would be further compounded by the conflict with Policy SCL4.2 and Policy SCLP4.5.

In concluding, the Inspector determined that the site does not constitute an appropriate location for the proposed development, having regard to safeguarding the countryside and ensuring a suitable and sustainable form of development. The proposal was found to conflict with Policies SCLP3.3, SCLP4.2, SCLP4.5, and SCLP12.34. It would also fail to accord with the requirements of the NPPF.

Noted in the planning balance that the development would result in economic benefits through the creation of local jobs, including during the construction phase, however, the proposed development would conflict with the Development Plan as a whole, and there are no material considerations to indicate otherwise.

**Learning point / actions:**

The Inspector agreed with officers that the submitted sequential test was not sufficient to demonstrate that there would be no alternative locations that would be sequentially preferable. This reaffirms that Applicant's need to provide robust evidence of enquiries made when seeking alternative sites, as well as evidence/convincing justification for discounting sites.



<b>Application number</b>	DC/21/5206/FUL (Also associated appeal in <a href="#">Appeals relating to applications for Listed Building Consent</a> )
<b>Appeal number</b>	APP/X3540/W/22/3298516
<b>Site</b>	Brampton Hall, London Road, Brampton NR34 8DS
<b>Description of development</b>	Construction of orangery to replace conservatory to side and replacement of side ground floor window.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	21 February 2023
<b>Appeal valid date</b>	10 June 2022
<b>Appeal start date</b>	31 August 2022
<b>Appeal decision date</b>	5 October 2023
<b>Appeal decision</b>	Split Decision
<b>Appeal Procedure</b>	Written Representation
<p><b>Main issues</b></p> <p>Whether the proposed orangery would preserve a Grade II listed building, 'Brampton Hall', and any features of special interest that it possesses. The proposal also includes replacement of the modern ground floor bay window to the northeast flank wall of the Hall which was not resisted during the planning process.</p>	
<p><b>Summary of decision:</b></p> <p>The inspector considered the orangery would be disproportionately larger than the ground floor rooms in the Hall and the kitchen in the rear wing. It would also be of greater depth than the latter and obscure a large part of its northeast façade. Hence, the orangery would exacerbate the awkward bolt-on effect already experienced with the existing conservatory and disrupt the hierarchy of the scale of the component parts of the listed building.</p> <p>The statutory duties in Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) are matters of considerable importance and weight, as are the aims of paragraphs 197, 199 and 200 of the Framework. The Inspector confirmed that the orangery would be harmful to the special architectural and historic interest of the Grade II listed building, which would harm its significance as a designated heritage asset. For these reasons, they concluded that the proposed orangery would fail to preserve the Grade II listed building. Hence, it would not satisfy the duties of the Act, and would conflict with the design and heritage aims of Framework paragraphs 197 and 199; Policies WLP8.29 and WLP8.37 of the Council's Local Plan and its Historic Environment Supplementary Planning Document. This would equate to less than substantial harm to the asset. In such circumstances, paragraph 202 of the Framework identifies this harm should be weighed against the public benefits of proposals. The inspector was not persuaded there would be wider public benefits of sufficient magnitude to outweigh the great weight to the asset's conservation and considerable importance and weight to the less than substantial harm identified to the special interest of the asset.</p>	

The side window however was found acceptable by the inspector and therefore the inspector was minded to issue a split decision allowing the window with conditions but not allowing the orangery.

**Learning point / actions:**

The inspector agreed with officers that the harm caused by the orangery outweighed the public benefit and therefore officers were right not to allow it. The inspector however issued a split decision allowing the replacement window but disallowing the orangery.

<b>Application number</b>	DC/23/2187/FUL
<b>Appeal number</b>	APP/X3540/D/23/3329800
<b>Site</b>	10 Scales Street, Bungay, Suffolk, NR35 1EA
<b>Description of development</b>	Replacement windows to front of property
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	11 August 2023
<b>Appeal valid date</b>	30 September 2023
<b>Appeal start date</b>	13 October 2023
<b>Appeal decision date</b>	6 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Fast Track (HH Written Representations)
<b>Main issues</b>	
The main issue is the effect of the proposal on the character and appearance of the Bungay Conservation Area.	
<b>Summary of decision:</b>	
<p>The Inspector concluded that principle of replacement is acceptable as the windows are not original (dating from 1984). Policy WLP8.39 of the Local Plan states that in areas where Article 4 Directions are in place, proposals for replacement doors and windows in conservation areas must be of a suitable design and constructed in appropriate materials. The Historic Environment Supplementary Planning Document expands upon this, and is clear that the use of UPVC windows will only be supported when a window does not face onto a public thoroughfare or open space and so does not impact upon the appearance of the conservation area. 'Suitable design' can include the use of slimline double-glazed units that permit the use of solid glazing bars.</p> <p>The proposed windows would have been similar in style to the existing, but would not have the delicacy of the existing framing and glazing bars, nor the natural finish of timber. The latter would be particularly obvious on the solid lower panel to the replacement door. The benefit of reducing maintenance needs must be offset against the more permanent adverse visual impact of PVCu within an historic setting.</p> <p>The Inspector appreciated that the condition of the existing windows means that they are thermally inefficient and give rise to damp, but there was no evidence supplied to indicate that these non-original windows could not be replaced in materials more sympathetic to the location in a conservation area, i.e. timber, thereby concluding that the proposal would not preserve or enhance the character or appearance of the conservation area</p>	
<b>Learning point / actions:</b>	
The current policy and SPD remain relevant and are being supported when tested at appeal.	

<b>Application number</b>	DC/22/3427/FUL
<b>Appeal number</b>	APP/X3540/D/23/3315179
<b>Site</b>	Church Farm Barns, Church Road, Ringsfield, Beccles, Suffolk NR34 8LF
<b>Description of development</b>	Extension to north elevation, dormer to south elevation
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	9 November 2022
<b>Appeal valid date</b>	30 January 2023
<b>Appeal start date</b>	27 April 2023
<b>Appeal decision date</b>	29 November 2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Fast Track (Householder Written Representations)
<b>Main issues</b>	
The effect of the proposals on the character and appearance of the building.	
<b>Summary of decision:</b>	
<p>The building has a simple appearance representing a sympathetic conversion of a former barn with limited public facing openings resulting in a building of substantial character. That character is further embellished inside the building, with a non-standard upstairs room and stair arrangement that has been fitted around the limitations of the building.</p> <p>Whilst appropriately limiting its openings and being set down beneath the main ridgeline, the extension to the north-west elevation would be a dominant feature in views when approaching the site from the north-west along Church Lane, encompassing much of and obscuring further sections of the dual pitched roof which contributes significantly to understanding the building as a former barn.</p> <p>The dormer would further consume the roof-slope and would introduce an additional domestic style feature which would be detrimental to the appearance and understanding of the building as a converted barn.</p> <p>Both aspects of the scheme would be likely to result in the loss of traditional material and fabric within the existing roof-slopes, further undermining the character and quality of the building. The additional/enlarged openings, particularly those proposed to the south-east facing roof-slope would further compound the harm.</p>	

The proposals would, when considered together, have a significant adverse impact on the character and appearance of the building. The proposal would subsequently conflict with policies WLP 8.9 and WLP 8.29 of the Waveney Local Plan (2019).

**Learning point / actions:**

This decision confirms our approach to the conservation of the character and fabric of barns that have been converted to dwellings.

Appeals against conditions included on a Planning Permissions

There were no appeal decisions of this type during this quarter

[Appeals against the refusal of Variation or Removal of Conditions](#)

<b>Application number</b>	DC/22/2020/VOC
<b>Appeal number</b>	APP/X3540/W/22/3313677
<b>Site</b>	Old Engineering Works Unit E, The Street, Pettistree, Suffolk, IP13 0HP
<b>Description of development</b>	Variation of Condition 4 of DC/19/3826/FUL to enable the business to operate 9.00am until 5.30pm Monday to Friday and 8.00am until 4.00pm Saturdays, Sundays and Bank Holidays
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	11 August 2022
<b>Appeal valid date</b>	13 March 2023
<b>Appeal start date</b>	30 May 2023
<b>Appeal decision date</b>	18 October 2023
<b>Appeal decision</b>	Conditionally Allowed
<b>Appeal Procedure</b>	Written Reps
<b>Main issues</b> The impact on residential amenity of neighbouring residents.	
<p><b>Summary of decision:</b> The original relevant condition was</p> <p><i>“No activities shall be carried out on the site other than between the hours of 08h00 and 17h00 Monday to Friday, unless otherwise agreed in writing with the local planning authority.”</i></p> <p>The applicant proposed to increase these hours until 17h30 Monday to Friday and 8.00am until 4.00pm Saturdays, Sundays and Bank Holidays.</p> <p>The Council accepted that there was no objection to the mid-week increase in hours, or to Saturday opening which was in line with other units on the site however not to Sundays or Bank Holidays.</p> <p>Conditionally allowed to</p> <p><i>“No activities shall be carried out on the site other than between the hours of 0900hrs and 1730hrs Monday to Friday, 0800hrs and 1600hrs on Bank and Public Holidays, and 0800hrs and 1300hrs on Saturdays. No activities shall be carried out on the site on Sundays.”</i></p>	

With the exception of being able to open on Bank and Public Holidays, the decision reflects what the local planning authority were seeking.

**Learning point / actions:** The Inspector recognised that the rural location of the site and proximity of neighbouring residential uses justified the need for some 'respite' on Saturday afternoons and Sundays from activities that are not particularly noisy but were considered to cause disturbance to residential amenity.



[Appeals relating to Prior Notification Applications under Part 3 of the Town and Country Planning General Permitted Development Order 2015 \(as amended\) \(i.e. changes of use with and without physical works\)](#)

<b>Application number</b>	DC/22/3475/P3MA
<b>Appeal number</b>	APP/X3540/W/23/3318024
<b>Site</b>	Unit 21, Earl Soham Business Centre, The Street, Earl Soham, Woodbridge, IP13 7SA
<b>Description of development</b>	Notification of prior approval for the change of use of former canine hydrotherapy centre (Unit 21) to a single residential dwelling.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	27 October 2022
<b>Appeal valid date</b>	02 May 2023
<b>Appeal start date</b>	13 June 2023
<b>Appeal decision date</b>	31 October 2023
<b>Appeal decision</b>	Allowed
<b>Appeal Procedure</b>	Written Representations
<p><b>Main issues</b></p> <p>This appeal relates to Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order [2015] (GPDO). There appears to be no dispute between parties that the proposed use would accord with the limitations and restrictions imposed by paragraphs MA.1 and MA.2. I see no reason, within the submitted evidence, to disagree with this assertion. Consequently, the appeal relates solely to the matter of whether the proposal would fall within the definition of Class E (commercial, business and service) within the Town and Country Planning (Use Classes) Order [1987] as amended (UCO).</p> <p>The main issue is therefore whether the proposal would comply with the requirements of Class MA of the GPDO.</p>	
<p><b>Summary of decision:</b></p> <p>There was no dispute from either parties that the last use of unit 21 was that of a Canine Hydrotherapy Centre. Officers had however considered that the use did not fall within Class E use, rather a sui generis use thus would not fall within the use classes permitted to change use under Class MA.</p> <p>Since the introduction of Class E some uses which would have previously been considered as sui generis, now fall under Class E. This includes a broad and diverse range of uses which principally serve the needs of visiting members of the public and are appropriate in a commercial, business or service locality. There is no definitive view that a canine hydrotherapy use falls within Class E or that it is a use which is sui generis. The UCO includes a list of uses to be regarded as sui generis, and the list does not include canine hydrotherapy. However, it is clear from the UCO that the list is not exhaustive and other uses may also be sui generis.</p>	

The appellant stated that canine hydrotherapy is a water-based physiotherapy and/or performance testing and that there is no surgical, clinical or medicinal use. They go on to state that clinics, health centres, indoor sport and recreation are all considered to fall under Class E and there is no distinction that these uses are exclusive to humans only; the former use was open to visiting members of the public and to that extent the use falls within Class E because it provides a 'service to visiting members of the public'.

The Inspector therefore concluded that the canine hydrotherapy use meets the description in Class E of a 'service which is appropriate to provide in a commercial, business or service locality' as set out under Class E. There was no other conflict with the requirements, conditions or limitations set out by Class MA raised by either parties prior to the appeal, thus the appeal was allowed.

**Learning point / actions:**

Officers are aware that since the changes to the Use Class Order in 2020, some uses which were previously sui generis, are now considered to fall within an E Class use, such as veterinary surgeries, however this may be broader than initially anticipated. There will need to be consideration of other uses which may previously have fallen within a sui generis use, that could now be considered Class E on a case-by-case basis, with particular regard to more unusual uses.

Appeals relating to applications for Advertisement Consent (i.e. signs/advertisements requiring consent under the Advertisement Regulations 2007 (as amended))

There were no appeal decisions of this type during this quarter

[Appeals relating to applications for Listed Building Consent](#)

<b>Application number</b>	DC/21/5032/LBC (Also associated appeal in <a href="#">Appeals against Refusal of applications for Planning Permission for 'Other' developments</a> )
<b>Appeal number</b>	APP/X3540/Y/22/3298523
<b>Site</b>	Brampton Hall, London Road, Brampton NR34 8DS
<b>Description of development</b>	Listed Building Consent - Construction of orangery to replace conservatory to side and replacement of side ground floor window.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	21 February2022
<b>Appeal valid date</b>	10 June 2022
<b>Appeal start date</b>	31 August 2022
<b>Appeal decision date</b>	5 October 2023
<b>Appeal decision</b>	Split Decision
<b>Appeal Procedure</b>	Written Representation
<b>Main issues</b>	Whether the proposed orangery would preserve a Grade II listed building, 'Brampton Hall', and any features of special interest that it possesses. The proposal also includes replacement of the modern ground floor bay window to the northeast flank wall of the Hall which was not resisted during the planning process.
<b>Summary of decision:</b>	<p>The inspector considered the orangery would be disproportionately larger than the ground floor rooms in the Hall and the kitchen in the rear wing. It would also be of greater depth than the latter and obscure a large part of its northeast façade. Hence, the orangery would exacerbate the awkward bolt-on effect already experienced with the existing conservatory and disrupt the hierarchy of the scale of the component parts of the listed building.</p> <p>The statutory duties in Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) are matters of considerable importance and weight, as are the aims of paragraphs 197, 199 and 200 of the Framework. The Inspector confirmed that the orangery would be harmful to the special architectural and historic interest of the Grade II listed building, which would harm its significance as a designated heritage asset. For these reasons, they concluded that the proposed orangery would fail to preserve the Grade II listed building. Hence, it would not satisfy the duties of the Act, and would conflict with the design and heritage aims of Framework paragraphs 197 and 199; Policies WLP8.29 and WLP8.37 of the Council's Local Plan and its Historic Environment Supplementary Planning Document. This would equate</p>

to less than substantial harm to the asset. In such circumstances, paragraph 202 of the Framework identifies this harm should be weighed against the public benefits of proposals. The inspector was not persuaded there would be wider public benefits of sufficient magnitude to outweigh the great weight to the asset's conservation and considerable importance and weight to the less than substantial harm identified to the special interest of the asset.

The side window however was found acceptable by the inspector and therefore the inspector was minded to issue a split decision allowing the window with conditions but not allowing the orangery.

**Learning point / actions:**

The inspector agreed with officers that the harm caused by the orangery outweighed the public benefit and therefore officers were right not to allow it. The inspector however issued a split decision allowing the replacement window but disallowing the orangery.

[Applications relating to Enforcement Notices](#)

<b>Enforcement Case Number</b>	ENF/2019/0307/COND
<b>Appeal number</b>	APP/X3540/C/21/3287645 & APP/X3540/C/21/3287646
<b>Site</b>	Land at Wangford Road/Reydon Lane, Reydon, Suffolk IP18 6SJ
<b>Description of development</b>	Non compliance with conditions 2, 4 and 8 of DC/18/0335/FUL.
<b>Committee / delegated</b>	Delegated
<b>Date of Enforcement Notice</b>	21/10/2021
<b>Appeal valid date</b>	06/12/2021
<b>Appeal start date</b>	10/12/2021
<b>Appeal decision date</b>	16 October 2023
<b>Appeal decision</b>	The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for the development already carried out, namely the development of the land under planning permission ref DC/18/0335/FUL, without compliance with conditions 2, 4 and 8 thereto, on land at Wangford Road/Reydon Lane , Reydon, Suffolk IP18 6SJ referred to in the notice, subject to the conditions set out in the attached Schedule.
<b>Appeal Procedure</b>	Written Reps
<b>Main issues</b>	The main issues were the non compliance with conditions 2, 4 and 8 of planning permission DC/18/0335/FUL relating to design of the building, retail sales and landscaping.
<b>Summary of decision</b>	<p>The Inspector made the following comments</p> <p><i>“As regards conditions, in order to safeguard the area’s character I am imposing a condition restricting the hours of operation. Although the Council suggested that there should be no Sunday or Bank Holiday opening this is against the norm for commercial concerns such as this, whether or not the site lies within a rural location. Sundays and Bank Holidays are popular days for customers. Further, this is not a large commercial concern and precluding such opening would amount to undue restraint of trade.</i></p>

*Visual character will also be safeguarded by a condition requiring for the laying out of an identified permeably surfaced car park area, one prohibiting the external storage of goods and produce, and another stipulating that the polytunnel shall be used only for the growing of flowers.*

*A condition will also be imposed requiring the implementation of the approved landscaping scheme to both enhance the site's appearance and add to the site's vegetative screening. In this connection a condition is also imposed to stipulate the replacement of any hedgerow, should this be required.*

*No condition regarding the use of external materials and finishes is necessary as, in this regard, the development has already been completed. However, in addition to the condition in respect of the external lighting, a condition is also imposed regarding completion of the development in accordance with the drawings hereby approved in terms of landscaping and the provision of a properly surfaced and defined car park area."*

**Learning point / actions**

It should be noted that Planning Inspectorate took almost 2 years to determine this appeal. In the two years since the notice was served, the business has had the opportunity to establish itself significantly further on the site. The situation the LPA assessed and the Inspector assessed were therefore different, which may have had some influence. It remains a significant concern to East Suffolk that enforcement appeals are considerably slow, compared to other planning appeals.

Appeals against Community Infrastructure Levy (CIL) Decisions

There were no appeal decisions of this type during this quarter



[Appeals against Refusal of applications for Lawful Use Certificates](#)

<b>Application number</b>	DC/21/5671/CLP,
<b>Appeal number</b>	APP/X3540/X/22/3299754
<b>Site</b>	Phase 3 site, Tingdene North Denes Caravan Site, Lowestoft, Suffolk, NR32 1XG
<b>Description of development</b>	The use for which a certificate of lawful use or development is sought is for the use for the siting and human habitation of touring caravans and motorhomes for holiday purposes.
<b>Committee / delegated</b>	Delegated
<b>ESC Decision Date</b>	11/04/2022
<b>Appeal valid date</b>	26/05/2022
<b>Appeal start date</b>	27/05/2022
<b>Appeal decision date</b>	12/09/2023
<b>Appeal decision</b>	Dismissed
<b>Appeal Procedure</b>	Hearing
<b>Main issues</b>	
The main issue is whether the Council's decision to refuse to grant the LDC was well-founded	
<b>Summary of decision:</b>	
<p>The Inspector found that <i>“that caravans were permitted by the 1975 Permission it is then necessary to consider whether there was a subsequent event by which the lawful use rights were lost, be that a material change of use, either with the grant and implementation of the 1984 Permission or through another event.</i></p> <p><i>The Council argued that at some point during the early 2000s (and prior to the first Note on Implementation North Denes Caravan Site dated 7 September 2006) the use of the site for camping and caravanning permanently ceased. They state that from at least that date, when there was a public declaration of the Waveney District Council's intention to use the site as public open space, there was a material change of use which was further confirmed by the designation of the land as such in the subsequent Waveney Local Plan (adopted in 2011).”</i></p> <p>The Inspector stated that <i>“For a material change of use to have occurred, there must be some significant change in the character of the activities from what has gone on previously as a matter of fact and degree. A photo of Area A in the Note on Implementation, which shows part of the appeal site, shows a predominantly clear grassed area (although again only showing a snapshot in time). The land was open and access</i></p>	

*was possible onto the wider site which had previously been used for camping from various points including the coastal path, and this is not disputed by the appellant.*

*Whilst it is possible to have some public use of a caravan or camping site as open space alongside the residential holiday use, the overall character of the use of the appeal site would have been very different when it was used for tenting and caravanning (even seasonally) compared to when it was used solely as public open space. The character of the use would have changed in many ways. The appearance of the site would be very different without camping apparatus as would the effect on character and appearance of the area. The number of people visiting the site, the activities being undertaken (e.g. eating and socialising when in camping use) and the duration of the individual visits and hours of use would also be materially different. In addition, a camping use is likely to involve a higher number of vehicles parking for longer periods and an increase in the comings and goings in the vicinity during increased hours of the day and evening. The change from camping to public open space would be material based on the character of the use and impact on the surroundings, albeit that the effects on the surrounding area would be likely to be reduced when the site was used as public open space.”*

The Inspector concluded that *“Where there has been a material change of use, it is not lawful to revert to the previous use without a further permission unless there has been an enforcement notice issued.<sup>3</sup> This has not happened in this case. A reversion to the previous use in any other circumstances is still unauthorised and constitutes a further material change of use. Notwithstanding that the Council have said that they could themselves reinstate the use permitted by the 1984 permission, this is incorrect based on the facts of the case and the material change of use to public open space.*

*For the reasons as set out above, any use of the appeal site for camping now would be a further material change of use and would require express permission. This is the case irrespective of whether the 1975 or 1984 Permission was the last authorised camping use on the site. Whether the 1984 Permission was implemented and the effect of the seasonal condition restricting the camping use on the later condition is therefore not relevant in this determination. It also is irrelevant as to which local authority owns the freehold of the site or is the local planning authority for the area, as it is not possible to revert to the camping use irrespective of whether or not the 1984 enured only for the local authority.*

*For the reasons given above I conclude that the Council's refusal to grant a certificate of lawful use or development in respect of the use for the siting and human habitation of touring caravans and motorhomes for holiday purposes was well-founded and that the appeal should fail.”*

**Learning point / actions:**

None



Applications for the award of costs (submitted alongside one of the appeals reported above)

There were no appeal decisions of this type during this quarter



**STRATEGIC PLANNING COMMITTEE**  
**Monday, 08 January 2024**

<b>Subject</b>	Enforcement Performance Report – July to September 2023
<b>Report by</b>	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
<b>Report Author(s)</b>	Cate Buck Senior Planning & Enforcement Officer <a href="mailto:Cate.buck@eastsoffolk.gov.uk">Cate.buck@eastsoffolk.gov.uk</a> 01394 444290
<b>Head of Service</b>	Philip Ridley Head of Planning and Coastal Management <a href="mailto:philip.ridley@eastsoffolk.gov.uk">philip.ridley@eastsoffolk.gov.uk</a>
<b>Director</b>	Nick Khan Strategic Director <a href="mailto:nick.khan@eastsoffolk.gov.uk">nick.khan@eastsoffolk.gov.uk</a>

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

## Purpose and high-level overview

**Purpose of Report:**

To provide information on the performance of the enforcement section of the Development Management Team.

**Options:**

Not applicable.

**Recommendation/s:**

That the content of the report be noted.

## Corporate Impact Assessment

**Governance:** Not applicable

**ESC policies and strategies that directly apply to the proposal:**

East Suffolk Council Enforcement Policy

**Environmental:**

Not applicable

**Equalities and Diversity:**

Not applicable

**Financial:**

Not applicable

**Human Resources:**

Not applicable

**ICT:**

Not applicable

**Legal:**

Not applicable

**Risk:**

Not applicable

**External Consultees:** None

## Strategic Plan Priorities

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

## Background and Justification for Recommendation

1 Background facts	
1.1	Following the adoption of the new Local Enforcement Plan in March 2019 and the formation of the new East Suffolk Council section it was decided that a report be presented on a quarterly basis from August 2019.
1.2	Between July and September 2023, five Enforcement Notices were issued and one was withdrawn.

2 Current position																																					
2.1	<p><b><u>Cases Received and Closed July - Sept 2023</u></b></p> <table border="1"> <thead> <tr> <th><u>Month</u></th> <th><u>Cases Received</u></th> <th><u>Cases Closed</u></th> </tr> </thead> <tbody> <tr> <td>July</td> <td>30</td> <td>34</td> </tr> <tr> <td>August</td> <td>56</td> <td>22</td> </tr> <tr> <td>September</td> <td>58</td> <td>59</td> </tr> </tbody> </table> <p>*Please note all new complaints are logged, site visited and then triaged in accord with the appropriate risk assessment.</p>	<u>Month</u>	<u>Cases Received</u>	<u>Cases Closed</u>	July	30	34	August	56	22	September	58	59																								
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2.2	<p><b><u>Reasons for Closure</u></b></p> <table border="1"> <thead> <tr> <th><u>Reason</u></th> <th><u>July</u></th> <th><u>August</u></th> <th><u>September</u></th> </tr> </thead> <tbody> <tr> <td>No Breach</td> <td>12</td> <td>10</td> <td>35</td> </tr> <tr> <td>Compliance/use ceased</td> <td>8</td> <td>7</td> <td>3</td> </tr> <tr> <td>Planning Permission Granted</td> <td>12</td> <td>2</td> <td>15</td> </tr> <tr> <td>Permitted Development</td> <td>0</td> <td>0</td> <td>1</td> </tr> <tr> <td>Other Department</td> <td>1</td> <td>2</td> <td>1</td> </tr> <tr> <td>Withdrawn</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>De Minimus</td> <td>0</td> <td>1</td> <td>3</td> </tr> <tr> <td>Duplicate</td> <td>1</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	<u>Reason</u>	<u>July</u>	<u>August</u>	<u>September</u>	No Breach	12	10	35	Compliance/use ceased	8	7	3	Planning Permission Granted	12	2	15	Permitted Development	0	0	1	Other Department	1	2	1	Withdrawn	0	0	0	De Minimus	0	1	3	Duplicate	1	0	1
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2.3	<p><b><u>Time taken to close cases</u></b></p> <table border="1"> <thead> <tr> <th><u>Time taken to close cases</u></th> <th><u>Cases Closed in July</u></th> <th><u>Cases Closed in August</u></th> <th><u>Cases Closed in September</u></th> </tr> </thead> <tbody> <tr> <td><u>1-20 days</u></td> <td>6</td> <td>5</td> <td>12</td> </tr> <tr> <td><u>21-40 days</u></td> <td>4</td> <td>6</td> <td>6</td> </tr> <tr> <td><u>41-60 days</u></td> <td>3</td> <td>1</td> <td>3</td> </tr> <tr> <td><u>61-80 days</u></td> <td>0</td> <td>2</td> <td>3</td> </tr> </tbody> </table>	<u>Time taken to close cases</u>	<u>Cases Closed in July</u>	<u>Cases Closed in August</u>	<u>Cases Closed in September</u>	<u>1-20 days</u>	6	5	12	<u>21-40 days</u>	4	6	6	<u>41-60 days</u>	3	1	3	<u>61-80 days</u>	0	2	3																
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	<b>81 - 100 Days</b>	5	1	4	
	<b>101 – 120 Day</b>	3	0	1	
	<b>121 + Days</b>	13	7	30	
	<b>Total</b>	<b>34</b>	<b>22</b>	<b>59</b>	

2.4	<b>Enforcement Notices Served April - June 2023</b>			
	<b><u>Type of Notice</u></b>	<b><u>Address</u></b>	<b><u>Breach</u></b>	<b><u>Compliance period</u></b>
	Enforcement Notice	15 Worell Drive, Worlingham	Erection of a fence	WITHDRAWN
	Enforcement Notice	21 Mill View Close, Woodbridge	Erection of a fence	3 months
	Enforcement Notice	Land at Garage Block North Of 2, Chepstow Road, Felixstowe	Erection of a wall	2 months (Appealed)
	Enforcement Notice	Part OS 1028, Highgate Lane, Dallinghoo	Change of use of land	6 months
	Enforcement Notice	Part Land East Of Mariawood, Hulver Street, Henstead	Stationing of a mobile Home	3 months
2.5	The Levelling Up and Regeneration Act (2023) It has introduced a number of changes to planning legislation particularly in terms of Planning Enforcement. A short presentation outlining these changes will be provided at the Strategic Planning Committee Meeting.			

### 3 How to address current situation

3.1 Quarterly monitoring

### 4 Reason/s for recommendation

4.1 That the report concerning Enforcement Team statistics be received

## Appendices

### Appendices:

None

### Background reference papers:

None