

# North Lowestoft

Conservation Area Appraisal  
and Management Plan

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June 2021

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## **Public Consultation -**

The adoption process undertaken regarding this reappraisal of the North Lowestoft Conservation Area as Supplementary Planning Guidance was as follows;

The Public consultation for this document took place between 15th of February to the 26th of March 2021. This included:

- Letters being sent via the post to the owner/occupier of all properties within the existing conservation area boundary and the proposed extensions
- The letter advised them of the consultation period and gave a weblink to the Council's website where the draft appraisal document could be downloaded.  
Enclosed with the letter was a printed map of the proposed boundary and the offer to send a printed copy on request for those not able to access the information digitally.
- The Lowestoft Town Council, was emailed, informing them of the consultation and giving them the weblink to the Council's website where the document could be downloaded
- Affected ward members for East Suffolk Council were invited to comment via an email, informing them the consultation and setting out the dates and the web link to the draft document.
- The County Councillors ward members for the area were emailed informing them of the consultation and giving them the weblink to the Council's website where the document could be downloaded
- The Draft Appraisal was placed on the Councils website for downloading; A press release was issued: Invitations for responses were also sent to the following bodies; Historic England, The Suffolk Preservation Society, Suffolk Archaeological Service and the Lowestoft Civic Society.

During the consultation period the associated North Lowestoft Conservation Area Appraisal Draft Consultation webpage on the Council's website had 266 page views, with 232 of these being unique. The document was viewed 115 times. There were two requests for printed copies and one for a large print copy of the map.

A total of 14 responses were received which led to 20 additional/ amendments and alterations to the draft appraisal, prior to adoption in June 2021.

The Conservation Area Boundary Map was updated to include the proposed and omitted areas to allow clarify on the adopted boundary as June 2021.

The Document was taken to The Council's Cabinet on the 1<sup>st</sup> June 2021 for adoption as Supplementary Planning Document

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# North Lowestoft Conservation Area Character Appraisal

## Introduction

The historic environment is all around us in the form of buildings, landscapes, archaeology, and historic areas; it is a precious and irreplaceable asset. Once gone it is gone forever.

Caring for the historic environment is a dynamic process which involves managing change. This does not mean keeping everything from the past, but it does mean making careful judgements about the value and significance of buildings and landscapes. Critical to these decisions is an appreciation and understanding of an area's character, including its social and economic history and the way such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and future.

This conservation area appraisal provides details and identifies features which contribute to and justify its status. The purpose of this conservation area appraisal includes: a definition of the special character of the Conservation Area through its special qualities: layout, uses, architecture, setting, open spaces and archaeology; an analysis of the area's history, development, and current status; and a guide to managing future change: small scale affecting households and larger scale affecting new development.

The authors of this document wish to acknowledge the patient and informed help received, on numerous occasions, from the staff at the Lowestoft Record Office, (now the Lowestoft Branch of Suffolk Archives) in particular from Mr Ivan Bunn for generously sharing his knowledge of Lowestoft.

## 1 Planning Policy Framework

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 51 in the East Suffolk Council area (2021). Conservation areas are "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".

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

Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages, and countryside.

As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 16 Conserving and Enhancing the Historic Environment) of February 2019.

The Council will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the adopted Waveney Local Plan 2019. In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, we will continue to formulate and publish proposals for the preservation and enhancement of the conservation area and consult the public on these proposals.

Because standard conservation area controls were found to give insufficient protection to certain significant elements of a building, further controls have been placed on conservation areas in the former Waveney District area.

Local authorities can increase controls within conservation areas through the application of Article 4(1) directions. These were formerly called article 4(2) directions but were identical in all but name. These make further restrictions on permitted development rights to residential properties. Once imposed in an area, planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare (defined as a highway, waterway, or open space). This includes replacing windows; painting previously unpainted buildings or stripping paint from

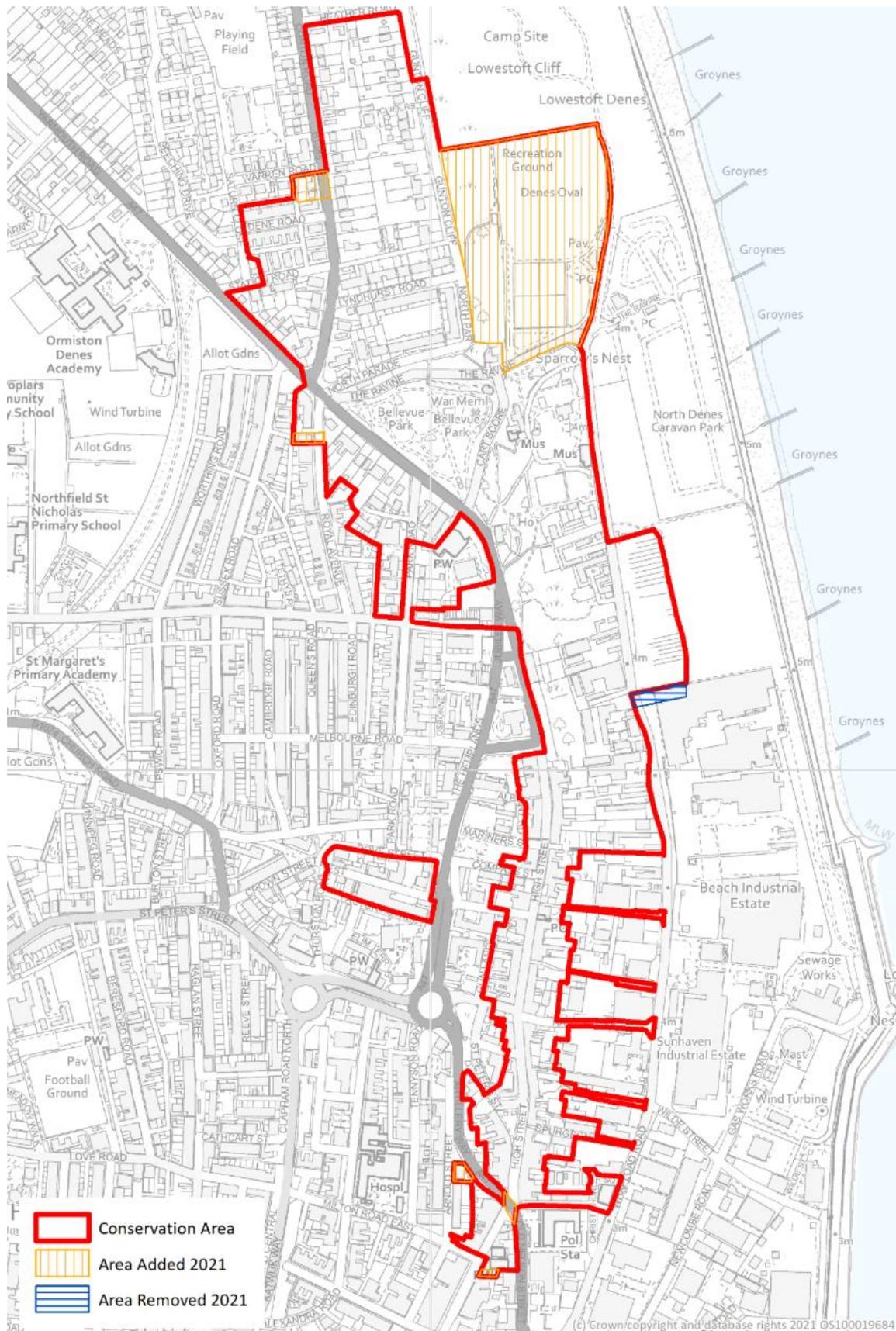
them; erection, alteration, or demolition of part or all of a wall, fence, gate or other enclosure or the construction of a porch. Also covered is the enlargement, improvement, or other alteration of a dwelling; any alteration to its roof; the provision of a building, enclosure, swimming pool, hard surface, etc., within the grounds, or 'curtilage', of the building.

Planning applications require plans and supporting information as outlined on the appropriate forms. Remember, elevations of your property not visible from a public place (other than roof or chimneys) are not affected and these will enjoy the normal 'permitted development' rights for a conservation area. Copies of the Waveney district Article 4 directions are available from the planning department.

Article 4 Directions do not affect:

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

## 2 Conservation Area Boundary



**North Lowestoft Conservation Area boundary shown in red, with 2021 extensions in yellow hatch and removal in blue hatch.**



*The Corner of Mariners Street and High Street*

### **3 Summary of Special Interest**

- The Conservation Area includes the bulk of the town's surviving historic core, including Grade II and Grade II\* Listed structures of fifteenth, sixteenth, and seventeenth century date.
- The Scores, a network of narrow hillside footpaths connecting the High Street with the former fishing community in The Denes below are reminders of the fishing community which once thrived at the cliff's foot and provide memorable views out to sea.
- Its surviving historic warehouses are an important reminder of the town's importance as a fishing community in the early modern period.
- The terraced gardens and yards behind the properties on the eastern side of the High Street dating from the early modern period are a valuable part of the setting of many listed buildings and form a memorable part of views from The Denes. They are also

an important reminder of the wealthy fishing boat owners and other mercantile families who once owned the land.

- The town's finest surviving eighteenth century townhouses stand on the eastern side of the High Street within the Conservation Area.
- Several later nineteenth century religious, commercial, and public buildings of considerable architectural interest survive within the Conservation Area including Christ Church and London Road URC Church, the Town Hall, and Nos. 90-91 High Street.
- The northern part of the conservation area includes several distinguished late nineteenth and early twentieth century villas by important regional architects including RS Cockrill and John Louth Clemence.
- Belle Vue Park is both a registered landscape and a significant local amenity. As home to the town's Listed war memorial it also plays an important part in the town's ceremonial calendar. Laid out c1873-74 it contains fine specimen trees.
- The Victorian former Town hall designed by John Louth Clemence, and W. Oldham Chambers is one of the Conservation Area's focal points and one of the town's most memorable buildings.
- The High Street character area retains a notable collection of late nineteenth and early twentieth century shop and public house frontages.



*Blue Anchor Plain and the southern part of High Street*

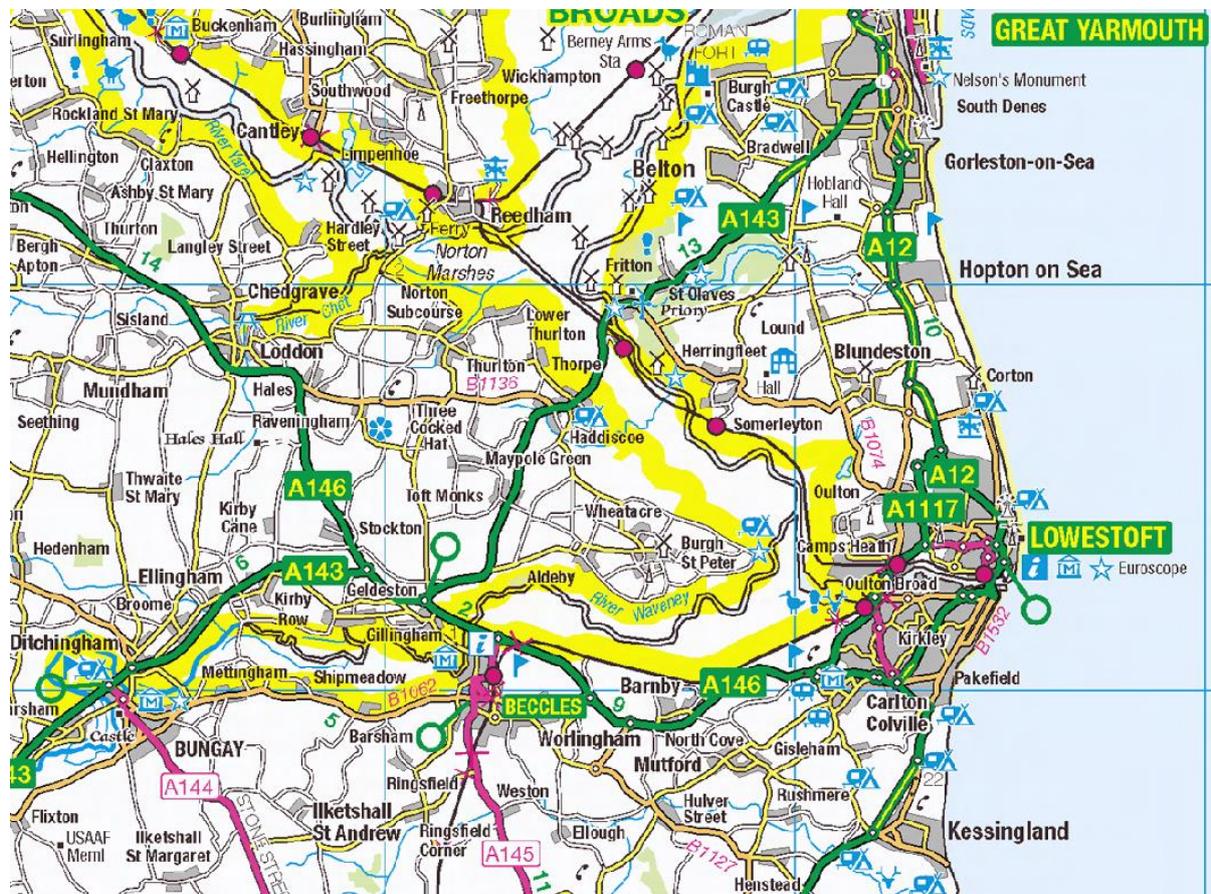
## 4 Assessing the Special Interest

### 4.1 The Conservation Area's Location and Setting

Lowestoft is a coastal town in the north east of the county of Suffolk and within the area of East Suffolk Council. The town is 19km from Great Yarmouth, 35km from Norwich, and 71km from Ipswich. In 2013 Lowestoft had a population of c.71,110.

Following a period of decline in the later twentieth century, the local economy is now supported by a number of sectors; including fishing and maritime industries, retail, light industry, and administration. The town has been the focus of major regeneration projects, initially through the formation of the First East Urban Regeneration Company (disbanded 2011) which was also responsible for regeneration projects in Great Yarmouth. Regeneration within the Conservation Area and outside has been given a boost by the creation of a Heritage Action Zone or (HAZ) which runs from 2018- 2023. The North Lowestoft Heritage Action Zone (HAZ) focuses on the North Lowestoft Conservation Area but also covers areas closely bordering the conservation area; including those earmarked for new residential development to the west, and the industrial setting of the Power Park and the open space of Ness Park on the lower levels to the east, which once accommodated Britain's most easterly community in the area known as the Beach Village.

Lowestoft is situated on the side of a broad shallow valley between the River Waveney and the North Sea. The valley runs approximately east / west and contains alluvial deposits, man-made channels, and recent land-reclamations. The solid geology of the area is formed by Norwich Crag, Red Crag and Chillesford Clay, with superficial deposits of glacial sand, gravel, and blown sand to the east.



Location of Lowestoft

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*Sparrows Nest Park and The Denes Recreation Ground from North Parade*

The town has two relatively large conservation areas, the North Lowestoft Conservation Area, which is discussed here, and its southern counterpart which includes much of the town's Victorian seaside terraces and boarding houses. The Lowestoft North Conservation Area has been placed on the 'at risk' register compiled by Historic England. Historic England has advised that 6% of designated Conservation Areas are 'at risk' nationally (2016).

The North Lowestoft Conservation Area is situated on the cliff overlooking the North Denes and the North Sea beyond. The town of Lowestoft extends to the south and west to incorporate the surrounding settlements of Oulton Broad, Pakefield, and Carlton Colville.

The landscape setting of the North Lowestoft Conservation Area is defined principally by its cliff top position. The land to the east of this drops rapidly towards Whapload Road and the North Denes, giving dramatic views from the High Street along the scores, towards the North Sea. The scores also provide physical links between the High Street and the Denes. These are narrow, predominantly pedestrian passageways, which often twist or bend to accommodate property boundaries and generally widen towards Whapload Road where modern development has swept away historic plot boundaries.

The Denes to the east are defined by a substantial sea wall and formed by a narrow sandy beach. The area to the east of the High Street is now dominated by industrial premises, whilst to the north, open land and former leisure uses predominate. Ness Point, the most easterly point of the British Isles, is situated opposite Rant Score.

The difference in height between the Denes and the High Street enables dramatic views towards the top of the cliff and the rear of properties on the east side of High Street and Yarmouth Road.

At the northern end of the Conservation Area, separated from the High Street by parkland is an area of planned later nineteenth and early twentieth century suburban housing. From Gunton Cliff there are fine views out to sea and down into the wooded ravine from North Parade.

To the south and west of the Conservation Area, the land falls away towards the harbour and Lake Lothing. The physical and visual relationship between the High Street and these areas has been severely damaged by the construction of Jubilee Way and Artillery Way in the 1990s. A significant clusters of historic buildings around the western part of Crown Street have been similarly severed from the High Street by the construction of these roads, however the visual link from the eastern part of Crown Street remains.



*The fifteen storey St Peter's Court of 1967 dominates westerly views from the corner of High Street and Dukes Head Street*

Very few buildings outside of the Conservation Area have an adverse impact upon its setting as a result of their scale and massing, those that do are of later twentieth century date and include the fifteen storey St Peter's Court, Chapel Street of 1966-67 which over shadows the junction of High Street and Dukes Head Street, and the c1979 former Police HQ on the corner of Old Nelson Street and Herring Fishery Score close to the southern end of the High Street. To the east the Birds Eye factory and wind turbine are the most assertive modern structures.

The North Lowestoft Conservation Area forms the historic core of the modern town. It retains much of its historic street pattern and morphology, arising from its origins as a fishing port and market centre, and its subsequent development as a pleasure resort.

The North-South running High Street is characterised by continuous two and three storey frontages divided along burgage plots and punctuated by the Scores. A mixture of commercial and residential buildings survives throughout the Conservation Area.



*Wilde's Score, looking east towards the wind turbine*

To the north, the Conservation Area is more residential in character, formed by Victorian parks and a variety of later nineteenth and early twentieth century villas and terraces set within private gardens along broad streets. The large gault brick villas dating from the 1870s and 1880s located on Yarmouth Road give way to smaller c1900 terraced houses and to large early twentieth century art and crafts villas set in leafy gardens.

Whapload Road on the eastern edge of the Conservation Area retains evidence of Lowestoft's maritime history, in the presence of warehouses and net stores which are now in light industrial use. The open land of the Denes was once used for drying and mending fishing nets and for rope making. The character of this part of the town changed radically post World War Two with the clearances of the terraces, pubs and shops which once formed the beach village.

Similar clearances to the west of the Conservation area and the more recent construction of the dual carriage way known as Artillery Way have also led to the destruction of many historic buildings and the fragmentation of the town centre. Poor quality new building projects in this area have also served to degrade the Conservation Area's setting. The Crown Street character area stands some distance from the High Street within a largely cleared part of the town centre and contains a memorable group of Listed and positive unlisted buildings. With care its connectivity to the High Street could be improved.



*Detail of c1798 engraving by J Cook showing houses and terraced gardens on the eastern side of High Street with smoke houses below on Whapload Road.*

#### *4.2 The Town's Historical and Architectural Development*

Lowestoft is located circa 2.5 miles from Pakefield, the site where the earliest known human remains in Northern Europe were found in 2005. Within Lowestoft, Neolithic activity is suggested by finds of artefacts, including projectiles close to Church Road, Water Lane, and Princes Walk.

Documentary evidence suggests the former presence of a Bronze Age burial mound in the vicinity of what is now Barnard's Meadow Sports Field on Barnard's Way. Within the town, there is further potential for well-preserved evidence, as revealed by the discovery of Bronze and Iron Age activity at a site on Hadenham Road in Pakefield.

Roman activity in the vicinity of Lowestoft is suggested by several sources. Remains tentatively interpreted as part of a possible Roman road and associated bridge structure were exposed during nineteenth century canal excavations near Lake Lothing. The River Waveney is known to have been used as a communications route and various other Roman finds have been exposed, notably in the area now known as Roman Hill; however, no settlement remains have been found. It is likely that any associated settlement was located on high ground to the west of the present town centre.

The current town has its origins in the village recorded as Lothuwistoft in the Domesday Book. The village relied upon both agriculture and fishing, and its dependence on fishing may be seen in the payment of land rent to Hugh De Montfort in herrings. This settlement was located to the west of High Street in the vicinity of the junction of St. Peter's Street, Normanston Drive and Rotterdam Road; however, by the fourteenth century the settlement had shifted onto the higher ground behind the cliffs where the High Street is now laid out.



Interestingly, the parish Church of St Margaret, was not resited to the new village, remaining c.1km from the High Street. A chapel of ease was built on the site of the Victorian old Town Hall and licensed for use by the mid-fourteenth century. It was used mainly during the winter months. This may indicate some form of seasonal movement between the inland and coastal settlements, as is known to have occurred in the villages of Winterton-on-Sea and East and West Somerton which are located further north on the Norfolk Coast.

In the medieval period burgage plots were laid out along the High Street. The cliff face to the east was terraced along its length, aiding its stability, and providing yards, gardens, and storage areas. The layout of burgage plots and the construction of this terracing suggests that these were undertaken by concerted community effort, most probably under manorial control. Substantial elements of these terraces survive to the present day.

The Scores were established at around the same period, running between burgage plots to give access from the eastern side of High Street to The Denes below. These passages are thought to take their name from the old Norse 'skora', meaning to cut or make an incision, and it is likely that they originate from surface water channels cutting into the soft cliff. The scores are a notable characteristic of the town and have been a source of interest throughout its modern history. A guidebook published in the 1850s described them as 'mysterious and hazardous to look upon and highly suggestive of melodramatic adventures in the dark'.

The topography of the town enabled a separation of domestic and commercial property, with merchants' housing and commercial premises lining the High Street, whilst premises associated with the fishing industry were located on the lower ground adjacent to the Denes. The green and common land were located to the north and south of High Street, whilst the parish Church of St Margaret was located over a kilometre to the west, suggesting an early shift in the settlement's focus brought about by the

growth and development of the fishing industry.



*Huts on the Denes 1854*

In the early seventeenth century buildings were concentrated along the High Street, many with narrow burgage plots extending to the east, where a series of elongated east-west orientated structures associated with the fishing industry stood overlooking the common land of the Denes. To the west of the High Street lay a dense network of east-west running streets between the High Street and the common. The buildings on High Street tended to be populated by wealthy residents, whilst the streets to the west were populated by poorer citizens.

Buildings constructed on the High Street in the medieval period were of brick or rubble construction at ground floor level, with timber framing (which were often jettied) used for the upper storeys. Timber was not a readily available building material in Lowestoft during this period, possibly suggesting that its use in such a conspicuous manner was a means of indicating status. The considerable investment in the properties of High Street is also seen in the survival of well-built medieval cellars, most significantly at No.160 High Street where there is a fine early fourteenth century rib-vault brick example. This is the earliest surviving structure within Lowestoft and is similar to the undercroft at St Olave's Priory at Herringfleet. The quality of Lowestoft's medieval buildings is reflected in the description of the town by the third Duke of Norfolk c.1545, as being 'right well builded'.

To the west of the High Street, the settlement was formed by the three, principal east-west running streets, Mariner's Street, Crown Street, and Duke's Head Street. These streets were linked by a series of north-south orientated lanes and back streets and contained cottages, tenements, barns, sheds, and workshops, providing accommodation for small-scale industry and the lower status residents of Lowestoft. Crown Street was the principle route into Lowestoft during this period, connecting with Mutford Bridge, Beccles, and the south.

Throughout the medieval period, Lowestoft continued to grow in both size and economic strength, as seen in its rising place within the taxation lists for the 'Hundred of Mutford' and Lothingland, being 14th in 1327, 12th in 1334, and first by 1524. The increasing success of the settlement was recognised by the neighbouring town of Great Yarmouth, which in 1357 sought to restrict Lowestoft's fishing activity with the Statute of Herrings giving the Yarmouth bailiffs control over the autumn herring fishery for a distance of seven leagues from the Yarmouth town quay.

The potential strategic importance of Lowestoft was first recognised by the construction of three forts during the reign of Henry VIII. Built in recognition of possible attacks from Spain, France, and the Holy Roman Empire, the forts were located to the south of the town at the Stanford Channel, at Lowestoft Ness and to the north of the Ness. These forts were simple earthwork structures, each armed with three or four guns. Despite the investment in these defences they were rarely used and tended to fall into disrepair.

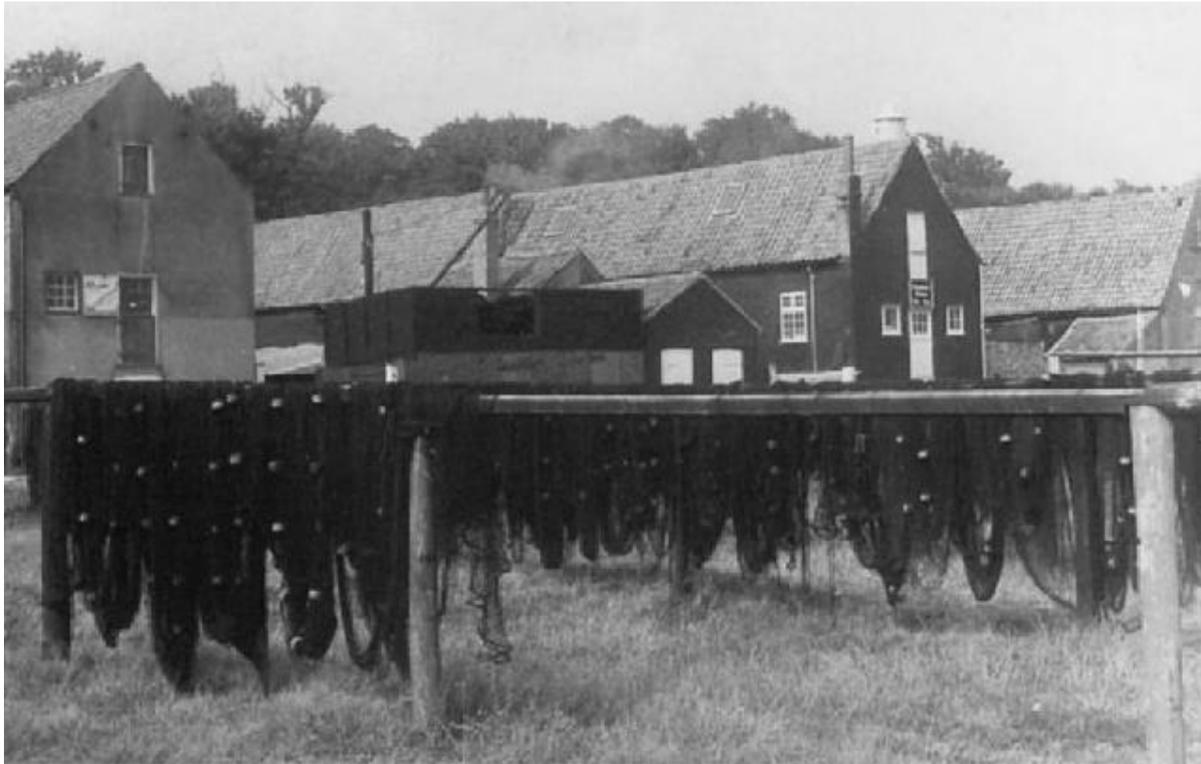
By the early seventeenth century, Lowestoft supported a diverse local economy, with over 100 occupations recorded in the town,

including textile and clothing manufacture, metalworking, and food and drink production. Central to the growth of the town were its weekly market and agriculture, whilst fishing also remained a significant element of the local economy. Increasing civic pride may be seen in the foundation of the Grammar School by Thomas Arnott in 1570.

During the Civil War, Lowestoft was divided in its loyalties, with Royalists sympathisers and a significant dissenting element present within the town. Despite the presence of three canon, the town surrendered peacefully to Cromwell in 1643 without a shot being fired. During his time in Lowestoft, Cromwell is recorded to have stayed at the old Swan Inn, which stood on the corner of the High Street and Mariner's Score.

Lowestoft was badly damaged in a substantial fire in 1645. Beginning in a fish house at the base of Lighthouse Score, buildings as far south as Rant Score and to the west of High Street around Crown Street were damaged or destroyed.

The first of Lowestoft's navigational lights was constructed in 1609. There is some debate over the location of this light, which could have been either on the beach or on the cliff side to the north of Mariner's Score. The original light was replaced in 1628 with the High Light which was constructed at the top of Lighthouse Score. A permanent lighthouse, also known as High Light, was constructed in 1676 by order of Samuel Pepys around the present Bellevue Park. This was supplemented in 1735 with a mobile lighthouse on the Denes, known as Low Light. Remaining in use until the 1920s, this light was moved periodically to align with the High Light, to guide boats safely through the ever-changing sands of the Stanford Channel.



*Drying Fishing Nets in front of No.329 Whapload Road c1930*

Lowestoft was granted Port Status in 1679, giving the town certain specified rights of import and export, and ensuring its freedom from interference in trade by the merchants of Great Yarmouth. Lowestoft continued to expand throughout the post-medieval period, with the subdivision of some of the existing building plots and the encroachment of new plots onto the market plain to the southwest of the High Street

The character and economy of Lowestoft changed markedly in the mid-eighteenth century, with its development as a health resort for sea bathing. The influx of upper-class visitors to the town led to its gentrification. Large high-status houses like Crown House were erected in High Street whilst other, more modest properties were merely re-fronted.

The turnpike road from Yarmouth to Southwold was constructed in 1785 and passed through Lowestoft, running north-south through the town. This resulted in development along what is now London Road North, coming to supersede the important route of Crown Street. By the close of the eighteenth-century Lowestoft was described

as a moderately sized market town, fishing centre and resort, with a population of 2,300.



*No.329 Whapload Road in 2018 with Arnold's House beyond.*

Improvements were also made to the defences around the town. The existing defences were replaced with three new batteries in 1781, in response to continued hostilities with France, Spain, and Holland. These were situated in similar positions to the earlier batteries, with one to the south of the town on Battery Green, the remains of which can be seen behind Coastguard Cottages overlooking the present-day roundabout, one at Lowestoft Ness and one to the North in what is now Bellevue Park.



*The Former Crown Brewery, Crown Street West arguably the most significant historic industrial complex to survive within the Conservation Area. Its counterpart the former Eagle Brewery on the corner of Martin's Score and Whapload Road was demolished in the later twentieth century.*

These were gradually removed or lost to the sea during the nineteenth century. The growing civic consciousness of the town is reflected in the establishment of the Wilde's School in 1788, from the proceeds of John Wilde's estate. Opened in buildings to the rear of John Wilde's House at No.80 High Street, the school provided education for forty boys in reading, writing, accounts, and Latin.

The Whapload Road area remained at the heart of the Lowestoft herring fishing industry throughout the eighteenth century. However, during the 1790s, a community began to develop to the south on the common land below the High Street. This community expanded substantially in the mid-nineteenth century to become an established settlement in its own right. By the close of the nineteenth century it housed around 2,500 people. Later known as the beach village, this area became home to much of Lowestoft's fishing community and particularly workers within the beach companies, who were involved in salvage, pilotage, net making, rope making, and fishing. This part of Lowestoft had its own distinct vernacular character, with weather boarded net stores and gambrel roofed cottages. Formed by a dense network of streets and buildings laid out parallel to the shore, the working buildings of the beach men formed the easternmost edge of the village, shifting progressively eastwards as the high-water line receded.

The lower status of the beach village, in comparison to the town on the cliff may be seen in the foundation of the gas works on the Denes in the mid-1800s. By the mid nineteenth century the Beach village was also home to a large brewery known as the Eagle Brewery (demolished c1960), which stood at the foot of Rants Score. A further large nineteenth century brewery complex was constructed for the Morse family in Crown Street. The late nineteenth century buildings of the former Crown Brewery happily still largely survive.



Barnes' map of Lowestoft in 1830. Reproduced with the kind permission of Suffolk Archives.

The transformation of Lowestoft began in the early nineteenth century with the passing of the Norwich and Lowestoft Navigation Bill of 1827. This bill enabled the construction of a harbour at Lowestoft, and the establishment of a navigable waterway between the town and Norwich which enabled wherries and larger vessels to avoid Great Yarmouth harbour with its tolls and fees. The spiralling costs of construction and difficulties with silting, and the Lake Lothing lock, however led to the failure of this venture.

The purchase of the Navigation and land to the south of the harbour by Samuel Morton Peto in 1844, accelerated the pace of change. A civil engineer, railway pioneer, entrepreneur and MP, Peto established Lowestoft as a holiday resort in the process transforming its economy and townscape. Transport links to the town were improved in the first instance, with the expansion of the harbour to accommodate 1000 boats, and the construction of a rail link between Lowestoft and Norwich, and subsequently Ipswich, leading Peto to promise to deliver Lowestoft fish to the markets of Manchester the same day.

To the south of the harbour on former farm and common land, Peto constructed terraces of fine Italianate villas and lodging houses, transforming the fishing town into a holiday resort. Annual regattas did much to raise the profile of the town and encourage visitors, as may be seen in the description of Lowestoft as an 'important and rapidly improving town' in the *Illustrated London News* of August 4<sup>th</sup>, 1855. As a result of Peto's activity, the focus of the town rapidly shifted away from the High Street towards the harbour and the new town. The larger townhouses in the High Street were gradually given over to commercial use and their gardens infilled. North Denes continued to be used by smaller vessels and was described in 1883 as largely given up to fishing and fishermen, whilst the south beach became the focus for recreation.

By the middle of the nineteenth century the town was prosperous enough to support a small number of architects, but until the end of the century they usually either had other sources of income to support their practices or offices elsewhere. George Glover was also a surveyor and estate agent whilst William Oldham Chambers was also for a time registrar of births, marriages, and deaths. Italianate was the favoured style for their new commercial buildings as it was for the villas and terraces of the resort suburbs to the south.

The increasing wealth and civic pride in Lowestoft are demonstrated by the formation of a body of Improvement Commissioners in the early 1800s, the rebuilding of the Town Hall in 1857, and the granting of a charter of incorporation in 1885. The widening of parts the High Street in the 1880s and 1890s also reflects this increasing pride in civic appearance. The growth of suburban Lowestoft was largely a private speculative venture promoted by the owners of landed estates which boarded the town.



*A late nineteenth century postcard view of the High Street looking south, all the cottages in the foreground have been demolished. Note the large Victorian structure set back to what is now the building line.*



Chamber's plan of Lowestoft and Kirkley 1878. Reproduced with the kind permission of Suffolk Archives.

Expansion to the north of High Street began in the 1860s and 1870s. Central to this growth was the establishment of Bellevue Park in 1874. Formerly known as Arboretum Hill, this was Lowestoft's first public park and was established on part of the North End Common, on the eastern edge of which were the remains of the northernmost fort. Civic investment in the park encouraged the gentrification of the north end of the town, with the construction of substantial residences to the north of the Park in North Parade and Gunton Cliff. Expansion further to the north of this area continued throughout the twentieth century. The talented Great Yarmouth born arts and crafts architect Ralph Scott Cockrill designed a number of fine villas here for wealthy Lowestoft tradesman and fishing boat owners and settled in a villa on Gunton Cliff built to his own design.

A second public park was established in this area in 1897 with the purchase of Robert Sparrow's marine villa to the east of Bellevue Park. The Sparrow's Nest gardens were laid out as a park and became the venue for numerous entertainments. Further development of the Park as a pleasure ground occurred in the early twentieth century, with a pavilion and bandstand built alongside various sport facilities.

Despite the growth of Lowestoft as a pleasure resort, the fishing industry continued as a vital part of the economy. Beginning in the 1860s, the Scottish herring fleet increasingly ventured down the east coast and from the 1890s, the Scottish voyages had become a full-scale invasion leading to the golden age of Lowestoft's herring fishery in the first decades of the 20th century. By 1911, at the peak of production in the British fishing industry, Lowestoft's population had risen to 37,886. The Scottish fleet brought with them a preference for the production of kippers, which were invented in Newcastle in 1843 and quickly became the most important product for the home market. While the red herring, the staple product of the Lowestoft fishery, was steeped in salt for two days and smoked for two or three weeks with intervals for the oil to drip out, the kipper was split, gutted, soaked in brine for about half an hour, then hung on hooks from long rods in the smoke of a fire of oak chips and sawdust for 6 to 18 hours. In addition to an increased emphasis on kipper production, refinements in the pickling of herring in brine led to the production of pickled herring for export to Germany and Russia. The requirement for the herring to be gutted prior to smoking in order to produce kippers and prior to pickling, required a large mostly female labour force, which came down from Scotland with the boats.

The onset of the First World War, however, greatly reduced fishing as the Admiralty requisitioned steamboats for patrolling and minesweeping. This resulted in the growth of other industries, such as shipbuilding and engineering. Leisure however continued as a key industry into the twentieth century, peaking during the inter-war period. New leisure facilities were constructed on the Denes below Gunton Cliff and North Parade in the early twentieth century, including the Denes Oval, new tennis courts, cricket facilities and a new paddling pool.

Due to its associations with the Admiralty and its position as a port of strategic importance, Lowestoft was bombarded by the German navy during the First World War and heavily bombed during the Second World War. This led to extensive rebuilding programmes particularly in the London Road area. During World War II, Lowestoft was an important naval base with surrounding defences of trenches, batteries, pill boxes, and dense belts of barbed wire. A significant number of the larger sea front villas and town centre school buildings were requisitioned as billets for the troops manning these defences. Sparrow's Nest park and house were commandeered by the Royal Navy Patrol Service in 1939 and was known as HMS Europa throughout the Second World War. The park was returned to leisure use after the war but remains the site of the Royal Naval Patrol Service Museum.

Lowestoft has been subject to periodic flooding throughout its history resulting in the construction of various sea defences. One of the most dramatic floods occurred in January 1953, when the older sea defences were swept away and the Beach Village and southern town heavily inundated. The

impact of the flood combined with the damage caused by the military during World War II when most of the village was commandeered led to the abandonment of the Beach Village and the lands subsequent redevelopment for industrial use. Today very little remains to remind the town's inhabitants of its existence.

Throughout the later twentieth century, Lowestoft endured a significant decline in both its fishing and tourist industries, leading to a period of economic decline. Attempts to modernise and revitalise the town were undertaken in the 1960s and 1970s, with considerable redevelopment to the west of the High Street and the large-scale redevelopment of the Whapload Road area. The construction of the town's bypass in the 1970s resulted in the clearance of further substantial areas of historic buildings.



*Old Market Plain and St Peter's Church, Lowestoft, 1928*

*By kind permission of Historic England*

### 4.3 *Archaeological Significance*

There are no Scheduled Monuments within Lowestoft. The proximity of Lowestoft to the site of Palaeolithic occupation in Pakefield however raises the potential for the discovery of similarly dated deposits within the town. Some evidence of Neolithic and bronze Age activity is suggested by finds archaeologists.

Limited evidence of Roman activity is known within Lowestoft; however, the finds recorded in the nineteenth century around Roman Hill, combined with the use of the Waveney as a communication route in this period raises the potential for the presence of Roman archaeological evidence within the town. Very little archaeological evidence has been found of the town's earliest origins; however, some finds of Anglo-Saxon pottery near Rotterdam Road, St Peter Street, and Normanston Drive roundabout are known locally suggesting a focus for activity in this period and potential for further evidence.

The High Street represents the core of the medieval settlement from the thirteenth century onwards, with terraced burgage plots and Scores radiating east-west from the High Street to the sea. The Denes and former Beach Village also developed alongside the fishing industry at the base of the cliff. These areas are likely to have significant archaeological potential. There are numerous sites on the local Historic Environment Record relating to Lowestoft's medieval and post-medieval history, alongside further sites associated with World War II structures.

The Lowestoft porcelain industry was once centred on Crown Street, production began circa 1757 and probably ceased circa 1801. "It was amongst the longest-lived of English soft-paste porcelain factories. Kiln waste and other remains have been found on the site during demolition and rebuilding works during the twentieth century.

### 4.4 *Traditional Building Materials*

The North Lowestoft Conservation Area is divided into four-character areas (see sections 4 to 8, below) and each area possesses a diverse range of building types and materials. It is this variety, combined with good detailing, that contributes significantly to the unique qualities of each character area and to the whole conservation area.

The oldest structures found in the conservation area are the fifteenth and sixteenth century are timber framed former merchant's houses located along the High Street, although few now have exposed framing meaning that their form and the occasional jettied upper floor are the only externally visible clues of this construction type. Applied timber framing, which is decorative rather than structural, became fashionable during the late nineteenth century and is found regularly adorning the gables of arts and crafts villas and semi-detached red brick houses to the north of the conservation area. A notable exception to this is Tudor vernacular styled No.90 and 91 High Street, a commercial property built c1880 and designed by William Oldham Chambers.

Render and stucco are materials seen applied to elevations, typically colour washed, and primarily on seventeenth and eighteenth century buildings on or near the High Street. During the early nineteenth century this material was used at Crown Street Hall and during the mid and later nineteenth century was used, with Italianate detailing, to prominent effect at the High Light lighthouse and Keeper's Cottage on Yarmouth Road. Occasionally stucco work is incised to imitate ashlar (cut stone).

The use of roughcast is seen applied to arts and crafts villas to the north of the Conservation Area. Mid to later twentieth century use of this material, seen on the High Street, does little to enhance the conservation area. Examples of tile hanging are few, and it is uncommon generally within the East

Suffolk region, although a twentieth century example of this, applied to a jettied sixteenth century town house on the High Street is a notable exception which adds an unusual level of texture to the streetscape. Within the Bellevue character area, tile hanging can occasionally be seen applied to gable ends and around the bay windows of arts and crafts villas.

The most frequently encountered building material with the conservation area is brick and this use is a consequence of it historically being readily available from a number of brickworks located within the region during the eighteenth and nineteenth century. What does vary however is the quality of the brick, its colour and application. Most commonly seen is red brick, particularly to the densely populated streets to the north and west of the conservation area. The quality of brickwork varies from handmade bricks with slender lime mortar or putty joints, as seen on Regency town houses, to the machine-made bricks of the nineteenth and twentieth century and used for a variety of smaller residential and commercial properties. Less commonly found, and usually an indicator of a desire to display a wealthy and fashionable status, is the use of 'Suffolk white' or gault bricks. These are often found on mid nineteenth century buildings providing dressings to the facades of red brick buildings. Occasionally an entire white brick frontage can be seen, and the High Street contains noteworthy examples of this, although the comparatively high cost of white brick means that buildings constructed entirely from this material are fairly uncommon. An unusual side elevation of white brick, laid to a complicated pattern of arches, bold string courses, recessed panels and gable end chimney stacks can be seen at No.147 High Street, and this represents a skilled and unusual use of this material. The highest quality brickwork tends to be found to the Regency houses on the High Street. The oldest known use of brick is thought to be an early fifteenth century vaulted cellar located beneath No. 160 High Street.



*Painted render or stucco elevations*



*Rendered elevations with ashlar marking*



*Painted Roughcast*



*Tile hanging, plain tile and pan tile roof covering*



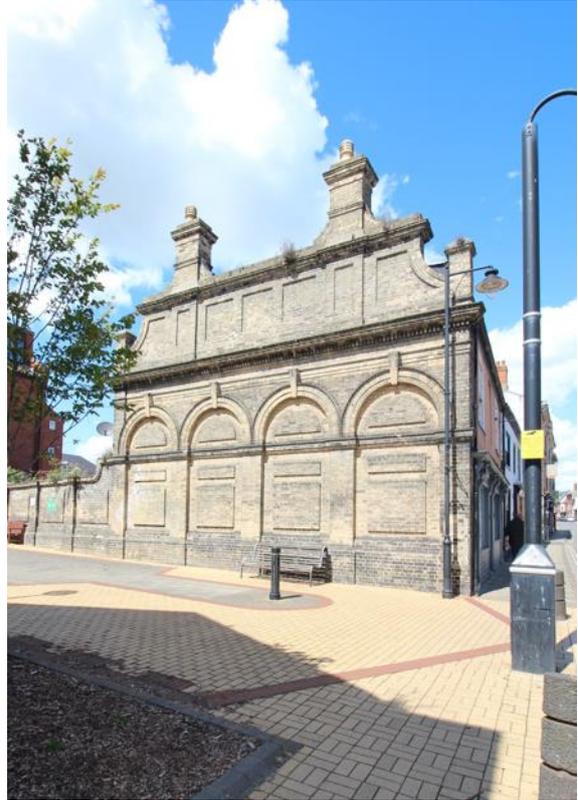
*Red brick elevations with gauged brick arches*



*Red brick elevations with white brick dressings*



*Suffolk white (or gault) brickwork*



*Suffolk white (or gault) decorative brickwork*



*Suffolk white (or gault) brickwork, stone capital*



*Polychromatic brickwork*

Polychrome brickwork, a decorative effect created through the employment of different colour bricks, was a style that emerged during the mid nineteenth century as part of the gothic revival movement. The result is often elaborate and complex, with cross and diaper patterns seen alongside contrasting brick quoins or horizontal bands. A true expression of this style, which is more than a commonplace use of contrasting brick for window surrounds and details, can be seen at Nos 136 and 137 High Street, which contribute a positive element of variety, colour and liveliness to the streetscape.

The painting of brickwork in the conservation area is seen in two guises; primarily as a later application to hide brickwork, either scarred by alteration or to tone down an elaborately detailed façade that has fallen out of fashion (see polychrome brickwork, above) or the painting of brickwork with tar as a measure to protect the building against the elements. Examples of the former can be seen on the High Street and rarely when the paintwork has been added retrospectively does it enhance the building to which it is applied (see the Grade II Listed No.59 and 59a High Street and also the positive unlisted building No. 159 London Road North). Examples of tar painted buildings are few, and those that exist are located within the Denes Character Area and are structures formerly associated with the beach village and the herring fishing industry. The tar would likely have been added to protect the building from the corrosive effects of coastal weather conditions, and it seems likely that the tar, a waste material resulting from the production of town gas, came from the Lowestoft Gas Works, located to the south east of Whapload Road. No.329 Whapload Road is a noteworthy example of this.

Flint construction, typical of the vernacular tradition in Suffolk, is present in significant buildings such as Wilde's House and also The Royal Falcon (the latter now regrettably painted), both on the High Street and both dating from the sixteenth century. The process of knapping flint and constructing with it is laborious, and consequently the material is usually found on buildings of local importance.



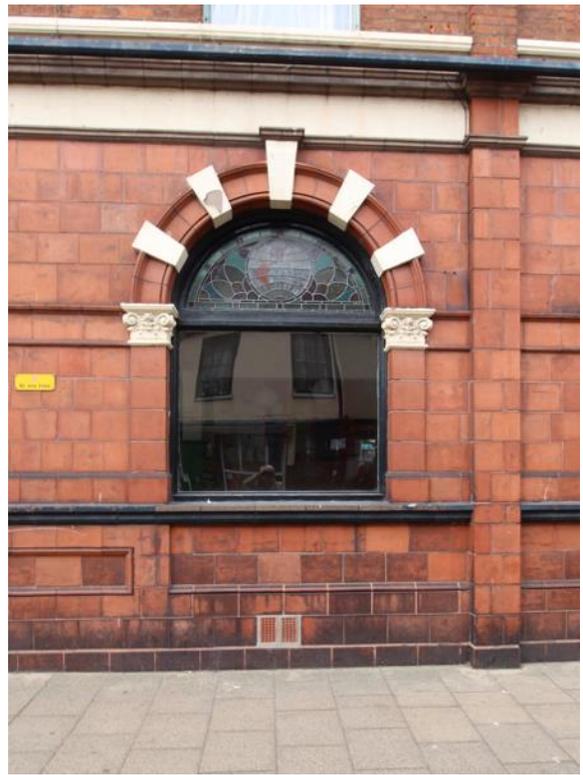
*Painted brickwork*



*Black painted or tarred brickwork*



*Flintwork and stone margins*



*Faience tiles*



*Decorative stonework (tracery)*



*Portland stone and bronze, Naval Memorial, Bellevue Park*



*Slate roof covering*



*Red clay plain tiles*

As a building material, faience tiles had a relatively short period of use as cladding, rising and falling in popularity during the late nineteenth and early to mid twentieth century. Consequently, buildings constructed from this material are relatively uncommon although an example of this material exists at No.131 High Street, the former Globe Inn, which has a faience tiled ground floor of high quality. Decorative clay tiles are also seen, but their use is largely limited to pressed tiles applied to early to mid nineteenth century terraces and villas in the Bellevue Character Area.

Examples of secular buildings constructed entirely from stone are fairly uncommon in the East Suffolk region. Stone is not found locally and therefore represents a costly construction choice. Yet it can be seen used for dressings and ornamentation on some civic and commercial buildings, and to the tracery windows of Christ Church. Certainly, the most impressive use of stone is the Portland stone Naval Memorial in Bellevue Park.

Timber is used in a multitude of guises. Both as a structural component of buildings but also for door and window joinery and embellishments. The surviving eighteenth, nineteenth, and early twentieth century window frames are rapidly disappearing, and have too often have been replaced with poorly designed and constructed wooden casement frames or uPVC. However, the conservation area fortunately still retains a number of sash windows, which vary in style from flush-framed small pane eighteenth century windows with fine glazing bars to the recessed plate glass windows with horns to the upper sash of the mid and later nineteenth century. Examples of original timber windows have all but vanished from the Crown Street West, The Denes and parts of the Bellevue Character Areas.

Timber shopfronts and fittings are also retained in good number, and the recently listed example at No. 59 and 59a High Street is an outstanding example (see section 3.5, Commercial Frontages - Shops, Pubs and Banks). To the northern end of the conservation area, where larger arts and crafts villas overlook the sea, buildings often incorporate a covered timber porch or first floor veranda. These are often elaborately detailed and executed with skill and are important features of the area.



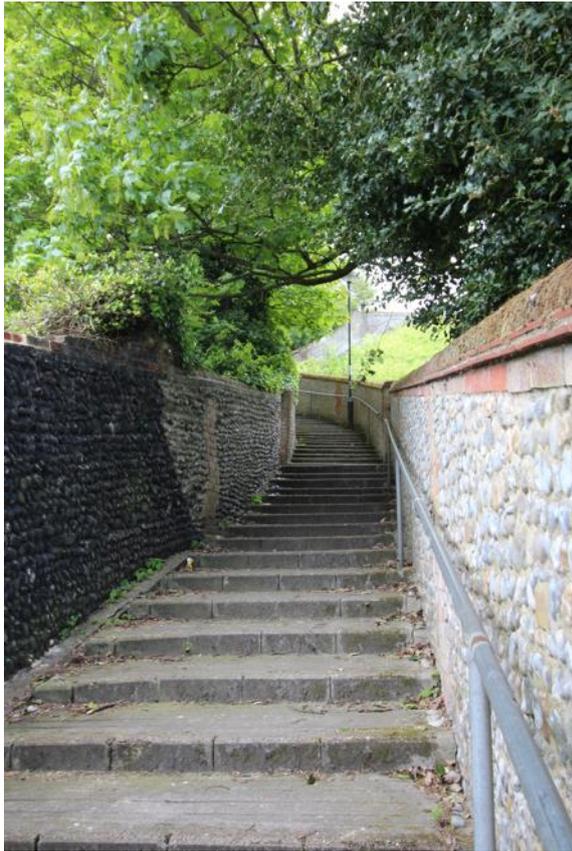
*Thatch with tree trunk columns (cottage orne)*



*Tile and brick column detailing*

Unsurprisingly for a conservation area as sizeable and varied as North Lowestoft almost every type of roof covering can be found. Red clay pan tiles are commonly seen, whereas black glazed tend to be less common and usually used for roof coverings on higher status buildings. Red clay plain tiles are seen extensively throughout the Bellevue Character area, whereas the smaller cottages and also the Crown Street Brush Factory to the Crown Street West Character area, and some of the large detached late nineteenth century villas on Yarmouth Road have Welsh slate roof coverings. Less frequently seen is the use of thatch, and this is perhaps not surprising within a town and its suburbs. However, located to the southern boundary of Bellevue Park is an attractive late nineteenth century *cottage orne* Keeper's Lodge with an elaborately sculpted circular roof with arched head dormers. A further example of thatch exists to the garden building at The Bleach, Heather Road. Generally, and particularly to the High Street, there is little to no established pattern of roofing material use, and the irregularity of types is a varied and strong characteristic of the area.

While the use of red brick and also plain tiles has been discussed, the use of both materials in alternating courses is an interesting and little used detail but can be seen to great effect as column supports on the Entrance Pavilion to Sparrow's Nest Park.



*Cobble walls and stone nosing to steps*



*Red brick walls and cobble setts*

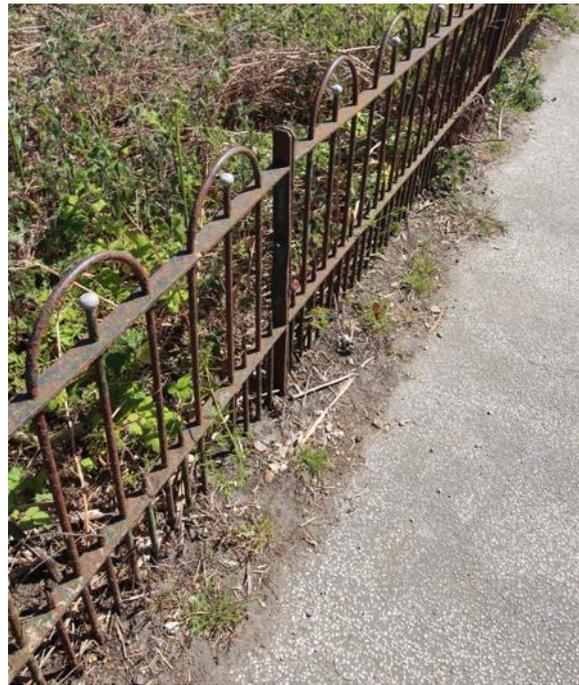
Washed cobbles or beach stone is seen regularly used for the construction of boundary walls, and the area around Cart Score is enclosed to the east side by such a wall. The use of red brick for boundary walls is seen throughout the conservation area, although the detailing varies from the ordinary to the elaborate, including the red brick walls with simple projecting column motif seen around North Parade, Gunton Cliff and Corton Road. Boundary enclosures form an important part of the conservation area and the transition point between the public realm and private spaces. Cobble setts for footpaths and pavings are seen frequently, and those around the Grade II Listed Fish House to the rear of No. 312-314 Whapload Road, which are similar in appearance to those found at the western end of Martin's Score, are particularly noteworthy.

A feature of the northern part of the conservation area, particularly around The Ravine, is the use of pre-cast concrete blocks, laid in staggered form, to create perforated retaining and boundary walls. Some have roughcast render at their bases, with red coping bricks to the top. While the deterioration of concrete means parts of the walls are in poor condition, their design and aesthetic contribute positively to the area.

Often associated with boundary walls is the use of iron railings. A finely cast metal railing using a flowing Art Nouveau motif survives along the boundary walls of buildings within the former Briarcliff Estate. Beginning along the boundary wall of number No.8 Gunton Cliff, this feature continues north to Heather Road and returns south along Corton Road terminating at Briar Cliff Lodges.



*Cast concrete walls and balustrades*



*Decorative iron railings*

Without question, the most elaborate and impressive iron structure in the conservation area is Jubilee Bridge over The Ravine; a single span footbridge built in 1887, with tracery spandrels, lattice bolted balustrade and cast-iron lamp standards. The bridge is an extremely important feature of the conservation area and adds a dramatic and elaborate note to the Bellevue Character Area.

A less successful display of public architecture is the steel and canvas awnings to the Triangle Market, High Street. This structure adds little of aesthetic value to the High Street, or the Listed or positive unlisted structures within its immediate vicinity.



*Iron foot bridge, over The Ravine*



*Canvas canopy and structural steel*



No.59 High Street, a rare and unusually fine surviving example of a chemist shop of c1851. Listed at Grade II.

#### 4.5 Commercial Frontages - Shops, Pubs, and Banks in the Conservation Area

##### Shops

Historic England have undertaken a thorough appraisal of the shop frontages on Lowestoft High Street where the bulk of the surviving historic shops within the Conservation Area are located (*Research Report Series 13-2019, The Shopfronts of Lowestoft High Street, Suffolk Research, and Investigation* by Katie Carmichael). This provides a detailed survey of each property where a shop front either survives or is known to have existed from archive sources. It also provides a broad assessment of the significance of those surviving shop fronts. This study has been drawn on considerably during the compilation of this revised conservation area appraisal and provides a more detailed assessment than can be provided here. The document emphasises

the survival of historic shop fronts of some considerable significance within the High Street character area.



Detail of part of the frontage of the former Devereuxs Grocers and Wholesale Provisions Store. Designed by John Louth Clemence.



*Detail of No.36 High Street. A late 19th-century shopfront with cast-iron columns set below the jetty of a 15<sup>th</sup> century house*

The area of the town centre occupied by shops contracted dramatically in the second half of the twentieth century, as shops disappeared from the streets to the west of the High Street and from the former beach village. In 2020 the High Street Character Area was the only one of the four character areas within this appraisal, to retain shops and public houses which are still operating.

The earliest surviving shop fronts in the Conservation Area date from the mid nineteenth century. No.45 High Street for example has been identified as having a largely unaltered wooden shop front of c1850 which was possibly installed for the draper John Browne Chaston. Set within it are however a twentieth century door and windows. No.59 High Street also has a shop front dating from c1851 but arguably one that is considerably more significant. A rare and well-preserved example of a purpose-built chemist shop. Other probable mid nineteenth century examples, like that at the derelict No.88 are now in poor repair with rotting woodwork.

Consumable goods sold by butchers, grocers, fishmongers, and dairymen necessitated different provisions for display and sale than were required for non-perishable items. These

businesses first made use of wide double-hung sash windows in the mid-18th century and continued with that arrangement until new regulations in the 1950s brought the practice to an end. A later nineteenth century example of this type of window can be seen at No.134 High Street The lower sash was normally fitted



*No.31 High Street, now a house, the small pane glazing was inserted into a later nineteenth century shop front c2002.*



*Large sash window through which food products were once sold. No.134 High Street.*

with large brass handles and was pushed up behind the upper sash to create an open shopfront in which produce could be displayed, with sales made through the window.

The original appearance of surviving later nineteenth century shop fronts is relatively well documented, thanks to the survival of historic photographs and building bylaw plans. Nos.56 and No.57 retain a complete shop front of 1889 designed by William Oldham Chambers and WJ Roberts for which a set of detailed drawings of c1889 survive within the Suffolk Archives. Often, unlike their predecessors these shop fronts were part of purpose-built retail premises and were an integral part of a façade's overall design.

One of the largest and grandest of the shops built on the High Street in the nineteenth century was Devereuxs at Nos.127-130. Designed by John Louth Clemence c1869 and built in phases, its shop front retains elaborately panelled pilasters, carved consoles, and seashells carved beneath the capitals. Some of the original wooden shop fronts with their delicate carved wooden pilasters flanking the door openings also survive, and the whole block retains a stylistic unity which is one of its most striking features. The nearest rivals to the pilasters here are arguably the ornate ones at Nos.9 & 11 Saint

Peter's Street of c1885 which in 2019 flank a particularly lacklustre late twentieth century wooden shop front.



*No.119 High Street, mosaic panel of c1930*

The surviving late nineteenth and early twentieth century shops on the High Street occasionally also retain tiled or mosaic floor panels in the well in front of their doors. Surviving late nineteenth or early twentieth century tiled floor panels like that at Nos.31 & 132 tend to be of a geometric or floral design, whereas after World War One advertising panels become more common. One of the most notable is that displaying the name of Turners the Boot Makers of c1925 at No.90 High Street. No.115 and No.119 also have 1930s examples. No.64 retains interwar period geometric tiling. Examples of more extensive tiling schemes are once known to have existed. The former Maypole Dairy at No.73 High Street retains some fine decorative tiling of early twentieth century date within its interior, although these are long been hidden from view.



*Detail of a fine, but conservatively designed shop front of c1930 at No.119 High Street*



*No.58 High Street retains a tiled bakery fascia and original display window of c1960. Historic England have emphasized the quality of its design and its remarkably intact state.*



*No.138 High Street clock installed c1888 probably to advertise the watchmaking business of Edmund Crake.*

Other forms of historic advertising can still be found on shops, such as painted advertisements on gable ends, but these tend

to now be very faded. No.138 High Street has a prominently placed clock on a fine decorative bracket projecting from its face, it was installed c1888 probably to advertise the watchmaking business of Edmund Crake.

No.133 High Street forms part of an inventively designed block constructed as part of a c1903-1905 road widening scheme. It originally contained the Globe Inn and a pair of shops designed for the butcher Benjamin Saunders. The architect of the scheme was William J Roberts of Lowestoft. Much of their detailing survives and behind the recent name board above the window is reputedly an early twentieth century gilded name board of considerable quality bearing the name of Benjamin Saunders himself. Decorative features appear to have been boarded over rather than removed on a significant number of historic shop fronts, and the careful removal of this later cladding should be encouraged. No.147 High Street which has an elegant and complete shop front of c1870 is a further

example where a gilded V- cut fascia board may survive behind a later tacked on panel. Relatively few shop fronts dating from the years between 1945 and 1980 survive, arguably the best being that at No.58 High Street of c1960. The shop front at No.147 was probably installed as part of alterations undertaken in 1947.



*C2003 shop fronts at Nos.43-44 High Street*

Many of the more recent attempts to design shop fronts in late nineteenth or early twentieth century style have lacked the quality of detailing evident on neighbouring originals. Some are however of pleasing character and far less damaging to the area's character than the 1960s and 1970s examples they often replaced.

Elsewhere within the Conservation Area there are also a small number of altered historic shop fronts on London Road North, and on Crown Street West. The Crown Street west examples are now preserved within properties converted to domestic use. At the northern end of High Street on the eastern side a number of historic shop frontages have also been retained when the properties themselves have long been converted to dwellings.



*Mid nineteenth century former commercial buildings on Crown Street west, showing shop fronts retained during recent conversion works.*



*The former Albion Stores Public House, No.101 High Street*

### *Public Houses*

Lowestoft's medieval and eighteenth-century High Street inns had largely disappeared by the late nineteenth century. All of the public houses of the Beach Village have been demolished together with large numbers of inns which formerly occupied the streets to the west of the High Street.



*The elaborate painted wooden frontage to the Old Blue Anchor, High Street of c1888*

On the High Street and London Road North Later nineteenth century public house frontages survive in relatively large numbers, although virtually all have lost their etched glass windows. By far the best façade is that at the Old Blue Anchor, High Street of c1888 which probably dates from the rebuilding of the inn, and those to the Triangle Public House (probably of late nineteenth century date), St Peter's Street and the former New Globe Inn, No.131 High Street which was built in 1903-05 to the designs of William J Roberts of Lowestoft. Excellent faience work survives on the former Fox and Hounds at No.178 London Road North although it has sadly been painted over.

Of more modest public houses, the best and most complete surviving frontage is that to the former Albion Stores at No.101 High Street of c1890. The simple wooden fascia at No.4 Dukes Head Street may also belong to a former public house called The Magdalene House. Bayfield's Bar at No.159 High Street retains much of its original c1898 frontage as do The Welcome on London Road North, and the former Crown Hotel, High Street. The former Crown and

Anchor on the corner of Crown Street East and High Street retains its c1900 entrance on the Crown Street



*Detail of the former Fox and Hounds, No.178 London Road North*



*The former bar entrance to the Crown and Anchor on the corner of Crown Street East and High Street*



*A typical window, at the former New Globe Public House, No.131 High Street, showing stained glass of c1905 depicting a globe.*



*Inn sign of the former Globe, High Street*

elevation but its main entrance fascia on High Street was removed c1990. Early and mid-twentieth century frontages are far rarer, only the Wheatsheaf (formerly the Spread Eagle) on the corner of Herring Fishery Score retaining parts of its original fascia.

More recent pub and restaurant frontages such as those at Nos. 93 and 95-98 High Street contribute little to its character.

### *Banks*

There are very few surviving bank buildings within the Lowestoft North Conservation Area and those that survive have now been converted to other uses. The banks on High Street were not the large purpose built late nineteenth century structures evident elsewhere in the town, but smaller scale structures which often started like as eighteenth century townhouses. The best of these is the former Gurney's (later Barclay's) Bank at No.63 High Street converted from a dwelling in the 1860s.



*Overhead street sign to the southern boundary of the conservation area*

#### 4.6 Street Furniture

Street furniture plays an important role in a conservation area. Not only does it serve to inform those living there or passing through, it also helps to ensure the safety of those enjoying the public realm. However, the use of street furniture, its design and the location of items can also have a positive or negative effect on the character and use of a space. Within the setting of green spaces and significant buildings the design and location of such items becomes an important element for careful consideration, particularly if its contribution is to be a positive one.

Lowestoft, in common with most towns and villages in the East Suffolk region, possesses a large quantity of modern street furniture, ranging from lamp posts, to signage and rubbish bins, and in certain locations this can lead to visual clutter, which reduces the effectiveness of items such as signage.

The survival of historic items of street furniture is rare and the cyclical process of rejuvenating public spaces has resulted in a surprising lack of such items within the North Lowestoft Conservation Area. Unusually there are no historic post or pillar boxes, or telephone kiosks (those to the High Street near the Crown Hotel date from the mid to later twentieth

century) and cast-iron road name signs are few. Bollards tend to date from the later twentieth century, as do benches, bins and information points. As street furniture is usually added to an area on a piecemeal basis the styles and design of what exists varies, as does material use and quality.



*The area around London Road North, High Street and the A47, displaying a visually confusing array of street furniture*

The overhead High Street sign located to the southern end of the historic thoroughfare plays an important part in advising visitors about the history of the area and has been carefully designed to reflect its surroundings. However, this area is also particularly cluttered with other items, including railings, a variety of pavement surfaces, lamp posts, restriction and information signs and benches, which make the area distracting.



*Information board and raised brick planter to the southern end of High Street*

Where items of street furniture have been carefully designed and located, their impact is occasionally marred by the addition of other furniture which have not been as well designed or placed.



*The elaborately detailed information point and bench seat to the Triangle Market, High Street*

Items such as late twentieth century road names have been poorly located at low level, reducing their visual impact and increasing the likelihood of damage.



*Poorly located road name signs*

Bins, benches, and bollards are generally of utilitarian design, and mostly date from the late twentieth and early twenty first century, with little thought appearing to have been given to their positioning.



*A regimented positioning of lamp post, bin, bench and bollards*

Other signs are more imaginatively designed, including those indicating the Red Herring Trail, which takes participants up and down the Scores. Their contribution to the public realm and enjoyment of spaces is a positive one.



*Sign indicating the route of the Red Herring Trail*

Some of the lamp posts within the High Street Character Area incorporate a rising sun motif to the angle between the post and arm, likely referencing the easterly location of the conservation area. Others lamp posts conform to a more generic type, with many used to display other public information signs.



*Lamp post of standard design, with other information signs fixed to it*

Tactile paving surfaces, used around crossing points, speed restriction bumps and changes in surfaces and colour to express parking bays, pavements and roads are all important from a public safety perspective, however the materials used and their location needs thought particularly where they affect the setting of significant structures.



*Speed restriction humps and contrasting tarmac colour to the High Street*



*Varied brick and slab surfaces to the High Street*

To Lighthouse Score there is a section of iron posts and handrail, probably dating from the early part of the twentieth century. Elsewhere within the conservation area, particularly to the northern end, other more elaborate ironwork exists (see section 3.4 Traditional Building Materials). Less well detailed railings, a consequence of having the busy A47 bisecting the conservation area, exist to the junction of London Road North, Artillery Way and High Street.



*Handrail to Lighthouse Score*



*Hand painted sign to No's 43 and 44 High Street*



*Remains of painted advertising sign to the gable end at No. 36 High Street*

Faded hand painted advertising or name signs exist to a couple of properties on the High Street, in various states of preservation. These important and decorative items, which contribute to documenting the changing social and commercial history of an area, are worthy of retention.



*Projecting clock and bracket at No.138 High Street*

An interesting and unusual historic item of street furniture exists fixed at high level to the upper storey of No.138 High Street. The illuminated clock face or ornate projecting cast iron arm appears to date from the late nineteenth century and makes an extremely strong contribution to the conservation area.

## 5 Character Areas

The Conservation Area has been divided into areas which display distinct architectural and townscape characteristics. These are as follows: -

- **The High Street Character Area**

*Consisting of:* Albany Road, Artillery Way, Barnard's Yard, Blue Anchor Plain, Camden Street, Capital Trading Estate, Christ Church Square, Compass Street, Crown Score, Dukes Head Street, Gun Lane, Herring Fishery Score, High Street, Lighthouse Score, London Road (North), Maltsters Score, Mariners Score, Mariners Street, Martin's Score, Milton Road (East), Old Market Street, Old Nelson Street, Rants Score, St Peters Street, Spurgeon Score, Triangle Road, Wells Yard, Wesleyan Chapel Lane, Whapload Road (southern end), Wilde's Score.

- **Crown Street Character Area**

*Consisting of:* Parts of Crown Street West, Dove Street and Factory Street.

- **The Denes Character Area**

*Consisting of:* Anchorage, & The eastern part of Lighthouse Score, and part of Whapload Road.

- **Bellevue Character Area**

*Consisting of:* Belle Vue Park, Cart Score, Clyffe Rise, the southern end of Corton Road, Dawn Poynton Place, Dene Road, parts of Gunton Cliff, Heather Road, Lighthouse Score (western end), Lyndhurst Road, North Parade, Park Road, Parkholme Terrace, Sparrow's Nest Park, St Margaret's Road, Station Road, The Ravine, the northern end of Whapload Road, and the southern part of Yarmouth Road.

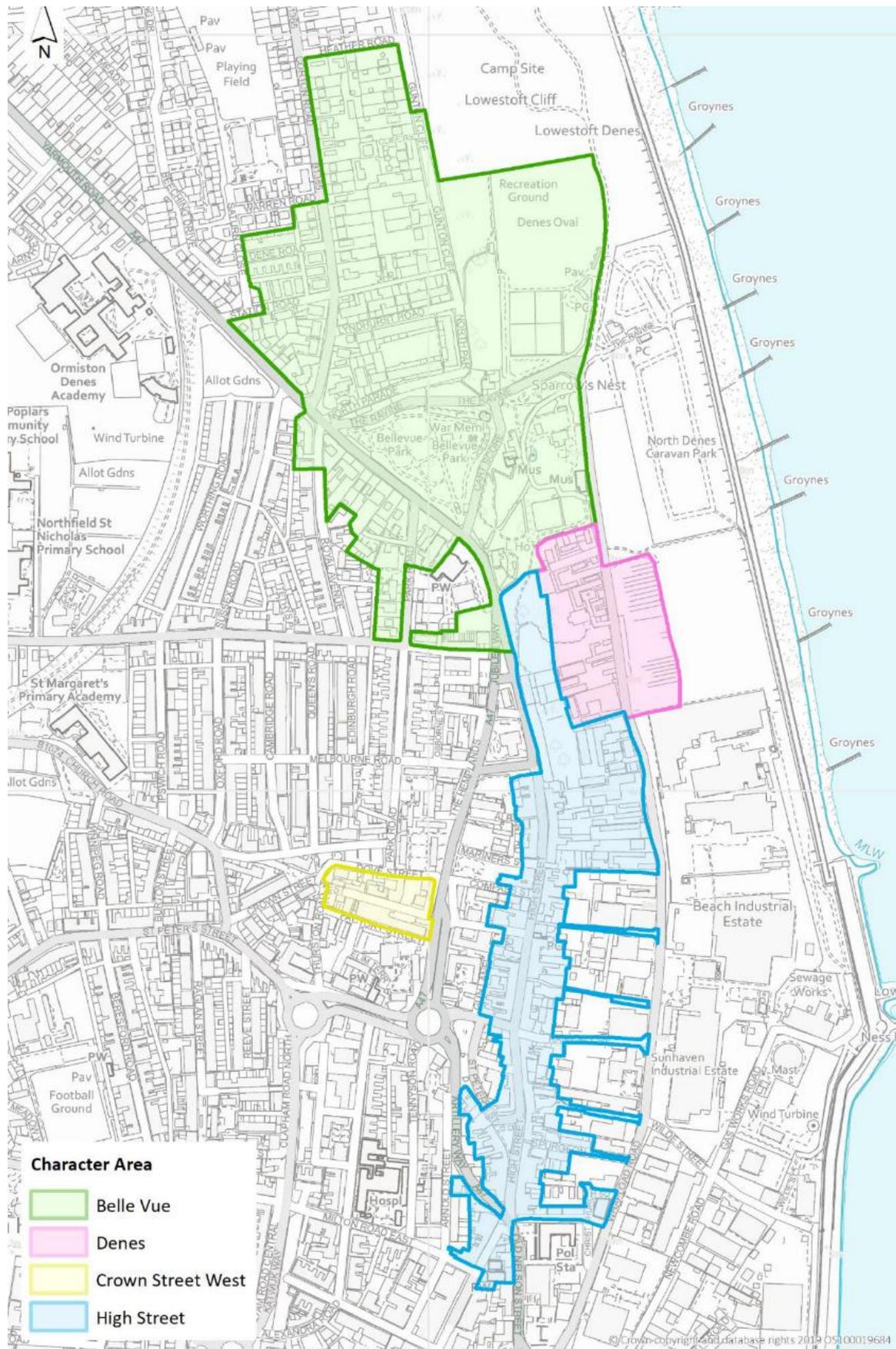


*Detail of Nos.90-91 High Street designed by William Oldham Chambers for Adam Swallow Clarke c1880.*



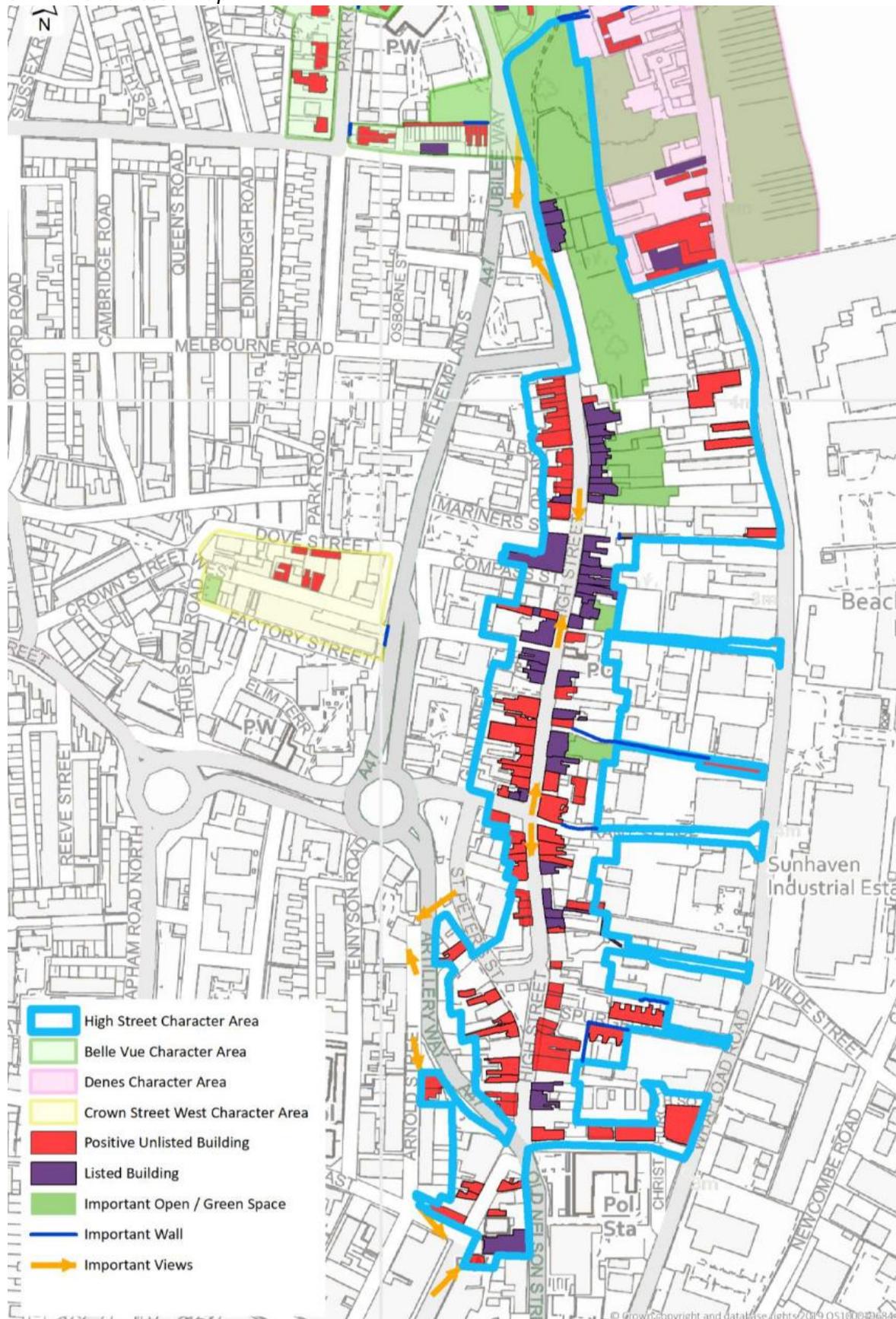
*Detail of Nos.90-91 High Street designed by William Oldham Chambers for Adam Swallow Clarke c1880.*

## 5.1 Map of Character Areas



## 6 The High Street Character Area

### 6.1 Character Map





*Looking north on High Street from the corner of Crown Street*

## *6.2 Character Summary - The High Street Character Area*

The morphology of the High Street Character Area results from the town's medieval origins and reflects the historical and economic development of the town. The High Street lies at the centre of the Conservation Area and gently curves to follow the edge of the cliff to its east. It contains the bulk of the town's earliest surviving buildings together with the best of its surviving Georgian townhouses. The narrow width of the street and its undulating character combine with continuous building frontages of varied form, height, and materials to create an intimate enclosed streetscape that draws in views and maintains visual interest. The Scores punctuate this space to the east, providing long views towards the North Sea, whilst to the west, the side streets terminate in wide and disjointed vistas towards Jubilee Way, where major 1960s and 1970s clearances have removed much of the later seventeenth, and eighteenth century core of the town. Throughout the character area their remain occasional empty sites, which are either the result of Second World War bombing raids or ill-advised post war demolitions. The impact of war time raids on the High Street Character Area should not be underestimated many buildings were destroyed and still more badly damaged. The negative impact of these events remain more than sixty plus years later. The clearances to the west of the Conservation Area are also taking decades to heal.

The enclosed, linear High Street is relieved by small planned open spaces on its western side which break up the continuous building frontage. New Market Place, formed in 1703 by the demolition of the New White Horse Inn, formerly covered a larger area, but has been reduced in size through the development of its Compass Street frontage. This space creates good views of the southern façade of the former Town Hall, a key building within the Conservation Area.



*Triangle Market with the southern section of the High Street beyond.*

The open courtyard adjoining Wesleyan Place once formed the enclosed churchyard of a fine Grade II Listed Italianate Methodist Chapel of c1862, which was sadly demolished c1985. Today the courtyard forms a pleasant, well-tended open space, recessed from the continuous frontage of the High Street, and enhanced by the elaborate Victorian gault brick screen wall of No.147. This wall was constructed to complement the Italianate façade of the chapel itself.

A small square called Blue Anchor Plain at the junction with Duke's Head Street was reputedly originally created to provide a turning space for horses and carts travelling up Rant Score. The square is enclosed by varied two and three-storey buildings; those on the northern side including the Grade II Listed No.134 High Street being survivors of pre-Victorian Lowestoft. No.3 Dukes Head Street retains a gambrel roof; once a common feature in central Lowestoft, roofs of this kind have now largely disappeared. Blue Anchor Plain opens up views of the elaborate and well-preserved c1888 façade of the Old Blue Anchor public house on the corner of High Street.

Views looking west along Dukes Head Street from Blue Anchor Plain are now dominated by the late 1960s high-rise block known as St Peter's Court. In the later twentieth century Blue Anchor Plain was enhanced by the planning of trees and the laying of subtle paving using an interlocking fish motif.



*Wesleyan Place looking east, once the leafy churchyard of a Methodist Chapel.*



*Shops on the eastern side of High Street*

The Triangle Market is located at the junction of High Street and St Peter's Street and was the historic marketplace of Lowestoft. Until the late nineteenth century, it was a relatively small intensively used space. As early as 1864 William Oldham Chambers had proposed the building of a grand Italianate block of shops between High Street and St Peter's Street facing onto the market but the scheme was abandoned. The northern side of the market was eventually cleared in the 1890s for the intended construction of a new town hall. The Town Hall proposal was also sadly abandoned, and in the mid twentieth century further buildings on the northern side were demolished creating the present unsatisfactory space. Although lined by generally attractive and interesting buildings, the market currently forms a transient space, little used by traders, and providing vehicular access to High Street. (At the time of writing 2019 there were plans to reintroduce a market here). The northern side of the space is of particularly poor townscape quality with unused late twentieth century market awnings screening an area of disused land.



*Surviving buildings at the southern end of St Peter's Street*

St Peter's Street springs from the Triangle's north western corner. Sadly, relatively few buildings survive at its southern end owing to the construction of Artillery Way in the 1970s. The unspoilt late nineteenth century Triangle public house is amongst the most memorable survivals.

On the eastern side of High Street, only the Scores break up the otherwise continuous building line of much of its street frontage. Each Score has a unique character, form, and history, many being named after an associated former public house or mercantile family. Some like Rant Score, are wide enough to allow vehicular passage, but more typically, they are narrow pedestrian routes, enclosed by brick or cobble boundary walls and buildings, with steps giving access to the High Street. Passage along the Sores has been encouraged and enhanced by the placement of public art and the presence of features such as crinkle-crankle walls and terraced housing.



*New Market Place on the corner of High Street and Compass Street*

The Scores today peter out into car parks and industrial units at their eastern end, the surviving former smoke houses and warehouses providing the only features of interest. To the east of Whapload Road the industrial estate contains large-scale buildings where once there was the thriving community of fisherman's cottages, smoke houses, and net stores which formed the Beach Village. These large twentieth century structures sever



*C1900 buildings at the northern end of the High Street*

views towards the beach and have helped to disrupt the historic street pattern. Their visual impact is relieved only by the presence of the inland wind turbine known as 'Gulliver' erected c2004 which is a prominent local landmark.

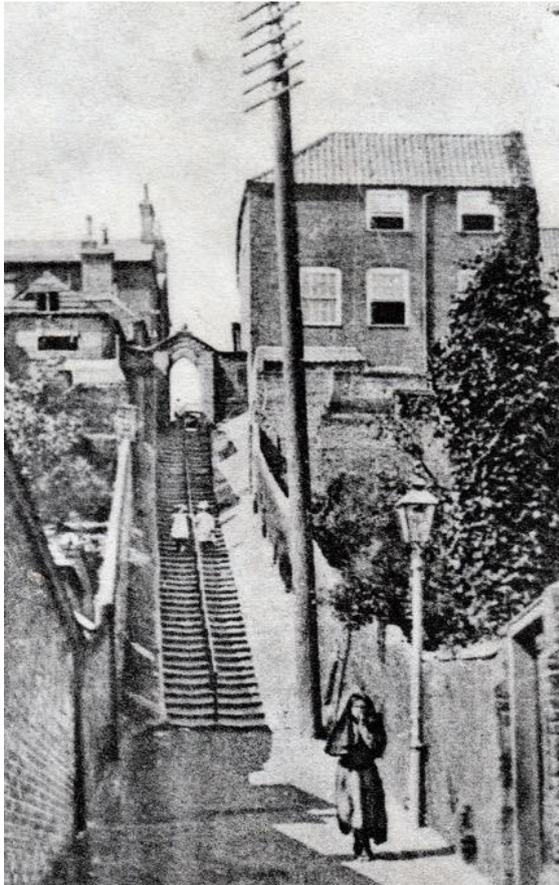
The backlands flanking the Scores are highly varied in nature and use. A significant number still form terraced private gardens serving properties on the eastern side of the High Street. Some have however been subdivided to accommodate infill development, as seen in the Crow's Nest on Crown Score. At the northern end of High Street vacant plots left by blitz damage or ill-advised post war clearance extend this green space to the pavement edge. At the eastern end of these plots can still occasionally be found clusters of outbuildings originally associated with the fishing industry.

Walking into the High Street from the junction of Yarmouth Road at its northern end there are gaps caused by war time bombing and later clearances for road improvements which have considerably eroded the character of this part of the High Street. Moving further south, the streetscape becomes strongly defined and

enclosed by historic buildings to the east and west. Looking south the High Street curves creating contained views. Great variety is apparent within the buildings.



*High Street looking south from the corner of Dukes Head Street*



*An early twentieth century view of the Mariners Score Gate and houses on the eastern side of High Street.*

To the east, the streetscape is dominated by narrow frontages which reflect medieval burgage plots and provide a constantly shifting roofline of two, and three-storey buildings of differing roof pitch. Late eighteenth and nineteenth century frontages dominate; however, a significant contribution is made by earlier buildings such as the Royal Falcon Inn, and No.36 High Street which is the oldest complete building within Lowestoft. The formal eighteenth and nineteenth century frontages of buildings such as Nos.29-32 High Street also conceal mid-to-late sixteenth century structures behind their formal façades. Mariner's Score runs east from the High Street at its northern end and is entered from a gothic archway through a short brick wall. This is one of the most picturesque scores, with excellent views across to the North Sea framed by the archway.

The earlier structures on the eastern side of High Street have been subject to several

phases of remodelling, as demonstrated by No.41 High Street, a mid to late fifteenth century structure, rebuilt in the seventeenth and nineteenth centuries, before being altered again in the twentieth century. The building now presents a modest three-storey Victorian elevation to the High Street.

Crown House (No.55 High Street) forms a contrast to the more modest surrounding buildings. This is a substantial red brick townhouse of the late eighteenth century, set back from the street frontage behind a compact front garden, which enables longer views toward the structure. Its terraced rear gardens are prominent in views along Crown Score.

The only disruption to the historic streetscape is the late 1960s building at Nos.38-40 High Street, a three-storey, flat-roofed building of little visual interest which intrudes into views west along Mariner's Score. It replaced a large decaying eighteenth century town house which was demolished c1957. This part of the eastern side of the High Street contains two of its finest buildings, No.55 a distinguished classical townhouse of c1780 and the former chemist's shop built for Robert Morris Chemist and Druggist in 1851. The mid-twentieth century buildings of the Post Office (No.53) and No.58 have a neutral impact upon the streetscape, being of relatively little architectural quality, but maintaining the domestic scale of the street.



*Crown House from Crown Score*

Crown Score punctuates the eastern side of the High Street between Nos.50 and 51, giving long enclosed views along the Score. Reached



*Dwellings at the northern end of the High Street, a number of these buildings became shops in the later nineteenth century but have now returned to domestic use.*

from a short area of sett paving, a flight of stairs flanked by brick and flint walls gives access to the base of the cliff. The Score offers fine views of the rear of Crown House and its terraced rear gardens whilst at its western end behind No.51 High Street are to be found two much altered former cottages, now rare survivals of the type of dwelling which once lined many of the Scores.

Martin's Score runs down the cliff face between Nos.60 and 61 High Street. Beginning as a broad sett-paved route, the score rapidly narrows as it moves down the cliff, enclosed by tall flint or brick boundary walls to the north and south. At its eastern end survives a pair of nineteenth century outbuildings from the former Youngman, Preston, and Co's Eagle Brewery. Once one of the most architectural distinguished industrial structures within the town centre, it was demolished in the 1960s. The fine c1860 stone eagle which once marked the entrance to the site survives above the entrance to the nearby Bird's Eye Visitor Centre. The public realm of Martin's Score is enhanced by the presence of plaques set into the pavement



*Martin's Score looking west towards High Street*



*Looking South on the High Street from the corner of Old Market Street, the substantial building on the right was built for John Devereux as a grocery and provisions store.*

showing boats historically associated with Lowestoft. Its western end again provides good views of the rear of the houses on the High Street. On its southern side, the former Barclay's Bank building at No.62 High Street is now once again a private house with a mature and well cared for private garden overlooking the cliff edge.

To the western side of the High Street, a series of later nineteenth century municipal road widening campaigns have resulted in a more regular frontage. From c1870 small cottages, and inns were swept away and replaced with larger commercial buildings which are reminders of the town's late Victorian commercial prosperity. Many of the rebuilt shops and former public houses retain notable nineteenth and early twentieth century facias, which contribute significantly to the area's character. The former Town Hall was itself a victim of these road improvements, its mid nineteenth century façade being set back significantly c1899. George Hamby's rebuilt façade still features prominently within the street frontage on the western side of High Street, highlighted by the projection of its clock tower. As the century progressed these rebuilding campaigns became more ambitious in their scale, culminating c1898-1900 in the rebuilding of Nos.161-176 at the High Street's northern end.

Views along Mariner's Street, Compass Street, and Crown Street East from the western side of High Street peter out into the non-descript car parks bordering Jubilee way. The forcing through of this road result in the substantial demolition of historic structures in the 1970s. The devastation was completed by the c2016 demolition of the surviving nineteenth century buildings to the rear of the town hall. Crown Street East retains a rare survival in the form of a decaying Grade II Listed coach house that formerly served the Crown Hotel. A similar inn yard and service buildings, at the rear of the former Globe Inn lower down the High Street were partially cleared c2013. An open courtyard provides views towards the coach house building from Crown Street, providing visual and historic interest to an otherwise poor quality, streetscape.



*Former Cottages at the High Street corner of Crown Score*

To the south of the Town Hall, the High Street narrows creating a greater sense of enclosure, aided by the increasing height of the flanking buildings. Amongst the best are Nos.64-66 which were rebuilt in the 1890s and Nos.136-37 a purpose-built shop of c1870 with a polychrome brick façade. To the immediate south of Duke's Head Street are further later nineteenth century commercial buildings, the Italianate block on the eastern side were rebuilt in the later 1870s to the designs of George Glover, Rants Score providing dramatic views of their rear elevations and of the fine Italianate white brick return elevation of No.70. Those buildings on the western side including the fine former Globe Inn date from a street widening exercise of c1903-1905 and were designed by the talented local architect William Roberts. They are of red brick and retain a particularly fine and complete set of original facias to their shop and former pub frontages.

Rant Score contrasts considerably with the other Scores of the Conservation Area. The score is wide and unenclosed making it fully accessible to vehicles. It is also surrounded by modern light industrial premises at its lower eastern end. Views east and west along the score are broad, encompassing much of the highly varied townscape, with clear views to the wind turbine to the east. Until the mid-twentieth century its southern side was lined with small cottages.



*Looking east along Wilde's Score towards the Beach Village c1910*

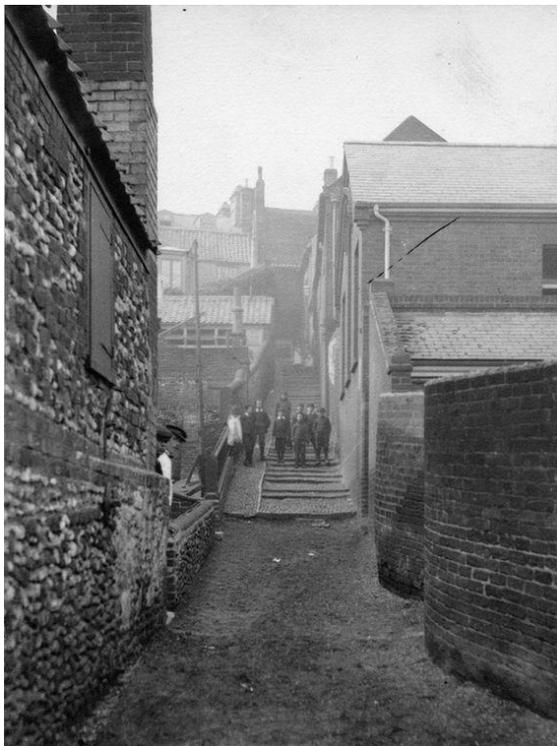
Beyond Old Market Street the contrast between the buildings on the eastern and western side is marked. To the west is the imposing Italianate late nineteenth century Suffolk white brick façaded former Devereux's store, whilst on the eastern side the buildings are of a more vernacular small-scale character. Buildings within this part of the High Street provide evidence of Lowestoft's history from the sixteenth to the twentieth centuries, creating an attractive and varied streetscape. Interspersed amongst the late nineteenth century commercial structures are several

modest, domestic buildings, such as Nos.75-76 High Street, and the flint faced Wilde's or Flint House at No.80 High Street. This mixture of scale and function creates a sense of historic depth and visual interest within the streetscape, constantly drawing the eye onwards.

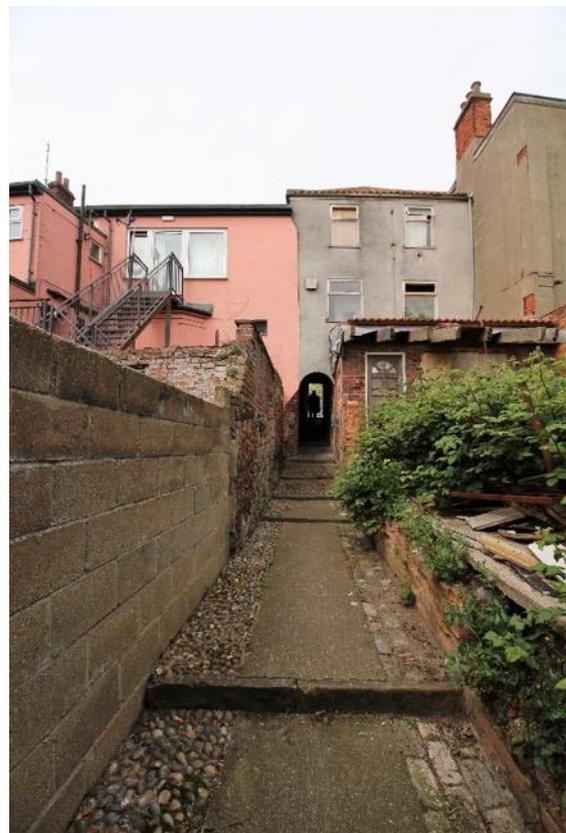
Wilde's House bears a datestone of 1586 but its present façade appears to be largely of eighteenth-century date. The steeply declining Wilde's Score is entered from High Street through a narrow passageway under the house, giving appealing views towards the turbine and of the c1843 red brick former school buildings to the house's rear. This score is flanked by a combination of brick and flint walls in the later twentieth century its eastern end was blocked, and the Score redirected to join Cumberland Place. These brick and flint walls may date from the late sixteenth century. The presence of public art in the form of shoals of fish inlaid into the steps enlivens passage through the score and enhances the pedestrian route. The Score's most notable structure is the Heritage Centre originally built as a school for the sons of fisherman in 1788.



*The High Street end of Maltsters Score c1910*



*Looking west along Wilde's Score towards the High Street c1920*



*The same view of Maltsters Score, today*

Some of the properties on the eastern side of the High Street between Wilde's Score and Maltsters Score are Grade II Listed and retain maturely planted rear gardens. As Maltsters Score is approached the High Street widens to form Triangle Market, and its character changes. Nos.85&86 High Street were rebuilt c1970 the present structure doing little to enhance the character of the Triangle Market onto which it fronts.

Maltsters Score exits the High Street by a narrow passage in the ground floor of No.88. The arched passageway possibly predates the rest of the building which surrounds it and opens onto an area of derelict land where a row of early nineteenth century cottages once stood. Beyond however is a pleasant pedestrian routeway flanked by a partially rebuilt serpentine or 'crinkle-crankle' wall and enhanced by the placement of metal sculptures of skeletal fish. The passage then returns to the south to join with Spurgeon Score.



*The western end of Maltsters Score looking south east*

Beyond Spurgeon Score the High Street again narrows. The mixture of later nineteenth century commercial and earlier, domestic scaled buildings continues, the work of the talented local architect William Oldham Chambers is represented on the eastern side by well-detailed buildings such as the pleasing, Italianate gault brick faced No.99 High Street of c1866, and the Germanic gothic c1880 extravaganza of Nos.90-91. On the western side No.119 retains a particularly fine early twentieth century shop front, the late nineteenth century commercial buildings on

this section of the western side suffered damage in 1941 bombing raids which also destroyed No.116 an elaborately façaded temperance coffee house of c1878. This part of the western side of the High Street was rebuilt as a result of c1887 road widening scheme devised by the then Borough Surveyor George Hamby.

Spurgeon Score is especially significant as it retains early to mid-nineteenth century cottages on parts of its north and south sides. These are important reminders of the fishing community destroyed in 1930s and later 1960s clearances. At its High Street end the building on its southern side was rebuilt c1970 and detracts from the appearance of both the High Street and the Score.



*Spurgeon Score*

Nos.102-104 on the eastern side are formed from a mid sixteenth century timber framed and jettied structure.



*The sixteenth century Nos.102-104 at the High Street's southern end.*

The present façade to No.100 High Street is of no architectural significance and is an intrusive

feature within the streetscape due to its poor-quality shop front and the use of corrugated metal sheeting as cladding above. This building is however of considerable historic significance due to the survival of three small cottages built into the cliff face within its basement. These buildings are believed to date to the early eighteenth century and were last in use during the Second World War. The shop's original street façade may yet survive behind the ugly cladding. Nos.105-106 replace a fine early cinema building with an elaborately decorated faience façade.



*The western side of High Street south of Triangle Market the three storey commercial buildings were constructed as part of an uncompleted road widening scheme begun c1887.*

The High Street terminates abruptly where it is severed by Artillery Way, the town centre bypass constructed in the 1990s. The late nineteenth century Nos.110-112 High Street on the western side were demolished in 1993 to allow for the construction of this road which severs the Conservation Area into two parts, cutting across High Street at an angle and segregating it from the principal retail frontages of London Road North. The public realm of this street is particularly unsympathetic to the Conservation Area, using bright red modern bricks for boundary walls and screens to the gables of adjoining buildings. Despite the severing effect of Artillery Way, passage into the High Street from London Road North is improved by the placement of a raised sign announcing entrance into the High Street, functioning as a gateway feature, and encouraging pedestrians to cross Artillery Way.



*Herring Fishery Score from Whapload Road*

Herring Fishery Score is located to the south of the pub, running alongside the brutalist police station opened in 1979. This heavily massed building faced in modern red brick shows little reference to its setting, its construction obliterated one of the earliest Scores. It stands within a drab area of soft landscaping. The northern side of Herring Fishery Score, however, manages to preserve much of its historic character and is lined by nineteenth and mid twentieth century educational buildings of considerable character. Its eastern end is dominated by the tower and spire of William Oldham Chambers Christ Church, adjacent to which stands its gothic Parish Hall and former schools. These buildings are important survivals from the former Beach Village and form highly significant elements in the streetscape of Whapload Road and in views north from Battery Green roundabout. The name Herring Fishery Score is a relatively recent one, the Score previously being known as Nelson's Score.



*Looking up Herring Fishery Score towards London Road*

London Road North is a broad thoroughfare which slopes down towards the harbour and railway station. The street forms the principal retail area within the town, containing a broad variety of mainly post-war buildings which are located outside the Conservation Area's boundary. Within the designated area at its northern end frontages are occupied by two and three-storey buildings of later nineteenth century date, forming a varied streetscape. Similarly, to the High Street, the roofscape of this area varies considerably, shifting between one, two and three storeys in adjacent buildings.



*The northern end of London Road at its junction with High Street.*

At the southern boundary of the Conservation Area is the forecourt associated with the United Reformed Church, a well detailed, Grade II Listed Italianate structure with a principal façade of c1861 which elegantly terminates views looking east along Milton Road. Its Grade II Italianate former schools to the rear have a notable façade to Lord Nelson Street.



*The United Reformed Church from Milton Road.*

Further visual interest is provided by No.167 London Road North, an idiosyncratic gothic-styled building of the late nineteenth century which has sadly lost its Dutch gable (probably due to war damage) and more recently part of its oriel window. The east side of the street retains some narrow passages between buildings, giving brief, tight views towards Artillery Way. Here are a couple of notable purpose-built public houses of nineteenth century date including the mid nineteenth century Italianate 'Welcome' and the former Fox and Hounds, which retains much of its decorative detailing.



*Rear of buildings on the western side of High Street from Artillery Way.*

### 6.3 Details within the Character Area

The High Street Character Area is greatly enriched as a result of it containing a large and diverse range of architectural details, and these can be found to both residential and commercial buildings ranging in date from Medieval to the mid twentieth century. Beyond this date, development in this part of the town has lacked an attention to detail and a desire to express quality or originality.

Details of particular note are the number of fine historic doorcases and porches, which range from simple painted timber surrounds to elaborate columned porticos with exceptional classical details and mouldings.



*Doorcase, No.55 High Street*

On occasion stone surrounds are seen (often painted) and the area is enhanced by stone embellishments, which take the form of applied strapwork, finials, string courses, quoins, pediments, hood moulds and entablatures. Occasionally rusticated stone quoins are seen.



*Doorcase, No.63 High Street*



*Doorcase, No.157 London Road*



*Stone pediment, now painted*



*Rusticated stone quoins*



*Campanile to the United Reform Church, London Road North*



*An array of fine architectural detailing found at No.70 and 71 High Street*

Within the character area it is surprising to note that two Italianate towers are found; one

to the Town Hall and the other to the United Reform Church on London Road North. Other, less flamboyant detailing exists in the form of shopfronts, well-carved timber joinery, glass (etched and stained) and the decorative use of iron for railings.



*High Quality Shopfront at No.59 and 59A High Street*



*Tudor-vernacular detailing at No.90-91 High Street*

Occasionally historic buildings that do not conform to type are seen, such as the spirited Tudor-vernacular premises at No.90-91 High Street, which is adorned with Germanic corner tourelles and conical roofs, which are an enlivening feature around the Triangle Marketplace.



*Rant Score looking east towards the wind turbine from the High Street*

#### 6.4 Key Views Within and Into the High Street Character Area

The gently curving nature of the High Street precludes long views along much of its length; the most memorable views within the character area are therefore small-scale intimate ones. Amongst the most attractive are those of the houses on the eastern side of the High Street when looking south east from its northern end, and from the northern edge of Blue Anchor Plain looking south. The Scores however provide a series of memorable views, the junction of Rant Score and High Street providing long views out towards the sea and wind turbine whilst views west give glimpses of the former garden façades of the houses on the eastern side of the High Street and of the remains of their terraced gardens.

At the Conservation Area's southern end there is a good view looking into the designated area along Milton Road East towards the c1861 façade of the Grade II Listed United Reformed Church. Other views into the character area's

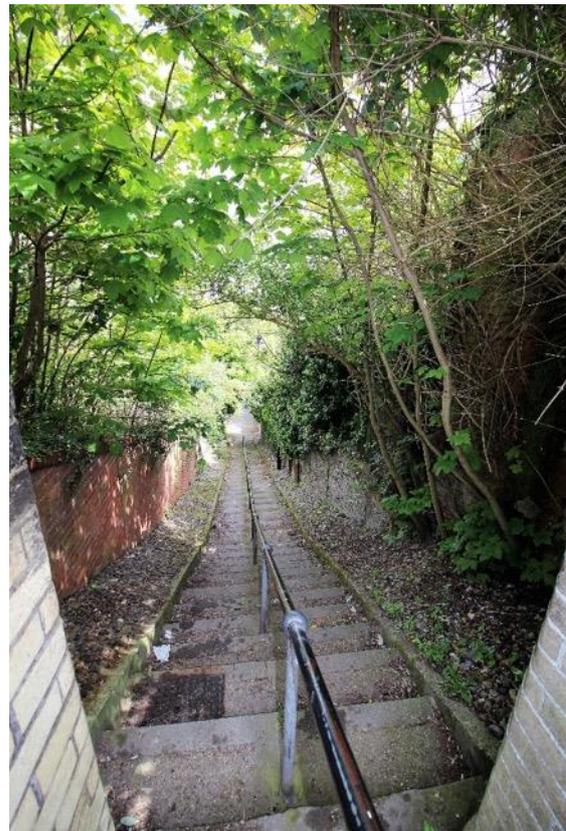


*Malsters Score looking towards cottages on Spurgeon Score.*



*Looking South on the High Street*

southern section from outside are however largely marred by unsympathetic late twentieth century development. The devastation caused by the construction of Artillery Way which severed the High Street from the inner suburbs to the west means that there are also relatively few notable views into the character area from its western side. It is from the Denes Character Area to the east therefore that the most significant long views in the High Street Character Area are to be found and those from the High Street looking down the Scores can also be dramatic ones. Views of Arnolds House from Whapload Road are amongst the most memorable and illustrate the historic relationship between the merchants houses on the eastern side of the High Street with the smoke houses and net stores on The Denes below. Views looking east and west along Mariners Score and west along Crown Score are also memorable ones. Whilst the twisting Maltsters Score also provides a series of intimate views.



*Looking east along Mariners Score from the High Street.*



*Arnold's House and part of Arnold's Walk from Whapload Road.*

### *6.5 Green Spaces and Trees within the High Street Character Area*

The High Street Character Area's most important green spaces are, or were originally, private gardens. The surviving gardens on the eastern side of the High Street are of both archaeological and historical importance and form an important part of the setting of many Listed buildings when viewed from a number of the Scores and from The Denes below. They are terraced, the upper levels often providing areas for recreation in the sixteenth, seventeenth and eighteenth centuries. Whilst the lower terraced levels further down the cliff side historically served functions associated with the fishing industry or other forms of commerce, and often containing yards or small structures. At the northern end of the High Street some gardens retain evidence of Second World War defensive structures.

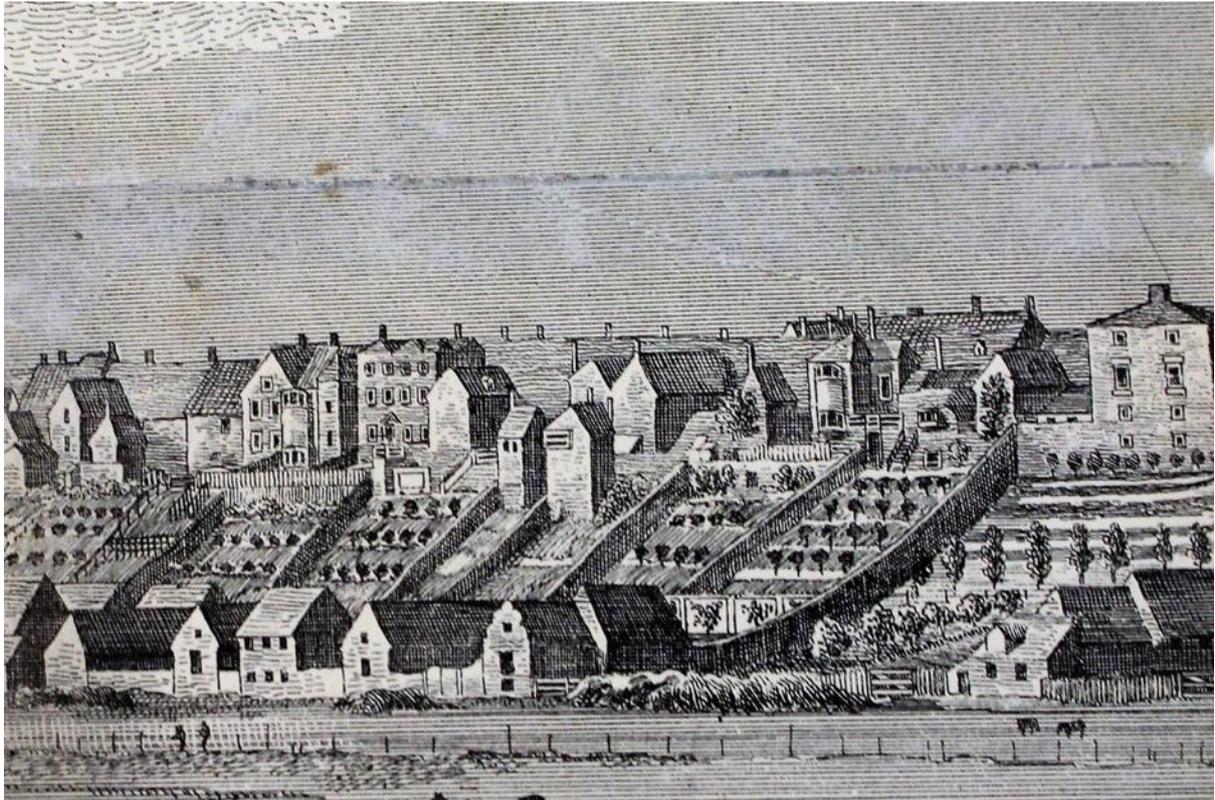
Surviving gardens on the western side of the High Street are far less common partially due to nineteenth century road widening



*Grass verge at the northern end of High Street created by post World War Two clearances.*

programmes and the infilling of gardens with small cottages.

Arnold's Walk is the most significant open space within the High Street Character Area and is located at its northern end. Formerly the detached pleasure grounds of Arnold House, it was bequeathed to the town by Frank Thomas Arnold in 1940 in memory of his son Captain Ferdinand who was killed in Belgium in 1915. Today it is largely formed of an informally laid out wooded slope which descends into scrub land when approaching Whapload Road. It is a



*A detail of Richard Powles 1790 perspective engraving of Lowestoft from the sea, showing terraced gardens behind the houses on the eastern side of the High Street. At the foot of the bank are the smoke houses and net stores along the western side of Whapload Road.*

noted home to migrant birds especially in the spring. Historically a privately-owned Score allowed the Arnold family access from the High Street across this land to their warehouses on the Denes below. The park is prominent in views from the northern end of Whapload Road and forms an important part of the wider setting of a number of Listed buildings fronting onto the northern end of the High Street. It also makes an important contribution to both the High Street and Denes character areas.

Other public open spaces are hard to find. At the northern end of High Street is a lawned area which replaces a number of eighteenth and early nineteenth century houses. This fragments the streetscape and provides very little amenity space.

The character area is framed on its northern side by the public open spaces and large gardens which flank Yarmouth Road including Bellevue Park (see Bellevue Character Area).

## 6.6 Significant Structures within the High Street Character Area

### **Albany Road**

See Nos.159 & Nos.161-163 (cons) High Street (West Side)

### **Arnold Street**



AP Motors, Former Drill Hall, Arnold Street

AP Motors, (Former Drill Hall), Arnold Street (Positive Unlisted Building). A former army drill hall of painted brick built in 1872 for the First Norfolk Volunteer Artillery. Later used by the Suffolk Yeomanry. Shown as a warehouse on mid twentieth century maps, and now (2019) a car repair workshop. Three bay principal façade divided by rusticated pilasters. The central bay is pedimented with a large decorative circular six-light window in a heavy moulded brick surround. Cannons capped with pediments to pilasters. Dentilled eaves cornice. Welsh slate roof, original window joinery retained throughout. Northern return elevation windowless but divided by plain pilasters. Formerly containing a Boer War Memorial (present location unknown).



No.38 Arnold Street

No.38 Arnold Street (Positive Unlisted Building). A substantial red brick house of c1870 with a now rendered and painted gault brick facade (shown on the 1885 1:500 Ordnance Survey map). Possibly originally associated with the neighbouring drill hall. Of two storeys and three bays, rendered and painted façade to Arnold Street. Central doorcase with pilasters and semi-circular fanlight. Bracketed hood with decorative cast iron finials. First floor windows have hood moulds, the two outer windows are divided by a central mullion in the form of a pilaster with foliated capital. Bracketed eaves cornice. Wall attached to southern end containing arched doorway to garden. Late twentieth century dwarf wall and railings.

### **Artillery Way**

See the Triangle Tavern No.29 St Peter's Street, and No.113 High Street (west side)

### **Barnard's Yard**

See No.113 High Street (West Side)

### **Blue Anchor Plain**

See No.3 Dukes Head Street, No.50 Dukes Head Street, the Old Blue Anchor Public House High Street (West Side) and Nos.67-73 High Street (East Side).

### **Camden Street**

See No.176 High Street

### **Capital Trading Estate**

See Whapload Road

### **Christ Church Square**

For Christ Church's Church Hall and Christ Church see Herring Fishery Score

## **Compass Street**



*No.2 Compass Street*

*No.2 Compass Street* (Positive Unlisted Building). A purpose built former public house. The New Market Inn was originally established in the mid nineteenth century and rebuilt c1870. The present structure is shown on the 1884 1:2,500 Ordnance Survey map. Latterly civic offices and now (2019) empty. Of three storeys with a canted south western corner. Platt bands below first and second floor windows. Red brick with stone dressings. Original late glass sashes to ground floor only. Western return elevation has altered ground floor window opening but original sash windows above. Later twentieth century single storey addition to rear replacing earlier structure. The building has strong group value with the adjoining Grade II Listed Town Hall. Dr Paul Bradley & James Darwin *Land to the Rear of Lowestoft Town Hall: Heritage and Context Appraisal* (June 2016).

*See also Former Town Hall, High Street & No.152 High Street.*

## **Crown Score**

*See also No.51 High Street*

## **Crown Street**

*See former Crown Hotel and stables, Nos 150-152 High Street (Grade II) and Former crown and Anchor No.148 High Street (Grade II).*

## **Dukes Head Street**



*Nos.1 & 2 Dukes Head Street*

*Nos.1 & 2 Dukes Head Street* (Grade II). Shop and flat. Early nineteenth century. Rendered brick scored to imitate ashlar under a Welsh slate roof. Of three storeys and two bays. Twentieth century shop facias. Described in the statutory list as having six over six sashes but those evident in 2017 were sixteen-light hornless sash windows. Gabled roof. Internal gable-end stacks to east and west. Included for group value.



*No.3 Dukes Head Street*

*No.3 Duke's Head Street* (Positive Unlisted Building). A former pair of cottages, which now form a shop with living accommodation above. Reputedly also once an inn called The Magdalen House. Possibly of early nineteenth century, or slightly earlier date. Nineteenth century rear wing to left-hand section now largely rebuilt. The western section is rendered and of two storeys and attics, with a Welsh slate covered gambrel roof. Gambrel roofs were once relatively common in the area on smaller cottages and outbuildings but have now largely disappeared. The west elevation has a twentieth century small pane casement window at attic level and a late twentieth

century porch and door. The southern elevation to Dukes Head Street has a late twentieth century sash window to the first floor, and a simple early twentieth century shop fascia to the ground floor. The eastern section has a steeply pitched Welsh slate roof and an oversized central late twentieth century dormer; overhanging eaves. Two light plate-glass sash window to the first floor, simple wooden door surround and shop fascia below. Late twentieth century partially glazed door. Substantial red brick ridge stack to eastern end. No.3 makes a strong positive contribution to the setting of nearby Listed buildings, including Nos.1-2 Dukes Head Street and it also forms part of a complete ensemble of pre-1900 buildings overlooking Blue Anchor Plain. Rose J *Jack Rose's Lowestoft Album* (Lowestoft, 1993) p103.

Denny's Water Yard partly because of a now capped communal well within it. Originally part of a terrace of four small dwellings which are shown on the 1885 1:500 Ordnance Survey map. The western part of this terrace appears to have been removed prior to the publication of the 1950 Ordnance Survey map. Rendered brick with a late twentieth century red pan tile roof. The external joinery has been replaced in a reasonably sympathetic style and retaining original door and window openings. The left hand (western) doorway has large stone lintel and formerly led into a passageway. Dentilled brick eaves cornice. The cottage is a now rare survivor of the courtyard dwellings which once populated a considerable number of the rear yards of properties fronting onto the High Street. Jack Rose's *Lowestoft Album* (Lowestoft, 1993) p103.



No.4 Dukes Head Street

No.4 Dukes Head Street (Positive Unlisted Building). A small cottage of probably early to mid-nineteenth century date, which was possibly originally two cottages. The dwelling is attached to the rear of Nos.136-137 High Street and is set back from Dukes Head Street within a small courtyard formerly known as



Nos.49 & 50 Dukes Head Street

Flats 1-8, No.49, & No.50 Dukes Head Street (Positive Unlisted Building). A prominently located mid nineteenth century commercial building with elevations to Dukes Head Street (north) and Blue Anchor Plain (east). Now retail premises and flats. Three storey rendered classical principal façades with twentieth century pan tile roof covering. Late twentieth century casement windows in original openings. Three bay symmetrical façade to Blue Anchor Plain and a two-bay façade to Dukes Head Street; splayed corner bay with principal entrance at ground floor level. Plat band beneath second floor windows. Bracketed eaves cornice. Twentieth century iron balcony to first floor corner. Early twentieth century painted wooden shop fascia, with smaller late twentieth century windows set within. Southern elevation largely

featureless at first and second floor level save for a single small four-light window beneath the eaves. The western range No.49 Dukes Head Street has a largely reconstructed façade to the ground and first floors which replaces a two-storey plate glass display window. Nos.49 & 50 form part of an important and complete ensemble of pre-1900 buildings fronting onto the square historically known as Blue Anchor Plain. Whilst altered they are of considerable townscape value.

*See also The Old Blue Anchor Public House, No.133a and No.134 High Street.*

### **Gun Lane**

*See Nos.136-145 (cons) High Street (West Side)*

### **Herring Fishery Score**



*Southern façade of Christ Church, from Christ Church Square*

*Christ Church, Herring Fishery Score, and wall and railings to north and east. (Positive Unlisted Building).* A Church of England parish church of 1868-1869, designed by William Oldham Chambers of Lowestoft. Aligned north-south rather than east-west. The western aisle, vestry and organ chamber were part of the original design, but do not appear to have been added until c1879-80 the work again being designed and supervised by Chambers (Plans in Suffolk Archives). It was originally called the Cunningham Memorial Beachmen's Church for the Beachmen and Fishermen of Lowestoft and was built to serve 'The Grit' a densely packed area of cottages, smoke houses, and net yards which was largely cleared after World War Two. Christ Church is situated on a detached plot bounded by Herring Fishery Score, Christchurch Square and Whapload Road and unusually is aligned north-south, rather than having a chancel facing east.

The church is constructed in gault brick with stone dressings and red brick eaves and string course decoration. Welsh slate covered steeply pitched roofs. The nave is of four bays divided by shallow buttresses, with a two-bay chancel, flanked by aisles to the east and west. A tower is located on the south-eastern corner and rises to an octagonal belfry with louvred openings and a short, lead covered spire. Clock of 1901 on its southern face paid for by a Mr Barnes of Old Nelson Street. The principal entrance is its southern (Christ Church Square) elevation, Simple geometric tracery is used across the building. A porch is located in the south bay of the west elevation. There is also a porch on the south-western corner of the Christ Church Square elevation.



*Chancel and vestry, Christ Church*

The north end of the west aisle forms the vestry of c1879, with external access through a simple door in the west elevation and a small chimney located between the vestry and chancel.



*Christ Church from Whapload Road*

Along the northern elevation and the elevation to Whapload Road is a low wall with decorative nineteenth century cast iron railings between square section gault brick piers. This wall was formerly continued across the southern elevation. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.406.



*Railings around north and east sides of Christ Church*



*Christ Church Hall from Herring Fishery Score*

*Christ Church Hall, Herring Fishery Score* (Positive Unlisted Building). A former school which was partially constructed prior to the 1885 Ordnance Survey map. Extended to the east c1891, largely at the expense of John Charles Ryle, the evangelical first Bishop of Liverpool who retired to Lowestoft. The original building is possibly the work of William Oldham Chambers who designed the adjoining church in a similar style. Converted to a church hall in the early twentieth century. Elevations to Christ Church Square to the east and Herring Fishery Score to the south. Faced in gault brick with red brick dressings and a Welsh slate covered roof. In two sections; the western section is of a single storey and was probably constructed c1870 as a boys and girls' school. Pointed arched windows with red brick lintels, and further red brick embellishments. External joinery replaced much to the building's detriment. There is a further lower gabled range to the north with a rendered northern elevation. The eastern section which stands at the corner of Christ Church Square does not appear on the 1890 Ordnance Survey map but is clearly shown on that of 1905. It is of two storeys and has a three-bay façade to Herring Fishery Score. Its entrance façade faces onto Christ Church Square and is asymmetrical in its design. Of three wide bays, the central bay having three grouped pointed arched windows to the ground floor and two shallow arched windows above. Pointed arched doorway to southern bay and shallow arched to the northern. Each doorway has a shallow arched window above. External joinery replaced in the later twentieth century. The Herring Fishery Score façade is symmetrical with pointed arched windows to the ground floor, and shallow arched windows above. Decorative red brick lintels, sill band and string course. Painted stone sills. Shallow pitched hipped Welsh slate roof. Northern elevation windowless but embellished with red brick string courses.



*Christ Church Hall from Christ Church Square*



*The Northern elevation of Christ Church Hall*



*Lowestoft Amateur Boxing Club, Herring Fishery Score*

*Lowestoft Amateur Boxing Club, Herring Fishery Score* (Positive Unlisted Building). A former technical school classroom building of c1947 replacing school buildings of 1911 which were destroyed in a 1941 bombing raid. Probably built for the engineering department of Lowestoft College. The remainder of the school stood to the north east and has been demolished. The building is constructed of gault brick but has a red brick principal façade. Hipped Welsh slate roof with a pronounced overhang to the eaves. The building preserves its full complement of original metal casement windows, which are grouped in pairs under concrete lintels.



*Northern elevation of Lowestoft Amateur Boxing Club*

Rear (northern) elevation of gault brick visible from Christ Church Square and preserved largely intact.

See also 'The Wheatsheaf' No.108 High Street (east side)

### **High Street**

*The properties on High Street are numbered consecutively north to south on the eastern side (Nos.2-108) and then south to north on the landward or western side (No.113- to Nos. 1-6 Stradbroke House).*

## High Street (East Side)



No.2 High Street

*No.2 High Street* (Grade II). A substantial house, which is now eight flats. Built c1840. Red brick. Rear elevation prominent in views from The Denes. Red pan tiled roof covering. Of three storeys over a basement and of two bays. Set to right is a six-panelled door with a rectangular over-light, set within a timber surround with panelled pilasters. To the left of the door are two twentieth century twelve light horned sashes set within heavy painted and rendered architraves. Two unusual three over six light hornless sashes at first floor level with segmental heads, whilst above are six light hornless sashes with segmental heads. Low-pitched gabled roof reduced in height 1980s. Truncated internal north gable-end stack and a truncated south stack shared with No.3 High Street. Rendered north return elevation. Eastern elevation also now rendered. Altered fenestration pattern but some eight light sashes retained. Interior. The staircase has stick balusters with turned newels to the ground floor, turned balusters to middle floor, stick balusters again to topflight.



Rear elevation of No.2 High Street from Whapload Road



No.3 High Street

*No.3 High Street* (Grade II). A substantial terraced house now converted to eight flats. Probably of early nineteenth century, date, but altered in the late twentieth. Rendered and whitewashed brick. Red pan tiled mansard roof which is partially obscured by a parapet. Of two storeys with an attic lit by flat roofed

dormers with horned sashes. Largely symmetrical High Street façade of two bays. The ground floor is entered through a six-panelled door set beneath a glazed roundel with a brick arch over it. One small sash to the centre. The right-hand side has a nine over six round-headed sash, also with a brick arch. Two six over six hornless sashes to the first floor. The facade rises to a parapet partly obscuring a truncated north stack shared with No.2 High Street. Internal gable-end stack to south.



*Eastern elevation of No.3 High Street*

The rear has three stepped elements necessary due to the steep fall of the ground. The middle storey has a deep bow window with three twelve over six-light sashes. Above on the top floor were possibly originally two Diocletian windows, now partially filled in and replaced by casements. Remainder of fenestration is mixed. *Interior.* Now continuous with No.2 High Street, the late twentieth century ground-floor communicating door having panelled reveals. Apsed staircase hall with a stick baluster staircase with a ramped and wreathed handrail.



*Arnold House, No.4 High Street*

*Arnold House, No.4 High Street (Grade II).* A substantial house of mid nineteenth century date which has been converted to twelve flats. Its former grounds are now largely a public park (Arnold's Walk). Formerly the home of a branch of the Arnold family, whose members include the poet Matthew Arnold and Dr Arnold headmaster of Rugby School. The Arnolds owned fishing boats, smoking houses, and other property in the Whapload Road area. Used as a lodging house after World War One. Rendered and colour-washed brick. Asbestos slate roofs. High Street elevation of three storeys and a basement becoming four full storeys to the rear (east). Five bay High Street façade with an additional narrow entrance bay to the north and a deep late nineteenth century wing added to the south gable, forming the principal entrance. North side bay with a twentieth century six-panelled door, plain fanlight and an open pediment surmounting the doorcase. One late twentieth century twelve-light sash above. The main block has five twelve-light late twentieth century sashes to each floor except for the central ground-floor Venetian window. Hipped roof with a stack on the north and south slopes and two stacks on the east slope. The south entrance block is of two storeys, hipped, again with late twentieth century twelve light sashes. A double-leaf late twentieth century door is set below a six-vane fanlight in a projecting bay under a pediment. The rear (east) elevation is dominated by a full-height late nineteenth century canted window bay with sashes and casements. Remainder of fenestration of late twentieth century twelve-light sashes. *Interior.* Open-string staircase with one twisted and one fluted baluster per tread. Moulded ramped handrail. Staircase hall with modillion and rosette cornice.



*Arnold House, No.4 High Street from Whapload Road*



*The Royal Falcon, No.27 High Street*



*No.26 High Street (left)*

*No.26 High Street* (Positive Unlisted Building). Currently part of The Royal Falcon but shown on the 1884 Ordnance Survey map as a separate building, with other buildings attached to its northern end and a score (no longer extant) to its rear. Probably dating from the early nineteenth century and much altered externally during the mid-twentieth. Of two storeys with attic accommodation. Steeply pitched slate covered roof, with a red brick chimney towards the north gable end. Elevations are largely pebble-dashed and painted. One bay wide with a door offset to the south of the entrance façade. Historic photographs show a fine pedimented doorcase and mid-nineteenth century margined sash windows (neither features now being extant).

*The Royal Falcon, No.27 High Street* (Grade II). Hotel and public house of mid sixteenth century date, altered, especially in the twentieth century. Built of tarred knapped flint with a roof covering of black-glazed pan tiles. Of two storeys with an attic lit by dormers. High Street façade of six bays, with four-pane late nineteenth century plate-glass horned sashes. The ground floor formerly had similar windows and a doorway in the fourth bay (from left) which was framed by a pedimented doorcase with scrolled consoles. This door remains, but not the doorcase which disappeared after World War Two, and the north window has been replaced by a late twentieth century recessed entrance. Overhanging eaves below the gabled roof. Four twentieth century flat-topped dormers with six light sashes replace a pair of nineteenth century dormers. Ridge stack set left of centre. The rear (east) elevation has a two-storey extension to the south, later twentieth century fenestration of mixed type, a dentil eaves cornice, and red pantiles to the roof.



*The Royal Falcon as a Ladies College c1910*

The extension lies in the angle formed by a cross-wing of two storeys and dormer attic under a hipped roof and has twentieth century fenestration.

The ground floor has, to the north end, multiple roll-moulded bridging beams and wall plates between which run joists with rolled edges and stylised vine trail relief carving, all mid sixteenth century and of high quality. A bressumer over the twentieth century south fireplace bears the date 1551, which is probably accurate. The first floor has sunk-quadrant bridging beams and wall plates with tongue stops, and the north-east room has in addition a timber carved cornice of simplified guilloche decoration. This room has twentieth century sub-divisions. The main roof is mid eighteenth-century date: chamfered principals, chamfered cambered collars, taper tenoned lower butt purlins and continuous upper purlins. The cross-wing roof is also eighteenth century: two tiers taper-tenoned butt purlins and collars. In the Edwardian period known as 'East Holm' and occupied by a ladies' college. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p95-98.



*No.28 High Street*

*No.28 High Street (Grade II).* A house of mid eighteenth-century date with mid nineteenth century windows. Red brick laid in header bond. Roof of black-glazed pan tiles. Of two storeys with a dormer attic. High Street façade of four bays. Six-panelled door in second bay (from left) within an eared surround and a pedimented doorcase. Hornless plate-glass sash windows beneath gauged skewback arches. Timber modillion eaves cornice under the gabled roof. Two pedimented nineteenth century dormers with side glazing, fitted with late twentieth century casement windows. Internal gable-end stack to north. The rear has a late nineteenth century full-height canted bay added to the east gable of the rear cross wing: mainly twentieth century fenestration and details. *Interior.* Closed string staircase with a wreathed handrail supported on twentieth century wrought-iron balustrading.



*No.29 High Street*

*No.29 High Street and Bofors Gun Platform to rear* (Grade II) A house of sixteenth century origins, but so altered that no features of that date remain. Its present character is twentieth century. Re-built mid nineteenth century. Rendered and colour washed brick. Concrete corrugated roof tiles. Of two storeys and an attic in one bay. Plank panelled door to the right and left, both under plain over-lights. The left-hand door formerly led to a passageway to rear. A late twentieth century Venetian window lights the ground floor; this replaces a sash window the opening of which was of similar shape to that above. One late twentieth century top-hung casement to the upper floor replacing a hornless sash. Gabled roof with a rendered and reduced internal north gable-end stack. Nineteenth century extensions to the rear, now lit through twentieth century casements. Rear terrace built 1940 as a bofors gun platform. Interior. Stick baluster staircase, the balusters replaced in the late twentieth century. Ramped handrail mid nineteenth century. One two-panelled eighteenth-century door remains to first floor. Included for group value. For nineteenth century appearance see NMR photograph OWS01/17/547.



*No.30 High Street*

*No.30 High Street* (Grade II) A sixteenth century merchant's house which was remodelled and re-clad in mid nineteenth century. Brick. Slate to front roof slope, black-glazed pan tiles to rear. Of two storeys with an attic lit by a single gabled dormer window with glazed side panels. Door set to left within a timber case and hood. The door has six fielded panels under a plain over-light. A tripartite sash window, copied from early photographic evidence, replaced a large late twentieth century plate-glass window on the ground floor in 2020. Two horned sash windows to the first floor with margin glazing and gauged skewback arches. No stacks. The rear is of three storeys owing to slope in ground. Full-height 19thC canted window bay with plate-glass sashes; the middle sashes have margin glazing. Interior. The ground floor has a partitioned passage providing a hallway from the front door, but in the mid-sixteenth century it was one room, probably a shop. Roll-moulded cruciform bridging beams decorated on the under surface with relief-carved stylised vine trail. The joists are roll-moulded with splayed end stops. Against the east wall is a blocked fireplace with a timber chimneypiece of c1580; roll-moulded bressumer, replaced roll-moulded jambs; strap-work frieze and an upper cornice with scrolled leaf-trail and an urn. The fireplace itself is lined with a complete

set of seventeenth century Delft tiles of a variety of designs: Neptune, dolphins, sea-monsters, castles and ships predominate. The design of the cornice is replicated in a timber cornice under the wall plate to the south side (within the entrance hall area) and the joists have been cut to allow the insertion of a staircase c1700, when the building became purely domestic at ground-floor level. Two twisted balusters per tread, open string, three heavy turned newels with ball finials, moulded handrail. The stairs survive in one flight only. The east ground-floor room is heated from an early eighteenth-century eared fireplace with egg-and-dart surround.



Nos. 31 & 32 High Street

*Nos.31 & 32 High Street* (Grade II) Formerly a house and shop, divided into two properties in the twentieth century. Mid sixteenth century, remodelled and re-clad in the mid nineteenth century, rear additions mid nineteenth century. The façade to No.31 partly rebuilt c1930 in Fletton brick. Brick and flint core. Pan tiled roof (No.31) concrete corrugated tiles (No.32). Of two storeys with an attic lit by dormers. No.31 has a twentieth century glazed door and a plate-glass former shop front of late nineteenth century date with applied glazing bars of c2002. The first-floor window is a four-

light late twentieth century casement. No.32 is entered through a mid-nineteenth century plank-panelled door to the left under a plain over-light. Scrolled acanthus consoles support a dentil led hood. One sash right and one to the first floor, both with margin glazing and both under rendered skewback arches. The whole is unified by a dentil led cornice completing the low parapet. Gabled roof with two flat-topped dormers each fitted with late C20 casements. Front stacks removed. The rear shares a hipped three storey mid-nineteenth century brick extension with C20 details. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P20-21



Nos.33 & 34 High Street

*Nos.33 & 34 High Street* (Grade II) House, of early nineteenth century date, formerly house and shop. Divided into two properties in the twentieth century. Brick with slate roof. High Street façade of three storeys and three bays, the centre first and second-floor windows blind. Pair of central twentieth century panelled doors under plain fanlights. Panelled reveals and a fluted doorcase, which are twentieth century copies of the nineteenth century original. 6/6 sashes to the ground and first floor, 3/3 sashes to the second floor, all under gauged skewback arches. The left-hand

ground-floor sash is of late twentieth century date, filling a blocked shop front. gabled roof with partly external gable-end stacks. The rear has a full height gabled cross wing, which was partly rebuilt c1949 after bomb damage. A photograph of 1949 survives showing No.33 with a shop front its ground floor window and doorcase are therefore later twentieth century replicas. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P21-22.



No.35 High Street

**No.35 High Street and garden tower** (Grade II) Shop with flat over. Early seventeenth century, with later eighteenth century façade. Built of rendered and painted brick, scored to imitate ashlar. Welsh slate roof. Two storey and two bay High Street façade. At ground floor level a half-glazed door to the right in timber case with pilasters. To the left a later nineteenth century tripartite horned sash. Two four pane horned plate glass sashes above. Gabled roof with an internal gable-end stack to north. The rear elevations and extensions re-built 1949-50 following bomb damage. Charming crenelated c20th concrete and cobble east facing turret within rear garden.



The rear of No.35 High Street



No.36 High Street

**No.36 High Street** (Grade II\*) A jettied merchant's House, probably incorporating a shop. Mid fifteenth century, re-modelled in the late nineteenth. Timber-framed with brick and flint, colour-washed. Welsh slate roof. Two storeys. The ground floor has a late nineteenth century double-fronted shop display window

with a central glazed door. The display windows right and left of the door are formed of 3/1 horned sashes. Flanking them are chamfered brick pilasters with modified Corinthian capitals. Deeply jettied first floor over coving. One twelve-light sash to the first floor. Gabled roof. Internal gable-end stack to north. A four-panelled door immediately right of the shop windows led to a passageway. The rear has a two-storeyed gabled cross wing with an internal gable-end stack to the east. The south side has windows with glazing bars, of indeterminate though probably nineteenth century date. East of the cross wing is a further two-storeyed gabled wing re-built 1949-50 following bomb damage.

*Interior.* The front shop has nineteenth and twentieth century details. The rear, domestic, room has a very heavy bridging beam with rolled edges of c1440. The lower surface is decorated with relief-carved bifurcating scrolls with floral pretensions. The spine beam has wave-moulded edges. The joists are roll and keel moulded. This room was entered from the front shop via two doorways, only one now remaining, and this of nineteenth century date. In the early seventeenth century a staircase was inserted in the north wall, which was entered through a doorway with small-framed panels and strap hinges. This now leads to the cellar, and the upper staircase removed west in C19. The cellar has chamfered bridging beams and a brick and flint plinth course. The roof structure is of tie beams on arched braces dropping to wall posts, all renewed. Above the tie beams is boarding.

Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p90-92.



*St Davids, No.37 High Street*

*St Davids, No.37 High Street (Grade II) House.* Mid nineteenth century. Gault brick under a roof of black-glazed pantiles. Of three storeys with an attic lit by dormers. Two bays. Door to left with four fielded panels under a plain over-light, set within a timber doorcase with moulded consoles rising under coving. Within the same surround is the alley door to No.36. four-light plate glass sashes under rendered skewback arches. Dentil and modillion eaves cornice under gabled roof. Central gabled dormer with glazed sides fitted with a four-light horned sash. Internal gable-end stack to south. The rear has a three-storey cross wing under a gambrel slate roof a rare survival within the town. The first floor of the east gable is lit through a tripartite sash with glazing bars. The upper floor has a late twentieth century window.



Nos.41 & 42 High Street

*Nos.41 & 42 High Street* (Grade II) A pair of houses and shops, now two shops and four flats. Late fourteenth century re-built in the seventeenth century, and re-built again in the mid nineteenth, and altered in the later twentieth century. Brick. Asbestos slate and natural slate roofs. Double-pile plan. High Street façade of three storeys and four bays. Two late twentieth century ground-floor shop fronts. Four top-hung late twentieth century casements to each of the upper two floors, those to No.41 with rendered skewback arches. gabled roof with internal gable-end stacks. The rear pile is similar. Two two-storey cross wings receded east from the rear: C20 details. Interior. Twentieth century details throughout, except for the late fourteenth century cellar under No.41. Lime-washed brick, of two compartments separated by a wide double-chamfered four-centred brick arch. The south compartment has a flight of brick steps leading to the street, now blocked. The east and west walls are punctuated by four-centred chamfered brick arches leading to small recessed chambers with barrel vaults. Each recess arch has an engaged circular respond with polygonal capitals. A forest of twentieth century brick piers supports the roof, from which the vault has been removed. The north compartment has a quadripartite brick vault with hollow-chamfered ribs on corbels. There are no wall niches or responds. In the north-east corner rises a brick winder staircase with moulded circular newel bricks. It is blocked at ceiling level.



Nos.43-44 High Street

*Nos.43-44 High Street* (Grade II) A pair of shops with flats over. Of sixteenth century origins, re-built mid nineteenth century. High Street façade of gault brick with a slate roof which masks a mid-late 16th century merchant's house, built gable-end on to the street. Of three storeys and two bays. Two C20 shop fronts to ground floor. Two late C20 windows light the first floor under rendered skewback arches. Two 3/3 sashes to second floor. Painted sign: Town Hall Stores Est. 1837. Gabled roof with central ridge stack. The rear elevation is rendered and has twentieth century casements. A rendered two-storey cross wing runs east to finish with an external stack. All C20 details. *Interior.* Retains roll-moulded bridging beams to the ground floor. At first floor the original roof-truss remains in place and a main first-floor room with cambered ceiling and Jacobean religious text painted above the fire-place. There are two mullioned windows on the south facing wall.



No. 45 High Street

*No.45 High Street* (Grade II) Shop with flats above. Of sixteenth century origins, but largely re-built in the early nineteenth century.

Stuccoed brick. Roof of black-glazed pantiles. Of two storeys and dormer attic in three bays. mid nineteenth century full-width plate-glass shop front with pilasters and cornice with central twentieth century door. Entrance to passage to rear is to the left. The first floor is lit through a central canted-window bay fitted with twentieth century top-hung casements. One 6/6 sash right and left under skewback arches with key-blocks. Parapet. Gabled roof with three flat-topped dormers with twentieth century sashes. To the rear is a two-storey cross wing under a twentieth century mansard roof. The details are all late twentieth century. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p27.



No.46 High Street

No.46 High Street (Grade II). Early nineteenth century shop, now with flats above. Stuccoed and colour-washed brick. Slate roof. Three storeys and two bays. Largely unaltered late nineteenth century full-width plate-glass shop front with central recessed door. To the left is a half-glazed door under an over-light leading to upper flats. First floor lit through two, eighteen pane hornless sashes, the second floor through eight light hornless sashes, the glazing arranged horizontally. Overhanging eaves to gabled roof with triple modillions. Internal gable-end stack to south. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p28.



No.47 High Street

No.47 High Street (Grade II). A shop with a flat above of mid eighteenth century and later date. Two storey and two bay High Street façade with attics above. Rendered and colour-washed brick. Mansard roof of black-glazed pan tiles containing one flat roofed dormer with a four over eight light small pane hornless sash. Late nineteenth century plate-glass shop front with a deep display passage leading to entrance door, much renewed in the twentieth century. Historic England research has recently suggested that this arcade lobby is also a late nineteenth century feature. First floor lit through two sashes with horizontal and vertical margin glazing. Internal gable-end stacks north and south. A two-storey rendered, and whitewashed cross-wing runs to the rear, with late twentieth century casements. Single storey gault-brick addition continues to the east. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p28-29.



No. 48 High Street

No.48 High Street (Grade II). Office and flat. Late eighteenth century. Brick. Slate roof. Gabled range set back from but parallel to street with a one-bay, Two-storey spur running west to the street to form the facade. Two storeys in one bay. Twentieth century shop front to ground floor to right of an arched entrance to passageway to rear. One 6/6 sash under a gauged skewback arch lights the first floor. Triple modillion eaves cornice. Hipped roof. The south return has a blocked arched door. The main block shows one 10/10 sash each floor emerging from behind the front spur. Gauged skewback arches over the sashes. Triple modillion eaves cornice continues. Gabled roof with a central ridge stack. The passageway to the rear has occasional round brick arches. The rear is rendered to the north half, with late twentieth century door and windows. The south part is un-rendered and is lit through one 6/6 sash with gauged skewback arches to each floor. Triple modillion eaves cornice again. *Interior*. Stick baluster staircase partly removed at time of survey.



Crown House, No.49 High Street

Crown House, including railings to steps and Street frontage, No.49 High Street (Grade II). House. c1760. Brick with roof of black-glazed pan tiles. Three bay street façade of three storeys over a basement. Central six-panelled door reached by a flight of brick and stone steps with circular section iron railings. Five-paned radial fanlight over door. Timber doorcase composed of a pediment supported on a pair of engaged unfluted Ionic columns. Twelve-light sashes to the ground and first floor, six-light sashes to the second floor, all under gauged skewback arches. Dentil eaves cornice below gabled roof. Internal gable-end stacks north and south. The rear has a four-storey two by two bay extension with a rendered ground floor. Twelve-light hornless sashes and nine-light sashes to the upper floor. Stick baluster staircase in south-east corner of main block. The house is set back from the street and separated from it by circular section iron railings with a central gate. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.



Nos. 49a, 50a and 50b High Street

*Nos.49a, 50a and 50b High Street (Grade II).* Formerly known as Nos.51 and 52 High Street. A pair of houses of late eighteenth century date, now converted into flats. Brick with a roof of black-glazed pan tiles. Three storey and four bay High Street façade, the ground floor partly re-built late twentieth century when late nineteenth century shop fronts were removed. One twentieth century panelled door right and left, both set within fibreglass late twentieth century doorcases. Two four-light plate glass horned sashes between doors, under gauged skewback arches. Four similar sashes light the upper floors, those to the second storey being shorter. Modillion eaves cornice below hipped roof. One stack on the north and one on the south roof slopes. A three-storey hipped wing runs east down Crown Score: rendered east front; late twentieth century fenestration. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p30.



No.51 High Street

*No.51 High Street (Positive Unlisted Building).* A substantial gault brick faced commercial building of mid-nineteenth century date, with a west facing façade to High Street and a northern facing façade towards Crown Score which incorporates a row of former cottages. Of three storeys, with a three-bay symmetrical façade to the High Street which has a heavy moulded and projecting eaves cornice, and a sill band below the second-floor windows. The first-floor windows are tripartite sashes divided by wooden mullions, and with wedge shaped gault brick lintels above. The glazing bars within the lower panel of the central sash appear to have been removed. The second-floor windows are six light plate-glass sashes. Mid-twentieth century wooden shop fascia (the boarded in upper section may however conceal earlier panels). The Crown Score façade of the principal range is faced in gault brick and is largely featureless. Attached to the rear is an earlier, but heavily altered red brick range which probably incorporates part of a short terrace of cottages which are shown on the 1884 1:500 Ordnance Survey map. These former cottages are probably of early nineteenth century date, and part of this terrace appears to have been incorporated into the shop prior to 1884. What survives was

possibly originally three small cottages, the top floor of which was either rebuilt or added during the mid-twentieth century. The first-floor western window is a twelve-light hornless-sash, with a stone sill, and a rubbed brick wedge shaped lintel. Similar window to western most bay of the ground floor.



*Crown Score elevation of No.51 High Street*

The central section has a smaller mid to late nineteenth century horned plate-glass sash at first floor level, below a shallow arched brick lintel. On the ground floor, there is a further small paned sash with a similar lintel. The remainder of the window joinery is of later twentieth century date as are the two doors. The eastern section of this rear range has been demolished and a facing layer of red bricks added to the exposed façade. The fenestration of the end gable is entirely of later twentieth century date. This building makes a strong positive contribution to the setting of the Grade II Listed Nos.49-50B High Street to the immediate north, the Grade II Listed former Crown Hotel opposite, and the Listed walls and steps to Crown Score.



*No.55 High Street*

*No.55 High Street* (Grade II). House of late eighteenth century date, now offices. Brick. Roof of concrete tiles. High Street façade of three storeys and three bays, the two ground-floor Venetian windows with glazing bars set within recessed panels under rounded gauged arches. In the centre, also within a recessed panel, is a door with six fielded panels below a sheet-glass fanlight with an iron seven-paned fanlight in front of the glass. The spandrels contain foliage and there is a key-block in the form of a Green Man. A pair of fluted engaged entactic Roman Doric columns support a metope frieze and a hood with guttae. Egg-and-dart decoration here and there. Three 3/6 first-floor sashes under gauged skewback arches. Strong cornice with dentils below second floor, which is lit through three, three over three light sashes, also with gauged skewback arches. Parapet partly conceals gabled roof with one small flat-topped dormer. Partly external gable-end stacks north and south, both re-built. The rear has two, two-storey cross wings. *Interior*. Six-panelled doors. Open-string stick baluster staircase with scrolled tread-ends and a ramped handrail. The ground-floor north room has a nineteenth

century gun-metal chimneypiece in the Jacobean style. Plain cellar. Roof of principals and purlins. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.409.



Nos.56-57 High Street

Nos.56-57 High Street (Positive Unlisted Building). A two-storey shop of c1880 with living accommodation above. Faced in red brick with rubbed brick embellishments. Shallow pitched Welsh slate roof and decorative red brick ridge stack. Three bay façade to the High Street with a virtually complete later nineteenth century shop fascia embellished with panelled pilasters and decorative brackets. Two doors incorporated, that to the southern bay leading to the dwelling above. Plans for a similar shop front designed by WO Chambers and WJ Roberts of 1889 survive in Suffolk Archives (SROI: HG3/1/2/370) They may also have designed the building. First floor windows set in slightly projecting panels and with painted stone sills. Window joinery replaced. Rendered and painted rear elevation with large gabled projecting three storey wing to north, Nos.56-57 contribute positively to the setting of the Grade II Listed Gill House which stands to its immediate north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p35-37.



Nos.59 & 59A High Street

Nos.59, 59A and outbuilding to rear, High Street (Grade II). A former chemist shop built for Robert Morris Chemist and Druggist in 1851. Faced in painted white bricks laid in Flemish bond, with a Welsh slate roof and integral brick stack. The three-storey frontage is framed by simple pilasters, without capitals or bases. The pilaster to the left is fitted with a bracket for a hanging sign and that to the right with a smaller, lower bracket possibly a modern fixture for a hanging basket. The shop front, incorporating the house door to the right of the shop window and shop entrance to the left, is original to the building, dating from 1851. The upper-floor windows have raised moulded surrounds with moulded brackets beneath the sills. They contain twenty first century unhorned timber sash glazing, each with four panes. Small rectangular ventilation grilles are positioned just below the first and second-floor ceilings. The symmetrical shopfront has a wooden surround, with pilasters flanking each of the two doorways. These pilasters are decorated with husks, suspended from capitals carved with shallow acanthus leaves. Above the capitals are decorative scroll brackets carved on the face with curling acanthus. These punctuate the

horizontal fascia, which would have been painted with the owner's name. Atop the brackets, corresponding to a moulded cornice, are square blocks carved with oak leaves and acorns. Above the cornice sits a blind box labelled 'HurnS NorwicH'. This refers to George and Daniels Hurn's cloth and rope making factory, Norwich, which was established in 1812 and was certainly manufacturing roller blinds by 1866. The blind box appears to date from the mid-nineteenth century. The name plaque incorporates a loop which enabled it to be opened by means of a long pole with a hooked end. An awning or canopy inside the box would probably have been imprinted with the name of the proprietor but it is not known if this survives within. The shop window comprises four arched panes of plate glass separated by mullions in the form of fully articulated colonnettes formed of clustered roll mouldings and terminating in capitals and bases carved with miniature stylised lotus or palmette leaves. The vertical dimension is broken only by the internal carboy shelf, which is positioned approximately centrally and is edged with an inscription in black lettering on gilt ground 'FAMILY DISPENSING CHEMIST EST.1817'. This is masked externally by a chamfered glass strip suggesting it may have been renewed at some point. The spandrels of the windows are filled with coloured (amber and blue) glass that must have enhanced the effect of the show carboys, which would have been filled with coloured liquid and backlit at night. At the top of the window is a groove for shutters. The wooden stall riser incorporates a small moulded panel beneath each pane of glass. This seems to be a feature of other Victorian shop fronts in Lowestoft. The panels contain modern vents, airing the cellar. The mechanism for raising the shutter survives in the cellar but the shutters themselves have been removed. The house door and shop door are divided vertically into two panels, each with an arched head, imparting a strong vertical emphasis that mirrors the treatment of the display window. Each door incorporates a letterbox. Above that for the shop is a notice about prescriptions. A boot scraper is set into the wall to the right of the house doorway. The doorways have tiled thresholds and plain

rectangular over lights. The front portion of the building, which is one room deep on the upper floors, is covered by a double-pitched slate roof running parallel to the High Street. An integral stack with two moulded terracotta chimney pots rises through the north gable.

The rendered north gable displays a faded 'ghost sign' partly obscured by the roof of No.58 High Street which reads: 'E. C. Corkhill M.P.S' of c1925. The rear (east) wall is of painted red brick and retains the scar of a double pitched roof which once covered the two-storey rear range. The rear wing is at least partly post-war in date having been almost entirely rebuilt following bomb damage.

The brick outbuilding was probably, originally, a water closet, it occupies the footprint of a C19 structure but is constructed in rustic flettons laid in stretcher bond, with a corrugated sheet asbestos monopitch roof and a large north window suggesting it may have been rebuilt in the 1950s.

Interior of shop: the shop is entered through a small lobby with a part-glazed inner door, with arched panels like the exterior doors, but with decorative detailing to match the mullions of the shop window. A shallow cupboard behind this door once contained folding shutters but these no longer survive. The inside of the display window is protected by a glass enclosure, a feature which has often been removed from historic shops. The remainder of the shop front is lined with mirror backed shelving, cupboards and wooden drawers with glass handles for dried and powdered chemicals (known as the drug run). This is divided into bays topped by arches with mid-C20 gilt lettering to south and east, as follows: 'National Health Insurance Dispensing', 'Poisons', 'Pure Drugs and Chemicals' (to the south) 'Insulin', 'Surgical Appliances' and 'Toilet Requisites' (to the east). The bay labelled 'Poisons' corresponds to a blocked doorway from the hallway of the house, confirming that the shelving and cupboard arrangement is secondary, and probably mid C20 in date. Some older elements were incorporated into the remodelled scheme of

the shop, notably a cupboard in the south-east corner which has a concave door fitted with a canvas painted, with the arms of the Society of Apothecaries, depicting Apollo and bearing the motto 'Opiferque per orbem dicor'. A newspaper article of the 1950s reveals that this was originally positioned near the floor in the opposite corner, but when the shop was remodelled it was decided to place it in its present position, after being 'cleaned by an expert'. The drawers and panelled cupboard fronts may also have been reused, while much of the shelving and mirror glass was renewed. All of the woodwork has been stained to match. The remodelling extended to the rear of the shop (previously a consulting room or dispensary), which is lined with stained wood panelling which could date from the 1950s. Bettley, J, Pevsner, N, *The Buildings of England: Suffolk: East*, (2015) Kathryn A. Morrison. Historic England Research Report Series No. 55-2018 *Former Chemist's Shop, 59-59A High Street, Lowestoft*:



No.60 High Street

*No.60 High Street and garden wall to Martin's Score* (Positive Unlisted Building). A former shop with living accommodation above and to the rear built 1850, which was converted to flats in the early twenty first century. The building occupies a corner site with a western

façade to the High Street, and a southern to Martin's Score. Later nineteenth century red brick classical façade to High Street and rendered return elevation to Martin's Score. Heavy moulded wooden eaves cornice, Welsh slate roof and large red brick chimneystacks. The window frames are primarily late twentieth century casements. Decorative rubbed brick embellishments and heavy moulded rubbed brick window surrounds. Tripartite first floor window also with stone key stone to central window. Off-centre door surround within the Martin's Score elevation. The rendered rear elevation is of two bays and three storeys, with original window openings now filled with uPVC units. Fine red brick garden wall of nineteenth century date to Martin's Score with a later capping course. Nos.59 and 60 make a strong positive contribution to the setting of the Grade II Listed buildings to their immediate south. The building appears to be that shown on the 1885 1:500 Ordnance Survey map.



No.60 High Street from Martin's Score



No.62 High Street

*No.62 High Street and outbuilding* (Grade II). Former bank now house. Established c1865 for Gurney and Co within a late eighteenth century former townhouse. Later nineteenth century

Italianate façade. Rendered and colour washed brick. Asbestos slate roof to front, natural slate to rear. Double-pile plan. High Street façade in three bays. Rusticated quoins. Central door with six fielded panels, under a four-light over-light. Moulded surround. One horned plate-glass tripartite sash right and left within moulded architraves. Dentilled hoods on scrolled consoles over door and sashes to ground floor. Three plate-glass horned sashes light the first floor, the outer ones in projecting bays. Dentil eaves cornice below a parapet with raised panels. Gabled roof with internal gable-end stacks north and south. The rear elevation has sashes at ground floor level and twentieth century casements above. Internal gable-end stacks to the rear pile also. Single storey addition to north on the site of the former No.61 High Street of c1970.

To the rear fronting north onto the garden is a single storey rendered outbuilding with boarded doors, a Welsh slate roof and a small pane sash window.



*Holm View, No.63 High Street*

Holm View, No.63 High Street (Grade II). A substantial townhouse, formerly the home of the Youngman family, brewers, now converted to flats. Mid nineteenth century classical façade of red brick with painted stone dressings. Welsh slate roof. Principal façade of two storeys and four bays with an attic lit by dormers. Rendered rusticated quoins. A four-panelled double-leaf door is set to the right of the elevation under a semi-circular over-light. It stands within a heavy classical doorcase with unfluted Corinthian columns which support a dentil led pediment. Four-light horned sashes set within rendered surrounds with hoods supported on finely carved consoles. Dentilled modillion eaves cornice under a gabled roof. Within the roof are two dormers with open pediments supported on consoles. The sides are glazed, whilst the main windows are arched casements. Gable-end stacks. The Scout Building to the rear (qv) may have been the billiard room and stabling for this house.



*Nos.64-66 High Street*

*Nos.64-66 (Cons) High Street* (Positive Unlisted Building). A purpose-built terrace of three shops with offices above, which probably dates from the 1890s. Its upper floors have been converted to flats. High Street façade of an elaborate free neo-Tudor design. Constructed of red brick with stone dressings, and decorative terracotta panels. Three storeys

and attics and three bays. Large gabled dormers with elaborate wooden bargeboards, No.66 retaining its original radial inset to the bargeboards which has sadly been lost on the other two properties. First and second floor wooden mullioned and transomed windows set within recessed panels with four-centred arched heads. Welsh slate roof and tall brick stacks. Original shop facias partly survive to Nos.64 & 65. Gabled rear elevation of red brick. Forms part of a memorable group with the Grade II Listed Nos.62 & 63 and the positive unlisted buildings of Nos.67-73 Cons. Nos.1 & 2 Youngman Villas are to the rear of No.66.



*Nos.67-68 Cons High Street*

*Nos.67-68 Cons High Street* (Positive Unlisted Building). A commercial building of c1870 with façades to High Street and Rant Score. High Street façade of red brick with gault brick and painted stone dressings. Welsh slate roof with original gabled dormers. Symmetrical façade of three storeys with attics, and of five wide bays. The central bay has a semi-circular pediment and is divided from the remainder of the façade by gault brick pilasters. Further pilasters to corners. Original plate-glass sashes with elaborate gault brick frames capped with neo-Tudor floral pediments. Shop fascia retains pilasters but appears to be largely of twentieth century date. Rant Score façade largely blind and faced in gault brick. Nineteenth century two storey red brick outbuilding to rear now attached to main building by twentieth century flat roofed infill range.



*The Rant Score elevation of Nos.67-68 High Street.*



*Doorcase in yard to rear of No.67 High Street*

The range attached to the rear of No.67 is rendered and scored to imitate ashlar block work. It is probably of earlier date and is shown as being a separate structure on late nineteenth century Ordnance Survey maps. It has a good four-panelled door with an elegant classical doorcase, to the immediate west of which is a straight joint in the courtyard wall. Nos.67-69 form part of a memorable group with the Grade II Listed Nos.62 & 63 and the positive unlisted buildings of Nos.64-66 and Nos.70-73 Cons.



*Lowestoft Scout Head Quarters, The Den, High Street*

*Lowestoft Scout Head Quarters, The Den, High Street* (Positive Unlisted Building). A former range of outbuildings which are primarily of later nineteenth century date, but which possibly incorporate an earlier structure at the southern end. The building is approached through an archway in the façade of No.67 and may originally have been divided between three adjoining High Street houses. The range appears to be shown on the 1884 1:500 Ordnance Survey map. Two storey main range with single storey range abutting to the south. The main range is constructed of gault brick with off-centre bordered doors to the ground and first floors. Later small window openings and twentieth century pan tile roof. Additional basement floor to eastern façade. The southern range has a red pan tile roof and large boarded doors. This lower range warrants further investigation. It's now altered eastern elevation is illustrated on a 1952 air photo in the National Monuments Record (Historic England EAW0407607), which shows a two-storey façade with a small pane leaded casement window just below the eaves which is divided by a mullion and transom. Its appearance on the photo has similarities to that of an eighteenth or early nineteenth century bothy. Further heated range to the north with a flat roofed addition of gault brick which brakes forward. Red brick chimney stack. This range is shown on the same air photo with a lantern and a large tripartite sash window in its eastern elevation possibly suggesting that it is the billiard room built by the brewer William Youngman c1880 for Holm House. It appears at the time the photo was taken (1952) to have been linked to the rear of

No.63 High Street. The lantern has since been removed.



*No.70 & 71 High Street*

*Nos.70 & 71 High Street* (Positive Unlisted Building). A commercial building of c1877 with façades to High Street and Rant Score. Designed by George Glover for the tailor and hatter Thomas Hodgson. Glover's designs for the building are preserved in the Suffolk Archives (SROL: 540/36/2/23.) Divided into two units c1990. The High Street façade is non-symmetrical, and of three bays and three storeys. It is faced in painted gault brick with stone dressings. Rusticated corner pilasters to first and second floors, and to the ground floor at the corner of Rants Score. Plate-glass sash windows in moulded surrounds, those to the second floor having elaborate cast iron balconies. Edwardian postcards show that similar balconies once graced the first-floor windows. Projecting eaves cornice supported on brackets. Second floor sill band carried over the corner pilasters. Elaborately decorated blind façade to Rant Score with blind panels in the form of window openings, those to the ground floor being arched. Decorative moulded string courses and projecting bracketed eaves cornice. In the centre of the ground floor there is evidence of a later now blocked window opening.

Attached to the rear (eastern) elevation is a shared central rear outshot of gault brick, which retains its original joinery and an



Rear elevation of No. 70 from Rants Score.

elaborate iron balcony to a first-floor window in its northern elevation. Gabled eastern elevation. The outshot and rear elevation are highly visible from Rant Score. Nos. 70-71 form part of a memorable group with the Grade II Listed Nos. 62 & 63, and the positive unlisted buildings of Nos. 64-68 and Nos. 72-73 Cons. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p41-42.



Rant Score elevation of No. 70 High Street



Nos. 72-73 High Street

Nos. 72-73 High Street (Positive Unlisted Building). A mid to late nineteenth century pair of shops with living accommodation above, possibly built for Bayfield's Department Store. Rendered façade with gault brick stacks and Welsh slate roof. Symmetrical, three storey and seven bay classical façade retaining what appears to be a largely intact 1900 shop fascia to the ground floor of No. 72. That to No. 73 possibly includes remnants of a c1910 shop fascia added for the Maypole Dairy for whom an elaborately tiled interior was also designed. Some original four light plate-glass sashes retained to the first and second floors. Corner pilasters capped with elaborate urn finials, heavy dentil led eaves cornice, first and second floor windows separated by decorative panels, sill band below second floor windows. Elaborate surrounds to windows with circular corner medallions. Massive gault brick ridge stacks with decorative dentil led and corbelled caps.

To the rear a lower pan tiled roofed range which may just possibly belong to an earlier building on the site, rendered with two storey canted bay windows and large gabled gault brick dormers. This lower range is illustrated on a 1952 air photo in the National Monuments Record (Historic England EAW0407607), the photo shows it to have had tall brick stacks to the north and south gables and small pane sashes within the canted bays. Its appearance then was much like that of an early nineteenth century villa. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p43-44.



Rear elevation of Nos.72-73 from Rant Score



No.74 High Street

No.74 High Street (positive unlisted building). Small late nineteenth century shop of painted (possibly gault) brick, second floor window has plate glass sash with narrow margin lights, first floor a substantial tripartite sash. Twentieth century shop fascia. Gabled southern elevation now rendered. Substantial projecting gault brick rear range with Welsh slate roof and a stack to the end gable, plate glass sashes. No.74 makes a positive contribution to the setting of the adjoining Listed buildings Nos.75-76A High Street to the south and with the group of positive unlisted buildings to its immediate north.



Nos.75, 76 and 76a High Street

Nos.75, 76 and 76a High Street (Grade II) Pair of shops and a flat. Mid eighteenth century. Rendered and colour-washed brick. Roof of black-glazed and red pantiles. Of two storeys and a dormer attic. No.75 with a twentieth century plate-glass shop front, No.76 with a late nineteenth century double shop front of 3/1 sashes separated by a glazed door. Hood over. Between Nos.75 and 76 is a six-panelled door with glazed upper two panels leading to No.76A. Formerly three 6/6 sashes to the first floor, that to No.75 now a late twentieth century top-hung casement. The remaining two (to No.76) are mid eighteenth century: flush exposed boxes. Dentil eaves cornice below gabled roof with two flat-topped dormers: south one with 3/3 sash. Stack to south re-built in the twentieth century and shared with No.77. The rear has a two-storey out shut, twentieth century details and a twentieth century dormer built out of No.75 with a balcony.



Wilde's House, No.80 High Street

Wilde's House, No.80 High Street (Grade II) also known as *Flint House*. House, now offices. Dated 1586. Tared knapped flint with white-

painted brick and stone dressings. Pan tiled roof. Two storeys and dormer attic on a plinth course. To the extreme right (south) is a square-headed carriage arch leading to Wilde's Score. Left of this is a three-panel door with a lintel in which are diamond panels and a plaque: 1586 W.M. Four later twentieth century twelve light sashes to the left, irregularly disposed in groups of three and one. The outer two of the group of three are entirely twentieth century insertions. They have exposed boxes and chamfered painted reveals. Four similar sashes light the first floor. Gabled roof with three flat-topped dormers fitted with twentieth century casements. Ridge stack left of centre. North and south re-built parapets on moulded kneelers. The rear elevation has five windows to each floor of irregular disposition. All were formerly mullioned, now all have late twentieth century casements. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.409. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p95-98.



*No.80A High Street, Wilde's Score facade*

*Lowestoft Heritage Workshop Centre, No.80A High Street* (Positive unlisted building) A substantial red brick range with a red pan tile roof the rear (southern) elevation of which overlooks Wilde's Score. This elevation is

devoid of openings save for a row of small pane sash windows just below the eaves. Boarded door at western end and two small red brick stacks rising from southern elevation. Formerly part of a range which was attached to the rear of the GII Listed late sixteenth century Wilde's House No.80 High Street. It is shown on the 1885 1:500 Ordnance Survey map as two distinct buildings. The building may be that constructed in 1843 for Annot's School. After 1883 It became part of Wilde's School a grammar school which stood to its east (destroyed World War Two). The complex was used as the HQ for Lowestoft Air Training Corps in World War Two.

Map evidence suggests that the western section of the range which linked the structure to Wilde's House was demolished in the later 1950s. Northern elevation of two storeys with small pane casement windows. The exposed eastern gable now rendered. The building now contains a fine seventeenth century ceiling rescued from North Green Farmhouse Stoven which was demolished c1978. It was restored and installed in No.80A with National Lottery Funding c2012. Good quality recent brick faced addition to eastern end. This building is prominent in views looking west along Wilde's Score and makes a strong positive contribution to the setting of the GII Listed Wilde's House. Jack Rose and Dean Parkin *The Grit, The Story of Lowestoft's Beach Village* (Rushmere, Lowestoft, 1997) p68



Nos.81-81a High Street

Nos.81-81a High Street (Grade II) Shop and flat. Mid eighteenth century, (likely earlier) now with later details. Rendered and colour-washed brick. Roof of black-glazed pan tiles. Of two storeys with an attic lit by dormers. Late twentieth century shop front. Three, four-light plate-glass sashes within plaster surrounds to the first floor. Bell-based gabled roof with two flat-headed dormers, re-built twentieth century. Rendered internal gable-end stack to north. This is likely that with No 82-83 this building is part of a mid-late 16th century merchant's house, probably subdivided during the early 19th century. *Interior*. A small piece of eighteenth-century studwork survives in the ground floor. There is evidence of a former cross-wing, given by the presence of a blocked-up interior doorway.



Nos.82-83 High Street

Nos.82-83 High Street (Grade II). Shop with flat above. Mid eighteenth century, (likely earlier) altered. Rendered and colour-washed brick. Roof of black-glazed pan tiles. High Street façade of two storeys with an attic lit by dormers. Early twentieth century plate-glass shop front with a pair of central entrances possibly installed c1922. Horned plate-glass sashes light the first floor in plaster surrounds. Dentil eaves cornice below a bell-based gabled roof with one flat-topped dormer. Carmichael K, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). p46-47. *Interior*. It is likely that the ground-floor axial beams are mid-late 16th century in origin, but largely boxed over. There is ovolo and cavetto moulding visible, abutting the ceiling, and evidence that the building was originally jettied.



No.84 High Street

*No.84 High Street* (Positive Unlisted Building). A small later nineteenth century shop of two storeys and an attic, which is of a single bay's width. Built of now painted brick, and with a late twentieth century pan tile roof covering. The High Street façade has late twentieth century casement windows which replaces the original sashes. The openings however retain their original shallow arched lintels and stone sills. Elaborate corbelled eaves cornice and central pedimented dormer window with decorative scroll brackets. Simple wooden shop fascia which is probably of twentieth century date. Southern gable rendered. No.84 contributes positively to the setting of the Grade II Listed Nos.82-83 which stand to its immediate north.



No.88 High Street

*No.88 High Street and garden wall to Maltster's Score* (Positive Unlisted Building). Shop with living accommodation above. Of three storeys and one bay wide, mostly of mid nineteenth century date but probably incorporating earlier fabric. Old photographs suggest that the upper floors of this building are of red brick with gault brick quoins and stone lintels to the windows. Red pan tile roof with gable ends to the north and south. The passageway leading to Maltster's Score appears to retain earlier fabric and may have been retained unaltered when the surrounding structure was largely rebuilt. Plate glass sashes replaced with unsympathetically designed late twentieth century casements. To the ground floor are the remains of a timber shop fascia which Historic England have recently suggested to be also of mid nineteenth century date. The building's rear elevation overlooks Maltster's Score and has again been rendered. It is two bays wide and with a hipped roof covered with red pan tiles. Late twentieth century casement windows within the original openings. Primarily included in this list for its strong contribution to the historic character of Maltster's Score. Twentieth century single storey red brick rear range not included. Katie

Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). p49.



*No.88 High Street from Maltster's Score*



*Maltster's Score as it passes under No.88 High Street*



*Nos.90-91 High Street*

*Nos.90-91 High Street* (Positive Unlisted Building). Commercial premises designed by William Oldham Chambers for Adam Swallow Clarke and built c1880. (Drawings in Suffolk Archives, ref SROI: HG3/1/2/190). In an elaborate Tudor-vernacular style with Germanic flourishes. Decorative bargeboards and a decorative conical roofed tourelle crowned with a weathervane to the corner of Spurgeon Score. Substantial principal façade to the High Street, and a southern return elevation to Spurgeon Score. The red brick

façade to High Street is now painted but retains the original stone dressings and applied timber framing. Steeply pitched, hipped, Welsh slate roof with red tile ridge pieces. The High Street façade is of two storeys with attics and is of four wide bays. Each bay of the first-floor projects slightly and has a gable, those to the outer bays supported on elaborate barley sugar columns with grotesque carved animals to their plinths. The outer bays are wider and have four light mullioned windows, the inner three light mullions. Doorway with hood-mould and four-centred arch with elaborate foliated decoration to the spandrels. Functional return elevation to Spurgeon Score of red brick. Lower red brick range to rear. Shop doorway to No.90 retains c1925 mosaic floor with name of former occupiers the bootmaker WE Turner emblazoned within. No.91 is considerably larger than No.90 being almost twice its depth. Intriguingly a 1952 air photo showing the rear of the property shows a three-storey red brick range to the rear of No.90 with small pane sash windows and a parapet, this range appears to be earlier in date than the High Street façade. (Historic England EAW0407607). Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p67. James Bettley and Nikolaus Pevsner *The Buildings of England Suffolk: East* (Yale, London, 2015) p409. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019). P50-52.



*Detail of tourelle No.91 High Street*



*Detail of the façade to No.90*



*No.93 High Street*

*No.93 High Street* (Positive Unlisted Building). A mid-nineteenth century, three-storey shop with living accommodation above. Painted red brick High Street façade of two bays, with stone dressings and a double pitched Welsh slate roof. Prominent, but recently rebuilt red brick chimney stack to the southern gable and overhanging eaves. Late twentieth century casement window frames within original openings. Highly unsympathetic late twentieth century shop front. The rear (eastern) elevation appears to be of stone rubble, with brick quoins and stone surrounds to the window openings. Part of the northern elevation also appears to be of a similar construction. The possibility that the rear range is earlier therefore cannot be ruled out. This building was originally constructed as one of a mirrored pair of properties its counterpart to the north was however demolished c1970. See 1952 air photo in the National Monuments Record (Historic England EAW0407602). Substantial two storey gabled and rendered rear extension to No.96 not included.

converted into retail premises. High Street façade of painted red brick with a Welsh slate roof and four-light plate-glass sashes. Small red brick stack to northern gable. The façade is symmetrical with blind panels in the form of window openings to the centre of the first and second floors. Ground floor subdivided into two sections, that to the left retaining what appears to be a later nineteenth century shop fascia, that to the right now forming part of a bar with Nos.97 & 98 and having an unsympathetic twentieth century shop fascia. Lower red brick gabled addition may originally have been a separate cottage. See 1952 air photo in the National Monuments Record (Historic England EAW0407602). Substantial two storey gabled and rendered rear extension to No.96 not included.



*Rear elevation Nos.94-96 High Street with large twentieth century rendered range projecting to far left.*



*Nos.94-96 High Street*

*Nos.94-96 (cons) High Street* (Positive Unlisted Building). Three storey, three bay mid-nineteenth century building which was possibly constructed as two houses and subsequently subdivided, extended, and



*No.97 High Street*

*No.97 High Street* (Positive Unlisted Building). A three-storey mid nineteenth century shop, with a single bay façade to the High Street. Painted and rendered red brick façade. Rendered rear elevation and Welsh slate roof. Projecting eaves supported on decorative brackets. High Street façade retains nineteenth century four-light horned plate-glass sash windows to the upper floors with wedge shaped lintels and stone sills. Windows in rear elevation replaced with PVCu. Unsympathetic twentieth century shop fascia.



*No.98 High Street*

*No.98 High Street* (Positive Unlisted Building). A substantial commercial building probably dating from the 1870s. Constructed of red brick with painted stone dressings. High Street façade of three storeys and four bays in an Italianate style. Quoins and substantial dentilled eaves cornice, heavy stone surrounds to windows those to first floor having hoods resting on decorative brackets. Four-light, horned, sliding sashes to the second and third floors. The northern bay is blind and embellished with decorative panels. Ground floor bar fascia largely late twentieth century but may retain earlier elements behind panels. Plain red brick eastern elevation.



No.99 High Street

*No.99 High Street* (Positive Unlisted Building). A substantial gault brick faced shop of three storeys and five bays with warehouse to rear, probably dating from c1866. Built for A. Adams grocer and provision merchant to the designs of William Oldham Chambers. (Designs in Suffolk Archives Ref/SRO1HG3/56) Gabled red brick return elevation to south. Elaborately detailed façade. Arched first floor windows separated by panelled pilasters which rise from the top of the shop fascia. The capitals to the pilasters have a pronounced dentilled cornice; projecting plinths. First and second floor windows in heavy moulded surrounds. Guilloche frieze with medallions forming sill band below second floor windows. Roof slope hidden behind richly decorated corbelled parapet above a further Guilloche frieze. The later twentieth century shop fascia detracts from the character of the building as do the late twentieth century casement frames within the window openings. Chambers' designs also included a stable block to the rear it is not known however whether this was built. The former Ship and Railway Inn operated from this site in the mid to late nineteenth century but may have been demolished for the present building. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p67. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p54-57.



No.101 High Street

*No.101 High Street and outbuildings* (Grade II). A former public house of mid nineteenth century date called 'The Albion Stores', closed c1994 and latterly a tea rooms. Rendered and whitewashed brick. Roof of black-glazed pantiles. Three storeys. Original c1889 pub fascia comprising a panelled dado, a twentieth century half-glazed door right and left and a display window with decorative pierced spandrels forming arches. Either side of the doorways are fluted pilasters rising on fluted consoles to frame the fascia board. On the first floor two horned plate-glass sashes with margin lights and moulded plaster surrounds resting on corbels. The two second-floor windows also with moulded surround but late twentieth century top-hung casements are fitted. Gabled roof with internal gable-end stacks, that to the north reduced. The rear has a whitewashed two-storey wing with twentieth century doors and windows. Single storey c1800 range of painted red brick outbuildings with a red pan tile roof, small pane casement windows and partially glazed panelled doors standing in rear

courtyard. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p88.



Nos.102-104 (cons) High Street

Nos.102-104 (cons) High Street (Grade II) Extensive town house and shop, now three shops and flats. Mid sixteenth century, much altered. Timber-framed. Rendered and colour-washed; No.102 with twentieth century tile-hanging to the first floor and nineteenth century machine tile roof at the front, otherwise all red pantiles. Two storeys. Three twentieth century shop fronts. Jettied first floor, the jetty itself covered. Under the jetty in the centre (No.103) are floral consoles. First floor fenestration is mixed: No.102 has one late nineteenth century three-light timber cross-casements; No.103 one late twentieth century casement; No.104 two twentieth century horned 2/2 sashes. Gabled roof with a reduced ridge stack set to the north end and a ridge stack right of centre. The rear has a large two storey nineteenth century brick extension to Nos.103-104, with a gabled roof, reduced internal gable-end stacks and twentieth century fenestration. No.104 has a rendered out shut. Interior. The main room of the sixteenth century house occupied the centre of the range and extended two metres into the present No.102 to the north. No.103 has multiple roll-moulded bridging beams and joists to the ground floor. No.104 continues the roll-moulded joists as far as a plain bridging beam with mortice holes for a former partition, north of which are chamfered and tongue-stopped joists. The ground floor of No.104 has roll-edged bridging beams with tongue stops. Late C20. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London,

2015) p.409. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p90-92.



The Wheatsheaf, No.108 High Street

*The Wheatsheaf Public House, No.108 High Street* (Positive Unlisted Building). A purpose built public house of c1900 on prominent corner site. Built for Youngman and Preston's Brewery, map evidence would suggest that it was possibly rebuilt between 1890 and 1905. Red brick with applied timber framing to the High Street façade, and a steeply pitched Welsh slate roof. Prominent brick ridge stacks. Main range of three storeys with attics. The High Street façade has jettied gables with decorative bargeboards. Mullioned and transomed casement windows. The High Street fascia appears to remain much as originally designed but some of the original joinery has possibly been replaced. It incorporates mullioned and transomed windows and doorways with mullioned overlights. The Herring Fishery Score façade was not designed to be as visible as it is today and is consequently much plainer in its design. It is faced in red brick and its casement windows

have been replaced by uPVC. Lower rear wing of two storeys possibly originally constructed to house a large function room. Again, of red brick with a hipped Welsh slate roof. Its rear elevation is prominent in views from Herring Fishery Score. Constructed on the site of the former Fisheries Hotel and for much of its life called the 'Spread Eagle Hotel.'



*Herring Fishery Score façade of the Wheatsheaf*

**High Street (West Side)**



*No.113 & No.114 High Street*

*Nos.113 & 114 High Street (Positive Unlisted Building). A prominently located purpose-built*

pair of shops, with living accommodation above and to the rear. The building occupies a corner site with its southern elevation facing onto what was once Barnard's Yard and is now part of the A12 (Artillery Way). Red brick with gault brick dressings and horned plate glass sash windows. First floor windows in fine gault brick pedimented surrounds, second floor windows in heavy moulded gault brick surrounds with sill band beneath. No.114 is of a single bay and separated from No.113 by gault brick quoins. To the rear fronting onto what was Barnard's Yard a former three storey, two bay, terraced house with gault surrounds to the plate glass sash windows and a shallow arched gault brick doorcase. This is separated from No.113 by gault brick quoins but now forms part of the same property.



*No.115 High Street*

*No.115 High Street. (Positive Unlisted Building). A substantial shop with living accommodation above which probably dates from the late 1860s or 1870s. Four storey gabled red brick façade to the High Street of two uneven bays, with painted stone dressings. Its design contains an eclectic*

mixture of Neo-Tudor and classical features. The larger first and second floor windows have heavy stone surrounds which are divided into three sections by mullions, each of which contains a wooden plate-glass sash. The central section of the second-floor window is arched with a pronounced keystone. The first-floor window has circular medallions above the mullions and frame and a centrally placed strapwork flourish. The top floor window frame has been replaced with uPVC. Good c1930 mosaic inset to the floor panel within the shop doorway and largely c1930 shop front. Dormer window with bargeboards to left-hand bay. Northern gable rendered with a substantial brick stack to northern gable. Reputedly damaged in an air raid 4<sup>th</sup> of Feb 1941 which substantially damaged the neighbouring now demolished shop to the north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p61-63.



No.117 High Street

No.117 High Street (Positive Unlisted Building). A purpose-built shop with living accommodation above, dating from the 1870s. Designed by William Oldham Chambers for the chemist A Wright. (Drawings in Suffolk Archives HG3/1/2/349). High Street façade of red brick with decorative rubbed brick and stone dressings. Paired plate-glass sashes to first and second floors, the first-floor windows set within elaborate arched recesses and flanked by blind panels. Pediment with oculus above. The building retains elements of its original shop fascia and a manufacturer's plate for JW Brooke of the Adrian Ironworks, Lowestoft, on the pilaster plinths. More may be hidden behind the recent boarding above the windows. Substantial decorative red brick chimney stack to southern gable with corbelled cap. Reputedly damaged in an air raid 4<sup>th</sup> of Feb 1941 which substantially damaged the

neighbouring now demolished shop to the north. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p64-65.



No.119 High Street

Nos.118-119 High Street (Positive Unlisted Building). A mirrored pair of purpose-built shops with living accommodation above, dating from c1900. Red brick with rubbed red brick and terracotta embellishments and stone sills. Corbelled and dentilled eaves cornice of brick. Horned plate-glass sash windows. No.119 retains a fine c1934 shop fascia with fretwork spandrels and a timber hoarding bearing the name 'Star Supply Stores' in gilded lettering. The name is repeated in a contemporary mosaic panel set into the floor leading to the main entrance doors. No.118 retains a relatively simple c1912 shop fascia probably installed for the River Plate Fresh Meat Company, good c1920 shop door with circular glass panel. Original plate glass sashes replaced with unsympathetic uPVC units. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p66-67.



No.119 High Street



Connaught House, No.123 High Street

Connaught House, No.123 High Street (Positive Unlisted Building). A substantial house set within a terrace with an unaltered mid nineteenth century classical principal façade. Red brick in Flemish bond with painted stone dressings and a twentieth century pan tile roof. Horned plate glass sash windows within heavy moulded surrounds, the ground floor surrounds having corbeled hoods and carved brackets. Arched central doorway with over light and six-panelled door. A further arched entrance leads into a narrow external passage. In 1895, it was internally remodelled to form the Church Home for Girls, which was renamed in 1903 'The Connaught Home'. The home was run by The Waifs and Strays Society and accommodated 26 girls aged between 5 and 15. It closed in 1915 when its lease expired. The house is now flats.



Nos.127-130 (cons) High Street

Nos.127-130 High Street (Positive Unlisted Building). A former purpose-built shop and warehouse which was probably constructed in three phases for John Devereux, grocer, tea dealer, ship's provisioner, and wine and spirit merchant. Now subdivided into separate retail units with flats above and to the rear but retaining much of its original late nineteenth century shop fascia. The fascia has elaborately panelled soffits to its pilasters which are crowned by pediments. Three storey, nine bay classical principal façade of gault brick, the façade divided by pilasters. String course below second floor windows, heavy corbelled eaves cornice. Horned plate glass sashes with margin lights, the first-floor windows retaining heavy classical moulded brick surrounds. The southern seven bays form a symmetrical composition which at its centre has a pedimented window surround at first floor level. Rear elevation of red brick. Devereuxs were apparently on this site from the early 1860s, the original section of the shop being designed by John Louth Clemence c1869 following road widening. Much of the building however probably dates from the later 1870s or 1880s. All of the present frontage range appears to have been constructed by the time of the publication of the 1884 1:500 Ordnance Survey map.



Old Market Street façade to No.130 High Street

The three bay Old Market Street section was once a separate structure which was not linked to the remainder until around World War One. It appears to have been a warehouse but is now flats. Its façade is an excellent Ruskinian gothic composition of gault and red brick with foliated capitals embellished with animals to the pilasters at ground floor level. Original casement windows, central first floor taking-in door now converted to a window. At their peak Devereuxs had fourteen stores in East Anglia. Their former store remains an impressive, well detailed and externally largely unaltered example of its kind. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p71-73.



No.131 High Street

*The Former New Globe Inn, No.131 High Street* (Positive Unlisted Building). A purpose-built public house of c1903-1905. Closed 2014 and now (2017) converted to retail use. Constructed for the Crown Brewery to the designs of William J Roberts of Lowestoft. The building replaces an earlier inn which is mentioned in Pigot's 1823 directory. Roberts' original drawings are preserved in Suffolk Archives (ref. 98/2725/1-3). The adjoining buildings to the north are also by Roberts and are part of a coherent development resulting from the widening of this part of the High Street. Its inn yard which included stables and store buildings has largely been cleared since 2013. The building occupies a corner site with façades to Old Market Street and High Street and is of two storeys with attics. Constructed of red brick with faience embellishments and a Welsh slate roof. Arcade of large arched window and door openings to ground floor. The openings having surrounds with pronounced voussoirs. Good quality original stained glass to upper section of each window incorporating a globe at the centre of each panel. Splayed corner incorporating principal entrance with arched blind panel above containing the inn sign. Large gabled dormers with simple bargeboards and timber framing. The dormers retain their original horned sashes with coloured glass to the upper sections. Original, horned, plate glass sash windows throughout. On the High Street façade, a further entrance door with pedimented surround. Original tall decorative chimneystacks. Lower section to Old Market Street of two storeys and two bays with painted stone dressings. James Bettley and Nikolaus Pevsner, *The Buildings of England*

*Suffolk: East* (Yale, London, 2015) p409. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



Nos.132-133 High Street

*No.132 and No.133 High Street* (Positive Unlisted Building). Designed by William J Roberts of Lowestoft and built c1903-1905 for Benjamin Saunders, butcher. Part of a scheme to widen this part of the High Street and belonging to the same coherent development which includes No.131. Two purpose-built shops with living accommodation above. Red brick with a Welsh



Doorway, No.133 High Street

slate roof and of two storeys with attics. Painted stone lintels to first floor windows, terracotta embellishments to ground floor. Original c1905 shop facias survive in a largely intact state with panelled pilasters and fluted corbels. Original horned plate glass sashes survive to principal façade. Large gabled dormers with simple bargeboards and timber framing. Good doorcase incorporating oval stained-glass over-light, original six-panelled door. NB. Part of the original c1905 gilded sign of Benjamin Saunders the butcher survived in 2007 and may remain beneath the recent boarding to the upper part of the fascia of No.132. Massive red brick central ridge stack largely hidden from street by dormer but highly visible from rear. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991). James Bettley and Nikolaus Pevsner *The Buildings of England Suffolk: East* (Yale, London, 2015) p409. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p74-75.



No.133a High Street

*The Old Blue Anchor Public House, No.133a and No.134 High Street. Including outbuilding to the rear. (Positive Unlisted Building). A purpose-built public house of later nineteenth century date (probably 1888) retaining a fine original bar fascia and much of its original joinery. Rebuilt on the site of an earlier inn for Stuart Patteson Finch and Co of Norwich. The building occupies a prominent corner site on High Street and Duke's Head Street. Red brick with stone dressings and horned plate glass sashes; shallow pitched Welsh slate roof with lead flashings. High Street façade of two storeys and one bay. Fine pub fascia with fluted pilaster and foliated capital to corner, panelled door and then large original window flanked by barley sugar columns with panelled soffit beneath.*



Detail of fascia, The Old Blue Anchor

Main entrance in splay to north-eastern corner with glazed over-light. Above is a decorative plaster panel containing the inn name and the initials of the Patteson Finch Brewery with the date 1888. Dukes Head Street (or Blue Anchor Plain) façade of three wide bays retaining original pub fascia across its full width, and with three shallow arched plate-glass sashes above. Corbelled stone eaves cornice. Single storey late nineteenth century red brick service range to west with casement windows and Welsh slate roof. The Old Blue Anchor contributes positively to the setting of Listed buildings opposite on Dukes Head Street and at Nos. 134-135 High Street. The building warrants assessing for possible inclusion on the statutory list.



Duke's Head Street elevation of the Old Blue Anchor

Probably eighteenth-century single storey outbuilding of cobble with a red pan tile roof to the rear, which is possibly one of the earliest surviving structures in this part of the town.



Cobble outbuilding to rear of The Old Blue Anchor



Nos. 134 & 135 High Street

Nos. 134 & 135 High Street (Grade II) Pair of shops with flats above. Early nineteenth century of red brick with pan tiled roof. Three storeys and an attic. No.134 with a late nineteenth century shop fascia entered through a corner doorway. The display window is in the form of a partially renewed nineteenth century eight light (horizontal) sash. Late twentieth century shop front to No.135. Three first and second-floor twelve-light hornless sashes, those to first floor with gauged skewback arches, to the second floor with flush frames. Gabled roof. Internal gable-end stacks removed, and south gable head re-built in later twentieth century. Single-bay south return with a 2/2 first-floor sash, otherwise C20 fenestration. Katie Carmichael, *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p75-76.



*Nos.136 & 137 High Street*

*Nos.136 & 137 High Street.* (Positive Unlisted Building). Commercial premises possibly dating from the 1860s or early 1870s. When constructed it was set back from the building line of the remainder of this part of the High Street. Reputedly constructed for Edmund Fisher Crake a jeweller, watch maker, gold and silver smith, and proprietor of a 'fancy repository' (i.e. dealer in decorative household furnishings). Elaborate polychrome brick façade of red brick with blue brick, gault brick, and stone dressings. The High Street façade is of four storeys and three bays with a central breakfront. Roof hidden behind high brick parapet. Corbelled eaves cornice. Horned plate glass sash windows with narrow margin lights. Render to the ground floor of later twentieth century date which detracts from the building's character. Twentieth century shop windows not of significance. Nos.136 and 137 contribute considerably to the setting of the GII Listed Nos.134& 135 High Street and form part of an important group of positive unlisted building and Listed buildings on this part of the western side of the High Street. For the range attached to the rear of this building see No.4 Dukes Head Street.



*Geneva House, No.138 High Street*

*Geneva House, No.138 High Street* (Positive Unlisted Building). Retail premises with living accommodation above. Restrained classical façade of red brick. Although of mid nineteenth century appearance this façade does not appear on photographs of the High Street dating from the later 1870s. Like its neighbour Nos.136-137, it appears to have been rebuilt for Edmund Fisher Crake's jewellery, watch making, and fancy goods business. The cast iron clock with elaborate bracket dates from c1888 and may have been placed on the building not long after its completion. Red brick with painted stone sills, original hornless six light plate glass sash windows sadly replaced with horned uPVC units. Corner pilasters. Dentilled sill band beneath second floor windows. Roof hidden behind high rendered parapet which is decorated with three panels bearing the property number and the name 'Geneva House'. The shop fascia may be contemporary to the building and remains remarkably unaltered. The rear range is slightly higher and of three bays in width. Rear (western)

elevation with segmental-headed windows to each floor and is crowned by a brick parapet ornamented with a plain rendered frieze with off-centre curved plaster panel, flanked by scrolls. Twentieth century casements within the original window openings. No.138 forms part of an important group of positive unlisted building. and Listed buildings on this part of the western side of the High Street.



*Detail of rear elevation No.138 from Gun Lane*

on historic photographs. Above in the steeply pitched Welsh slate roof face are shallow gabled wooden dormers, which are again shown on photographs of c1870. Gault brick chimneystack at southern end. Mid twentieth century photographs show this façade rendered and with the central blind panel covered over, this rendering is not shown on nineteenth century photos. The rear of the building has a long cat-slide pan tiled roof, with a narrow two storey range to the left and a wider two storey range to the right; both with hipped roofs. The rear elevation contains a number of window openings of different proportions, the majority of which contain replacement frames. Internal ridge stacks present to either end of the principle elevation with a further stack to the rear. No.139 forms part of an important group of positive unlisted building and Listed buildings on this part of the western side of the High Street.



*No.139 High Street*

*No.139 High Street* (Positive Unlisted Building). Probably of early to mid-nineteenth century date, the steeply pitched roof is however something of a puzzle and may possibly suggest that the façade represents a partial rebuilding of an earlier structure. Welsh slate covering to front (eastern) slope and red pan tiles to the rear. Possibly originally two cottages. The building remains very much as depicted on 1870s photos of the High Street. Its façade is of painted brick, and of two storeys and four bays. The shop facia appears to be of late nineteenth century date and has survived remarkably intact. At first floor window alternate small pane casements and blind panels, the casements replacing sashes shown



*Rear of No,139 High Street from Gun Lane*



*No.140 High Street*

*No.140, High Street* (Positive Unlisted Building). A mid to late eighteenth century brick-built merchant's house, the façade of which was unfortunately rendered in the later twentieth century. Possibly the oldest surviving building on the western side of the High Street. Upper windows in original locations, the central opening was however originally a blind panel this appears to have been opened up before c1950 when it appears as a window on photographs. Doorway in original location, old photographs show two phases of surrounds to this opening, a fine eighteenth century stone surround on c1870 photos, and a standard later nineteenth century classical wooden one on 1950s views; this later doorcase has also been removed. Ground floor windows extended downwards to form shop windows in later twentieth century. Later twentieth century joinery. Parapet and dormer removed, red pan tile roof covering. Steeply pitched red pan tile roof. Gabled and rendered rear outshot of two storeys.



*Rear elevation No.140 and 141 High Street from Gun Lane*



*Nos.141-142 High Street*

*Nos.141-142 High Street* (Positive Unlisted Building). Probably built as a pair of houses and of early nineteenth century date. Converted in a shop by the later nineteenth century. Latterly a club and empty at the time of survey (2017). Of two storeys with attics, and with a four-bay façade to High Street of painted brick. The later twentieth century hornless small pane sash windows replace late nineteenth century four pane plate-glass sashes. Late twentieth century shop front replacing tall later nineteenth century shop fascia. Shallow pitched red pan tile roof, with mid-twentieth century dormers. Ridge stacks removed.



*No.143 High Street*

*No.143 High Street* (Positive Unlisted Building). An early nineteenth century building of two storeys, with a three-bay façade of painted brick to the High Street. Pan tile roof with a central dormer, poor quality later twentieth century shop fascia. Small pane hornless sash windows to the first floor of the High Street façade. Covered passageway to rear yard at the northern end.



*Nos.144-145 High Street*

*Nos.144-145 High Street and rear boundary wall to Wesleyan Chapel Lane* (Positive Unlisted Building). A later nineteenth century range of two storey purpose-built shops, with a six-bay frontage to the High Street. Built of red brick and embellished with gault brick dressings and corner pilasters. Designed in a heavy Italianate style. Chimney stacks of red brick with moulded gault brick cap and dressings. No.145 retains its original plate-glass sashes to its first-floor windows; those to No.144 have however, been replaced with casements. All the windows have heavy gault brick surrounds and painted stone sills. No.144 retains its original shop fascia. The northern façade to Wesleyan Chapel Lane was originally designed to overlook the forecourt of a large and now demolished Italianate Wesleyan Chapel of c1862. Its design echoes that of the blind southern elevation of the Grade II Listed No.147 which stands opposite. In two sections, the eastern most is gabled and of three bays with a blind arcade at ground floor level and three plate-glass sashes above and a further window within the gable. It is again of red brick with elaborate gault brick dressings and pilasters. The ground floor of the rear section was altered in the mid-twentieth century, when an unsympathetic door and windows were inserted into what had probably been a blind section of wall. Three large original plate-glass sashes above. Replaced pan

tile roof covering to rear range. The northern façade of No.145 plays an important part in the setting of the GII Listed No.147 opposite. Good nineteenth century red brick boundary wall to west fronting Wesleyan Chapel Lane with square section gault brick gate piers.



*No.147 and 147a High Street*

*No.147 and 147a High Street* (Grade II). Pair of shops with flats. Early nineteenth century with mid-nineteenth century south flank. Colourwashes brick. Roof of black-glazed pantiles. 2 storeys and dormer attic. 2 late C19 plate-glass shop fronts with tiled dados. Coved hoo-box on consoles. Two 8/8 unhorned sashes light the first floor, separated by a blind window. Gabled roof with two flat-topped dormers. Internal gable-end stacks. The south flank has a gault-brick screen wall with four fielded arched panels to the ground floor echoing those to the Methodist Chapel to the west (demolished). Dentil cornice below swept parapet. A pair of stacks imply a double-pile plan, but the range served by the west stack is a low hipped addition only.



Return elevation of No.147 High Street



Berfield House, No.148 High Street

*Berfield House, No.148 High Street* (Grade II) House. Described in the Listing as early nineteenth century, but it is likely to be earlier. This building, together with No.148, was the Bell Inn from the late 16th century and into the 18th. Rendered and colour washed brick. Roof of black-glazed pantiles. 2 storeys and dormer attic. 6-panel door set to right, in panelled reveals and under a geometric-glazed overlight. Small scrolled brackets support hood. One horned C20 2/2 sash left and 2 similar to first floor, that over door without glazing bars. All have C20 external shutters.

Gabled roof with one flat-topped dormer fitted with a 3/3 sash. Internal gable-end stacks, that to south shared with No.147. Two-storey rear block, gabled. *Interior.* It is understood that west to east, the building has a late 16th century single-framed roof, with oak common rafters fixed by a ridge-piece.



No.149 and 149A-D High Street

*No.149 and 149A-D High Street* (Grade II) Former Crown and Anchor Hotel, now a shop and four flats. Described as early nineteenth century in the Listing but as No.148 its origins likely to be earlier. Whitewashed brick. Roof of black-glazed pantiles. Two storeys and dormer attic. To the left is a good and remarkably complete c1870 century plate-glass shop front with narrow fluted pilasters and arched muntins and a recessed central door. Immediately right is a four-panelled nineteenth century door with a painted overlight. One 2/2 horned sash closes elevation to right. Three similar sashes light the first floor, in flush boxes. Gabled roof with two flat-topped dormers fitted with 3/3 sashes. Internal gable-end stack to south shared with No.148. A late nineteenth century photograph of the building before the insertion of the shop front is illustrated in Jack Rose *Jack Rose's Lowestoft Picture Show* (Lowestoft 1998) p43. On the Crown Street elevation is a mid nineteenth century range faced in painted white brick. This may be the range designed by WO Chambers for H Stebbings c1869. Katie Carmichael *The Shopfronts of Lowestoft High Street, Suffolk Research and Investigation* (Cambridge, 2019) p82. *Interior.* As per No 148 it is understood that the building shares a late 16th century single-framed roof.



*Former Crown Hotel, Nos.150-151 High Street*

*Former Crown Hotel, No.150 and 151 High Street with former stable and outbuilding range to rear facing Crown Street (Grade II) Hotel and public house. Seventeenth century, re-modelled mid-nineteenth century, interior altered late twentieth century. The building is constructed of brick with a slate roof. The later C20 addition to the rear is also of brick with an asphalt roof covering, this latter addition is however not included in the statutory list. The original part of the building had a rectangular footprint, there is a C19 cross wing to the south. The later C20 addition is round on plan and extends to the west of the main building. There is a further wing which projects westward to the north west of the site. The building is 3 storeys and of 7 bays to the High Street. The hotel proper is the 5 bays to the left. The two bays to the right have shops to the ground floor but the hotels upper floors extend over the shops, and by a further two bays into the upper floors beyond, which are in a plainer style. The entrance is located in the 3rd bay which is the central of the 5. It projects slightly and has a classical door case with a pediment supported by fluted ionic columns on square bases. The brickwork of the ground floor is painted and there is a painted base course and a moulded string course. Above the string course and flanking the doorway pediment are two signs, both reading: CROWN HOTEL. The doorway is flanked by two windows on either side which have bracketed consoles at the same level as the string course. The windows are two over two sashes with horns. The windows on the first floor have segmental headed pediments aligned to the string course and supported by decorated*

consoles, those on the second-floor triangular ones with plain consoles. This glazing pattern extends over all 7 bays. The central bay is topped by a further open pediment which has a roundel with a painted crown in low relief set within it. The pediment sits on a moulded eaves cornice. There are slightly projecting plain pilasters at the left corner and after the 5th bay. The Crown Street elevation has a series of late C20 windows on the ground and first floors. This wing also has brick columns at the corners. The rear elevation is irregular with the late C20. To the rear of the hotel is a two storey C19 outhouse extending axially to the west. This is built of brick and has a pan tiled roof, the central section of which has been renewed. There is a clock located towards the centre of the elevation on the first floor, although the clock itself is a replacement and is no longer functional. Much of the ground floor brickwork has been renewed and window openings on the first floor have been blocked up, as well as other openings being introduced to the ground floor. The interior of the building is in poor condition. Selected Sources Books and journals Butcher, David, *Medieval Lowestoft: The Origins and Growth of a Suffolk Coastal Community*, (2016) Butcher, David, *Lowestoft, 1550-1750: Development and Change in a Suffolk Coastal Town*, (2008) Pevsner, Nikolaus, Bettley, James, *The Buildings of England: Suffolk: East*, (2015)



No.152 High Street

No.152 High Street (Grade II). An early to mid-nineteenth century red brick-built structure which is now a shop with accommodation for the former Crown Hotel above. It became part of the adjoining public house in the early to mid-twentieth century along with the adjoining shop to the south but is now a restaurant. Three storeys and two bays with four light plate-glass sashes to the first floor and six-light to the second. Painted stone sills and wedged shaped rubbed brick lintels. Northern elevation to Compass Street has later twentieth century rendering and applied timber framing which detracts from the building's character. Ridge stack at northern end. Listed as part of the former Crown Hotel.



No.152 c1890 before loss of original ground floor section of façade.



Former Town Hall, High Street

Former Town Hall, High Street (Grade II). The Town Hall, built 1857-1860 to the designs of J L Clemence, altered 1869-1873 by W Oldham Chambers, rebuilt and extended 1899-1905, is Listed at Grade II for the following principal reasons: *Architectural interest*: it is a good example of a civic building in the Italianate style which is the embodiment of local pride; the principal façade on the High Street and the Compass Street elevation of 1905 are skilfully composed with pleasing proportions and ornate detailing; the high quality materials are used to good effect with the gault brick dressings providing a subtle contrast to the rich red brick, and the stone carved detailing being reserved to emphasise the principal entrances. The principal suite of rooms is of particular importance for the quality of its fixtures and fittings as well as for its ceremonial role; the Council Chamber is especially significant as the only surviving part of Clemence's original design which also contains the original stained glass given by Sir Morton Peto. It is prominently located in the High Street and has group value with a considerable number of Listed buildings, particularly Nos.41-42, 43-44,

45 and 46 opposite which are now shops and flats with varying origins from the fourteenth to the seventeenth, but mostly rebuilt in the nineteenth.

The site of the present Town Hall was originally developed during the first half of the C14. A building dating from approximately 1570 accommodated a market cross for corn-trading and a chapel-of-ease for worship during the winter months when the roadways to St Margaret's parish church were difficult to negotiate. During the C16 and C17 the building was variously known as the Town Chapel, the Town Chamber and the Town House. Civic business was conducted there as well as religious activity. A major re-build of the chapel premises took place in 1698.

The core of the present building dates from 1857-1860 and forms part of the Town Hall designed by John Louth Clemence FRIBA (1822-1911). He was a local architect who, having been articled to C R Cockerell in London, returned to Lowestoft to work as an associate with Samuel Morton Peto in the development of the town as a fashionable holiday resort following the latter's harbour and railway work during the 1840s. Clemence practised in his own right from 1854. He designed the two cemetery chapels and lytch gate (1880) in Kirkley, Suffolk which are Listed at Grade II, and has several other Listed buildings to his name. The stained glass in the Council Chamber, given by Sir Morton Peto to commemorate the Anglo-French alliance against Russia, was designed by John Thomas and executed by James Ballantine of Edinburgh. The large window was shown at the Paris Exhibition of 1855.

It was not long before traffic on the High Street caused the Town Hall to be truncated, and around 1869-1872 its porch was removed and the building modified to the designs of William Oldham Chambers FRIBA (1838-1909), then a partner in the firm of Chambers and Roberts of Lowestoft. The 'improvement works were meant to cost £2,500 but eventually cost £4,000. The entire High Street façade was rebuilt. The widening of the High Street

around 1899, under the supervision of Borough Engineer George Henry Hamby (1849-1935) involved the demolition of much of the 1857-1860 Town Hall, with only the council chamber being retained. The work culminated in the erection of the Town Hall extension on Compass Street, which was completed in 1905. The builder was G E Hawes of Norwich.

The building was extended to the north around 1912, on the corner of the High Street and Mariners Street, and a further addition was built onto the west side of this extension in approximately 1935. In the 1970s no 2 Compass Street, a former inn dating to approximately 1870, was incorporated into the Town Hall, and a single-storey extension was built to its rear (north) probably around the same time. The former inn is not included in the listing. The Town Hall is currently empty (2018), having been vacated by Waveney District Council in 2015.

**MATERIALS:** red brick laid in Flemish bond with gault brick dressings, and roof covering of slate except for pantiles over the Council Chamber.

**PLAN:** the building occupies a large plot facing east onto the High Street with Mariners Street to the north and Compass Street to the south. The Council Chamber of 1857-1860 is located in the middle of the main range, orientated east west. To the north is an extension of around 1912, occupying the corner of the High Street and Mariners Street, on the west side of which is an extension of around 1935. A long range of 1905 faces onto Compass Street and has two rear extensions. The former inn of around 1870, which adjoins the west side of the Town Hall on Compass Street, is not included in the listing.

**EXTERIOR:** the two-storey Town Hall is in the Italianate style with a plinth and corner pilaster strips with long recessed panels of gault brick, and moulded stone string courses to both floors, the upper one enriched with a dentilled cornice. The principal, seven-bay east-facing range is dominated by a central clock tower with a pyramidal roof and wide eaves supported by brackets. The main entrance has

double-leaf doors with six raised and fielded panels flanked by pilasters surmounted by stone composite capitals bearing tablets with the initials V and R. Above the door a keyed stone arch is inscribed TOWN HALL. The central bay is defined by pilaster strips (of the same design as those at the corner of the building) which rise through the two storeys up to the two-stage tower. This is pierced on the first stage by a one-over-one pane sash window under a gauged brick arch, and on the second stage all four faces have a circular clock with a brick surround. The windows in the flanking bays are one-over-one pane sashes with moulded stone sills. Those on the ground floor have gauged brick arches with stone keystones and a row of carved stylised flowers in small square panels beneath the sills. The windows relating to the higher status offices within are decorated with etched glass. Those on the first floor are round headed with stone keystones. The central bay above the door is lit by a pair of smaller round-headed sashes.

Adjoining the main range to the right is the one-and-a-half storey extension of around 1912. It is in a similar style with a brick plinth, corner pilaster strips, moulded stone string course and parapet, and is lit by three flat-headed sashes with the same detailing as the fenestration on the main range. Set back behind the parapet rises the half-hipped gable end of the Council Chamber. The right return (north elevation) of the around 1912 extension is of three bays, defined by pilaster strips which rise through the string course. The first gabled bay is pierced in the gable head by a small window set in a pedimented stone surround. The central bay contains a three-panelled door with an open-bed triangular pediment, and a gabled dormer window above, repeated in the third bay. The ground-floor windows have flat gauged arches with keystones. Adjoining this to the right is the two-storey, two-bay extension of around 1935 in a plainer style with unadorned red brick pilaster strips to the ground floor. This has been re-faced in brown brick and contains a recessed door in the first bay. The first floor is lit by three windows.

The long, two-storey range facing onto Compass Street (south) has the same detailing and fenestration as the principal range. It is 16 window bays wide. The first three bays (from the left) are under a semi-circular gable with a date stone of 1904 in the gable head, and the seventh to twelfth bays are under a triangular pediment. Other than the large semi-circular window on the west gable end of the Council Chamber, the rear elevations are subsidiary and are largely obscured by later extensions.

INTERIOR: the plan form of the Town Hall survives reasonably intact. The principal rooms of interest are those in the main range facing onto the High Street, including the entrance hall, staircase hall and reception room on the ground floor, and the Council Chamber and Chairman's Room on the first floor. Much of the original joinery and numerous fixtures and fittings remain, including deep moulded skirting boards, cornices and decorative iron radiators. The corridors are articulated by arches with a single roll moulding and some areas have intricately designed geometric tiled floors. The principal open well staircase has been repositioned to the south-west corner and it is not clear if it is the original staircase or a slightly later one dating to the re-building. It has a panelled spandrel, quarter pace landings and a closed and moulded string. Twisted balusters and decorative newel posts with ball finials support a moulded handrail.

The double-height, four-bay Council Chamber is articulated by pilasters rising to a dentilled cornice and is lit on both sides by tall round-arched windows. It is panelled to dado height with moulded square panels and an incorporated moulded skirting board. The elaborate iron radiator covers have grilled panels divided by classical-style pilasters. The west wall is lit by a large round-arched window filled with stained glass and flanked by pairs of superimposed pilasters with a dentilled cornice. The window, given by Sir Samuel Morton Peto, displays figures of St George and St Denis separated by a panel depicting the Field of the Cloth of Gold. Two smaller windows on either side of the chamber commemorate Peto's links with Lowestoft. The

anteroom is panelled to above dado height and has double-leaf panelled doors in a moulded doorframe.

The rooms to the 1905 range facing onto Compass Street mostly retain the original skirting boards, cornices, six-panelled doors in moulded frames and some geometric tiled floors. The open well staircase at the west end has a panelled spandrel, closed string and moulded handrail. Butcher, David, *Medieval Lowestoft: The Origins and Growth of a Suffolk Coastal Community*, (2016) Butcher, David, *Lowestoft, 1550-1750: Development and Change in a Suffolk Coastal Town*, (2008) Pevsner, Nikolaus, Bettley, James, *The Buildings of England: Suffolk: East*, (2015) Dr Paul Bradley and James Darwin, *Land to the Rear of Lowestoft Town Hall: Heritage and Context Appraisal*, June 2016



Compass Street Elevation of Town Hall



No.159 'Bayfields Public Bar', High Street (on the corner of Mariners Street)

No.159 'Bayfields Public Bar', High Street (Positive Unlisted Building). Constructed soon after the widening of the High Street in 1898

and occupying a corner position on High Street and Mariners Street. Three storeys, red brick, with a canted corner providing the access point into the public bar. Welsh slate covered roof with contrasting red clay ridge and hip tiles. The building is well-detailed and retains the majority of its original joinery, including plate glass sash windows to the first and second storey (the latter has divided 6 pane upper sashes). To the ground floor bar area are plate glass windows, a recessed porch and a bracketed pediment over. This is matched by a similar pediment over the canted corner. A further and much larger pediment crowns the High Street elevation. Both of the main elevations are



An Edwardian postcard view of No.159 High Street

divided vertically by full height brick pilasters capped with Corinthian capitols. Between the first and second storey is a bold and well detailed brick string course. Below the building are reputedly ancient, vaulted cellars, possibly dating from the early fifteenth century, and similar to those beneath the neighbouring Grade II Listed No.160 High Street. No.159 makes a positive contribution to the setting of the Grade II Listed former Town Hall and to the setting of the Listed buildings on the eastern side of the High Street opposite.



No.160 High Street

*No.160 High Street (Grade II)* Part of an early twentieth century range of shops, No.160 being built over an early fifteenth century cellar. Shop of red brick with plain tile roof. Cellar of lime-washed and colour washed brick. Two bays of quadripartite rib vaults divided by a chamfered transverse rib. The vault ribs are hollow chamfered and rise from moulded corbels. Shute access from street protected by an iron grille. Later brick dog-leg stairs rise to interior of shop.



Nos.161 to No.176 (cons) 'Albany House', High Street



No. 168 to No. 176 (cons), High Street

*Nos.161-163 and 165-176 (cons).* (Positive Unlisted Building). Formerly known as Corporation Buildings. A row of two separate but stylistically related structures, presenting an impressively long and balanced elevation. A slightly eroded stone tablet set within the upper gable of the N block gives a build date of 1898(?) The ground floor commercial spaces were converted to residential in 1998, much to the detriment of the building and the commercial vibe of the High Street. *Nos.161 to 163* are shown on the 1905 Ordnance Survey map as six units, now subdivided to form multiple residential flats. Three storeys, with attic accommodation to the central gable and dormers to each end bay. Restrained Queen Anne revival detailing. Red brick with expressed brick quoins and brick pilasters at ground floor height to the end and central bays. Each of the three advanced bays has a canted two storey bay window to the first and second storeys. In between the bays are projecting stone balconies, supported on brackets projecting from the pilasters, with iron railings. Slate covered roof, with deeply overhanging eaves supported on console brackets. End bays have interesting pedimented dormer windows to the roof. The central bay has a lively gable, with overhanging eaves and a regiment of console brackets. Gauged brick lintels with prominent stone keystone detailing to window openings; windows are all replacement units, albeit largely conforming to the original six-pane upper and plate glass lower sash configuration. *Nos.168 to 176* are shown on the 1905 Ordnance Survey map as ten units, now subdivided to form multiple residential units. Similar detailing as Nos.161 to 163, including the advanced end and central bays. However, the central bay is two bays wide with a pair of

two storey canted bay windows – the right-hand example being better preserved with its original sash windows and arched string course. Crowning the central bay is a shaped brick gable, which is framed by stout ball finials on pedestal bases. To the centre of the gable is a stone plaque inscribed with the name and date of the building and above this is an oculus window with bold keystone surround. The end bays have the same attic dormer windows with pediment detail.

### ***Lighthouse Score***

*See Denes Character Area for eastern end and Yarmouth Road, Bellevue Character for lighthouse.*

### ***London Road North***



*The Volunteer Public House, No.170 London Road North*

*The Volunteer Public House, No.170 London Road North. (Positive Unlisted Building). Formerly known as The Volunteer Stores it appears in directories from the 1890s. A mid nineteenth century red brick structure with small pane sash windows and a rendered ground floor. Ground windows altered in the later twentieth century but partially glazed doors of c1930 with pronounced key stones retained. Rendered northern return elevation. The property forms a key part of the setting of the Grade II Listed United Reformed Church and is one of the few survivals of pre-war London Road North which are not already within the Conservation Area.*



*Part of the Milton Road façade of No.159 London Road*

*No.159 London Road, North (Positive Unlisted Building). Built as a linen drapers and silk mercer's shop in the third quarter of the nineteenth century possibly for Daniel Harvey. The building remained a drapery until c1965. Red brick façade with gault brick pilasters, dentilled eaves cornice, and moulded window surrounds, all now however hidden behind white paint. Hipped Welsh slate roof formerly with massive gault brick chimney stacks. The building occupies a prominent corner site at the southern entrance to the Conservation Area with façades to London Road North and Milton Road East. Two storeys with splayed corner bay capped by a shallow pediment which formerly supported a finial. Milton Road East façade of five bays with a substantial single storey range projecting from its western end. The western most bay of the two-storey range is pedimented. London Road façade of two bays with pilasters. A further former three bay range to the north has been rebuilt. Early photographs show a decorative cornice capping the shop front which may survive behind later boarding.*



No.167 London Road North

No.167 London Road North (Positive Unlisted Building). A mid to late nineteenth century Venetian gothic building with a painted red brick elevation to London Road. Ground floor now rendered disguising stone surrounds to windows shown on historic photos. Of two storeys and a single bay to London Road but wider at the rear. Elaborate stone porch to the ground floor with a hood, four-centred arch, and carved spandrels. The hood rises from elaborate foliated capitals resting on carved brackets which rise from pilasters. Partially glazed six panelled door within. Flanking the doorway are tall narrow windows. Base of an elaborate gothic oriel window above, with a replaced upper section in what appears to be uPVC. To either side of the oriel circular plaques with blind quatrefoil tracery and shields within. Elaborately carved eaves cornice now in poor repair. This structure was formerly capped by an elaborate Dutch gable with a finial. Historic maps show this building to have had a small enclosed forecourt to the front until the early twentieth century. It also had a rear garden long after its neighbours had lost theirs to commercial use. Jack Rose, *Jack Roses Lowestoft Album* (Lowestoft, 1983) p22.



Nos.169-171 London Road (North), Lowestoft

Nos.169-171 (Odd) London Road North, (Positive Unlisted Building). Rendered shop with red pan tile roof, window joinery replaced. Its early twentieth century shop fascia partially survives. Later twentieth century glazed shop door.



United Reformed Church, London Road

United Reformed Church, London Road North (Grade II) Non-conformist chapel. Original rectangular auditorium of 1852 extended one bay west 1861. Red brick with gault brick dressings. Slate roofs. The west front shows a large plain gable of the extended auditorium, with, in front of it, a central gabled entrance porch, a squat staircase to the south and a campanile tower to the north. Central round-arched door with a lancet right and left. Five stepped lancets to the gable head below an oculus. Rusticated quoins and modillion cornices abound. To the left is the circular staircase tower added in 1861 to give access to the new internal gallery: rusticated ground floor with a round-headed doorway; rounded lancets to first floor under a modillion eaves cornice and a low lead conical roof. To the left

is the three-stage campanile tower. Rusticated ground floor with a round-headed doorway. One lancet to first stage. Open paired lancets to each side of the upper stage. Slate pyramid roof with pinnacle. 6-bay returns to the auditorium, separated by flat buttresses. Round-headed sashes with glazing bars. INTERIOR. The auditorium has a gallery on all 4 sides: panelled, on slender cast-iron columns. The rostrum is reached by flights of stairs right and left, with cast-iron balusters. Benches with shaped ends. 6-bay hammerbeam roof with King posts and iron ties. The stone newel in the stair south-west tower has an iron balustrade. The forecourt to the front of the building on London Road was formerly enclosed by a low gault brick wall with brick piers and cast-iron spear headed railings.

unsympathetic materials. The northern ground floor bay was formerly a cart entrance into the inn's courtyard but was converted into office space at the pub's closure. Earlier rear range has been rebuilt.



*The Fox and Hounds, London Road North c1970*



*No.178 London Road North*

*No.178 London Road North* (Positive Unlisted Building). A former public house, originally known as The Fox and Hounds (closed 1977). The present structure is a mid to late nineteenth century rebuilding of a much earlier and larger inn which fronted onto both London Road and Old Nelson Street.

A two-storey structure of red brick which has been painted, red pan tile roof. Good late nineteenth century former bar fascia to the ground floor. Now offices with flats above. Facia of painted tile divided into sections by brick pilasters with faience composite capitals embellished with the face of Bacchus flanked by grapes. Sun flowers above. Bracketed wooden eaves cornice. Canted bay to first floor southern bay. All external joinery other than eaves cornice sadly replaced with



*'The Welcome', No.182 London Road North*

*'The Welcome', No.182 London Road North* (Positive Unlisted Building). A purpose-built public house of c1860-70 (shown on the 1885 1:500 Ordnance Survey map). Formerly known as the Ship Inn. Its classical London Road façade is faced in gault brick with painted stone dressings. Its rear (Old Nelson Street) elevation is of red brick. Three storeys with heavy

moulded surrounds to first and second floor windows, sash windows replaced with casements. Projecting eaves cornice. Nineteenth century rusticated stone pub fascia retained to ground floor, bar entrance in arched doorway at southern corner. To the east a single storey gault brick range with a tall gault brick chimneystack to its southern elevation and a twentieth century pan tiled roof. This range is not shown on the 1885 map but had been constructed by 1905. Red brick lean-to to eastern end. The alley to the southern side of the inn is now all that remains of the former Frost's Alley Score.



*The Welcome Inn from Old Nelson Street showing the remaining section of Frost's Alley Score*

### **Maltsters Score**

*See No.88 High Street (east side)*



*Serpentine wall to the south side of Maltsters Score*

*Serpentine wall to the South side of Maltsters Score (Positive Unlisted Building). A red brick serpentine (or crinkle-crinkle) wall, of one brick thickness, which is located on the southern side of Maltsters Score. Lengths of*

the wall have been rebuilt, although sufficient sections of historic brickwork remain for it to be of interest. The oldest sections appear to date from the early to mid-nineteenth century.

### **Mariners Score**

*Archway at the western end of Mariners Score (Positive Unlisted Building). A mid to late nineteenth century gault brick section of wall with a pedimented central section containing a pointed arched opening. The archway stands at the head of the stairs down to Mariners Score and is an important landmark in views east and west along the Score. The attached twentieth century outbuilding to the immediate south is not included. This section of wall was originally attached to cottages on the north and south sides of the Score. Eastern elevation has original brick buttresses.*



*Mariners Score Gate*

*See also No.130 & No.133 High Street (West Side)*

### **Mariners Street**

*See High Street No.159 High Street*

### **Martin's Score**

*See No.60 High Street*

*See also Units 7-9 Capital Trading Estate, Whapload Road and attached boundary wall*



*Wall to northern side of Martin's Score*

*Wall to northern side of Martin's Score* (Positive Unlisted Building). A cobble wall with red brick square-section piers, which is probably of early nineteenth century date. It encloses much of the northern side of the Score. Red brick cap and red brick projecting piers to now blocked garden entrance. The 1884 1:500 Ordnance Survey map shows that this enclosed a large formal garden then belonging to a house on the eastern side of the High Street.

### ***Milton Road (East)***

*See 159 London Road (North)*

### ***Old Market Street***

*See Nos.130 and the former Globe Inn No.131 High Street*

### ***Old Nelson Street***



*United Reformed Church Hall, Old Nelson Street*

*United Reformed Church Hall, Old Nelson Street* (Grade II). A former, Congregational Church School of c1863 by William Oldham

Chambers of Lowestoft, extended to the north and remodelled by Edward Boardman of Norwich 1881-82. The building is attached to the rear (east) of the Grade II Listed United Reformed Church on London Road. Italianate in style and faced in red brick with gault brick and stone dressings; with a gabled Welsh slate roof hidden behind a high parapet. Of a single storey and five bays. Central breakfront of a single bay with gault brick quoins and an arched doorway with pronounced key stone. Flanked by paired arched windows in stone surrounds again with pronounced key stones. Projecting turrets to north and south corners. Heavy dentilled gault brick cornice above the windows with high panelled parapet above. To the north a further low single storey range with three arched windows to the Old Nelson Street façade. Nineteenth century door and window joinery preserved. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.406-407.



*Northern elevation of the United Reformed Church Hall, Old Nelson Street*

### ***Rant Score***

*See Nos.69 & Nos.70-71 High Street (east side)*

## Saint Peter's Street



Nos.1-3 Saint Peter's Street

*Nos.1-3 Saint Peter's Street* (Positive Unlisted Building). A three-storey house which was constructed in the mid-nineteenth century, its eastern façade fronting onto Triangle Market. Of red brick in Flemish bond, with shallow pitched Welsh slate roof and red brick end stacks in the north and south walls. The principal elevation is of three bays and contains two modest but well-designed shopfronts which flank a central door to the upper storeys. The door has a large, plain doorcase and glazed rectangular over light, and a bracketed hood. Both the first and second floors contain a blind central recess in the form of a window flanked on either side by a hornless plate-glass sash with narrow margin lights, all with prominent stone window surrounds.



Nos.9 & 11 Saint Peter's Street

*Nos.9 & 11 Saint Peter's Street* (Positive Unlisted Building). A mirrored pair of commercial buildings with living accommodation on the upper floors. Reputedly dating from 1885. Red brick façade to Saint Peter's Street with rubbed brick dressings. Original plate-glass sash windows of painted timber. Shallow pitched Welsh slate roof. The main façade fronts onto the Triangle Market to the east and is of two broad bays. The ground floor contains a shop fascia of partially nineteenth century date with later twentieth century inserted window panels. The shop fascia is contained within decorative pilasters with debased Corinthian capitals and triangular pediments over. Doorways to the living accommodation on the upper floors flank the shopfront to either side. The first floor contains a slightly projecting three-light plate-glass sash window in each bay, with square-headed lintels over. The sashes have decorative margin lights to their upper sections. A similar rhythm of fenestration is used across the second floor, although employing slightly smaller windows. The sash windows at the second-floor level have small pane upper sections with a single plate glass section below. Decorative floral bricks are placed between the floors, and a date stone is placed between the second-floor windows.

The advanced bays each terminate in a raised half-hipped roof decorated with floral brickwork under the eaves. Decorative red brick ridge stacks with tall terracotta pots crown the north and south gables.



*No.13 Saint Peter's Street and No.1 Wells Yard*

*No.13 Saint Peter's Street* (Positive Unlisted Building). A compact two-storey building, of brick construction with a pitched, red pan tiled roof, modillion cornice, and tall later nineteenth century red brick ridge stack to the southern gable end. Some timber framing exposed within. The principal façade fronts onto the Triangle Market to the east, long largely featureless northern elevation facing onto Wells Yard. At ground-floor level, the building contains a late twentieth century shop front, with two offset sash windows at first-floor level. A long two storey range extends from the rear of this building to the west, to join with No.1 Wells Yard. The range is rendered externally with a pan tile roof and steps down along its length. A door and small window are present in the north elevation.

*See also No.1 Wells Yard*



*Triangle Tavern No.29 St Peter's Street*

*Triangle Tavern No.29 St Peter's Street* (Positive Unlisted Building). A purpose-built public house of mid to late nineteenth century date with façades to St Peter's Street (east), Triangle Road (south), and Artillery Way (west). Partially rebuilt later nineteenth century single storey rear range incorporating top lit bar. Remarkably unaltered façade of two storeys, and three bays overlooking Saint Peter's Street, which is rendered and scored to imitate ashlar blocks. Hornless plate-glass sashes to first floor, with between them a blind central panel housing the inn sign. To the ground floor is an elaborate nineteenth century bar facia with rusticated pilasters, a dentilled frieze, and decorative fielded panels below the wooden casement windows. The main door at the southern end appears to be of mid twentieth century date and is partially glazed. The Artillery Way façade is of white brick, with stone dressings and plate glass sash windows. This façade is probably of c1880 date and appears to be attached to an earlier pan tiled roofed structure. High stone capped parapet with dentilled cornice. Decorative projecting corner pilasters, above the windows an elaborate scrolled pediment, the central section of the façade split into three panels by two further decorative pilasters.

This rear section is top lit and retains its original lantern. The Triangle Road façade is largely featureless having been created by the demolition of a neighbouring property. Formerly known as the Oddfellows Arms, there has been on this site since at least the 1860s.



*Artillery Way façade of the Triangle Tavern*

### **Spurgeon Score**



*Nos.2-12 (even) Spurgeon Score from the north west.*

*Nos 1- 19 (Odds) Spurgeon Score* (Positive Unlisted Buildings). Terrace of two-storey houses of later-19th century date with small forecourts to Spurgeon Score. Brick construction with slate roofs. Houses arranged in pairs with doorways set adjacent to party wall, below a shared brick arch. Shared stacks between properties with single sash window to ground and first floors. Much altered across terrace, including external rendering and replacement of original windows.

*Nos.2–12 (even), Spurgeon Score, and boundary wall to north and east* (Positive Unlisted Buildings). An attractive terrace of six, two-storey houses which are probably of mid-nineteenth century date. They face north onto the Score and stand behind small paved yards

which are enclosed by low walls. They were constructed as three mirrored pairs, each pair of cottages sharing a rear outshot. The terrace is not shown on the 1842 tithe map when the Score was still largely lined with gardens, but it is shown on the 1885 1:500 Ordnance Survey map. Northern elevation faced in red Flemish bond brick with a flint cobble western gable end embellished with brick quoins. Mainly late twentieth century pan tile roof coverings. Each house is identically arranged with a single window and adjacent door to the ground floor, and a further single window to the first floor.



*No. 12 Spurgeon Score*

Each window has a rubbed brick wedge shaped lintel. Some original plate-glass sashes with narrow margin lights and horns preserved. No.6 is the best preserved of the row and retains small pane sash windows, possibly indicating that the row was developed in two phases. Shared stacks rising from spine walls. No.8 is slightly larger with an additional first floor room above an arched passage entrance. The window lintel to the ground floor of No.8 has unfortunately been removed and replaced by a shallow uPVC bow. Nos.2-4 now

unfortunately rendered. Low boundary wall of brick and flint cobble with semi-circular caps. Swept cobble eastern side wall. Rear gardens with access from Christ Church Square.

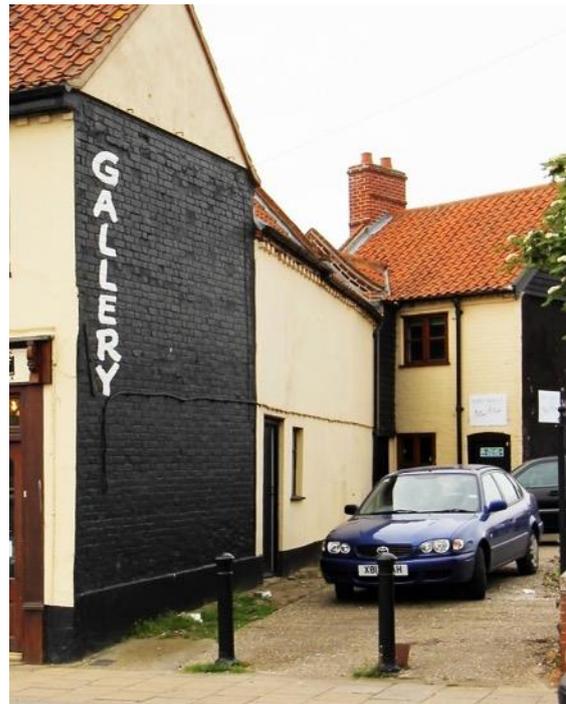


*Detail of the western and northern boundary walls to Nos.2-12 Spurgeon Score at the north-western corner of the terrace.*

### **Triangle Road**

*See the Triangle Tavern, No.29 Saint Peter's Street*

### **Wells Yard**



*No.1 Wells Yard*

*No.1 Wells Yard Cottage (Positive Unlisted Building). The surviving dwelling of a group of four cottages shown on the 1885 1:500 Ordnance Survey map. Two of the cottages were demolished prior to 1950, whilst No.2 was demolished c1980. Of two storeys and faced in painted red brick was a red pan tile roof. The cottage faces east and has two windows and a door in its principal elevation. The external joinery appears to have been replaced in the later twentieth century, but the openings appear to be original. Rebuilt red brick stack to southern end of ridge.*

*See also No.13 Saint Peter's Street*

### **Wesleyan Chapel Lane**

*See 145 High Street (West Side)*

## ***Whapload Road (Southern Section)***

*For Christ Church see Herring Fishery Score*



*Former Eagle Brewery Building, now Units 7-9 Capital Trading Estate, Whapload Road*

*Units 7-9 Capital Trading Estate, Whapload Road and wall attached to western end on Martin's Score (Positive Unlisted Building)* Former brewery workshops now a gym. A long narrow structure which faces south and has its rear elevation to the southern side of Martin's Score. Map evidence suggests that it was rebuilt c1900. The present building first appears on the 1905 1:2,500 Ordnance Survey map and appears to have originally been part of Youngman, Preston, and Co's Eagle Brewery. Of two storeys and constructed of now painted brick. Gable end of a single bay to Whapload Road. The eastern most bay to Whapload Road is of relatively recent construction and the western end has been truncated. The surviving part, however, appears much as shown on air photographs of the former Eagle Brewery dating from the 1950s. The window joinery has been replaced. The main brewery buildings lay to the immediate south of this range and have been demolished. Brewing ceased on the site by 1922, but it remained part of a brewery depot until the late twentieth century. Attached to the western end is a tall red brick wall of nineteenth century date which probably originally formed the rear wall of further, now demolished brewery buildings. The two structures help to give Martin's Score a narrow, enclosed atmosphere now lost on many other Scores. Jack Rose and Dean Parkin *The Grit, The Story of Lowestoft's Beach Village* (Rushmere, Lowestoft, 1997) p118-120.



*Martin's Score elevation of Capital Trading Estate Buildings*



*No.231 Whapload Road northern façade of southern range*

*No.231 Whapload Road (Positive Unlisted Building)*. Two former warehouses now part of a drug recovery centre. Southern building probably of two phases, possibly early to mid-nineteenth century ground floor and a slightly later upper storey. Red brick ground floor and gault brick upper floor. The warehouse faces north with a gable end to Whapload Road and a largely blind rear elevation to Mariners Score. Red pan tile roof. A structure of the same footprint is shown on the 1884 1:500 Ordnance Survey map but is shown as divided into three equal sized units. The northern façade has casement windows beneath shallow arched brick lintels to the ground and first floors. Doorways also beneath shallow arched lintels save for later large opening beneath a large wooden lintel. Gault brick upper storey, ground floor painted.



*No.231 Whapload Road, Mariners Score façade*

The Mariners Score façade is blind, save for a single first floor taking-in door. Ground floor rendered disguising red brick. Whapload Road elevation is of a single gabled bay with a blocked door opening to the ground floor and a window above. Ground floor brickwork painted.



*No.231 Whapload Road, northern block*

The northern block was originally part of a large warehouse range shown on the 1884 1:500 Ordnance survey map, eastern section now demolished. Two storeys and of painted brick, with its principal façade facing south. The 1884 map shows an open fronted canopy to the ground floor courtyard façade which has since been removed. This structure is marked as a 'ruin' on the 1951-1954 Ordnance Survey map possibly because of war damage, it appears to have been repaired and its eastern section truncated by 1959.



*Nos.259 and 261 Whapload Road*

*No.259 Whapload Road* (Positive Unlisted Building). Later nineteenth century workshop range which is marked as a fish curing house on the 1950-51 Ordnance Survey map. Two storeys with attics and of rendered brick. Original window openings have shallow arched lintels, some inserted twentieth century window openings with flat lintels. Taking in door to first floor of Whapload Road elevation.



*No.261 Whapload Road*

*No.261 Whapload Road* (Positive Unlisted Building). Early to mid- nineteenth century red brick workshop or warehouse range with rendered gable end to Whapload Road. Now retail premises. Concrete tile roof. Three storeys with its principal elevation facing south. Shown on the 1884 1:500 Ordnance survey map. Possibly connected with the rope making industry as a rope walk was located just to its south. Southern elevation with shallow arched window openings now containing twentieth century casement windows, ground floor painted. Eastern elevation to Whapload Road rendered with a single window opening to the ground and first floors. Rendered western elevation with two blocked openings; northern elevation blind.



*No.263 Whapload Road*

*No.263 Whapload Road* (Positive Unlisted Building). Former workshop range now book warehouse. A later nineteenth century two storey red brick structure with a partially rendered ground floor. Later 20thC casement windows within the original openings. Red pan tile roof. Twentieth century metal casement window inserted into eastern gable end.



*No. 301 M&R Car Sales, Whapload Road*

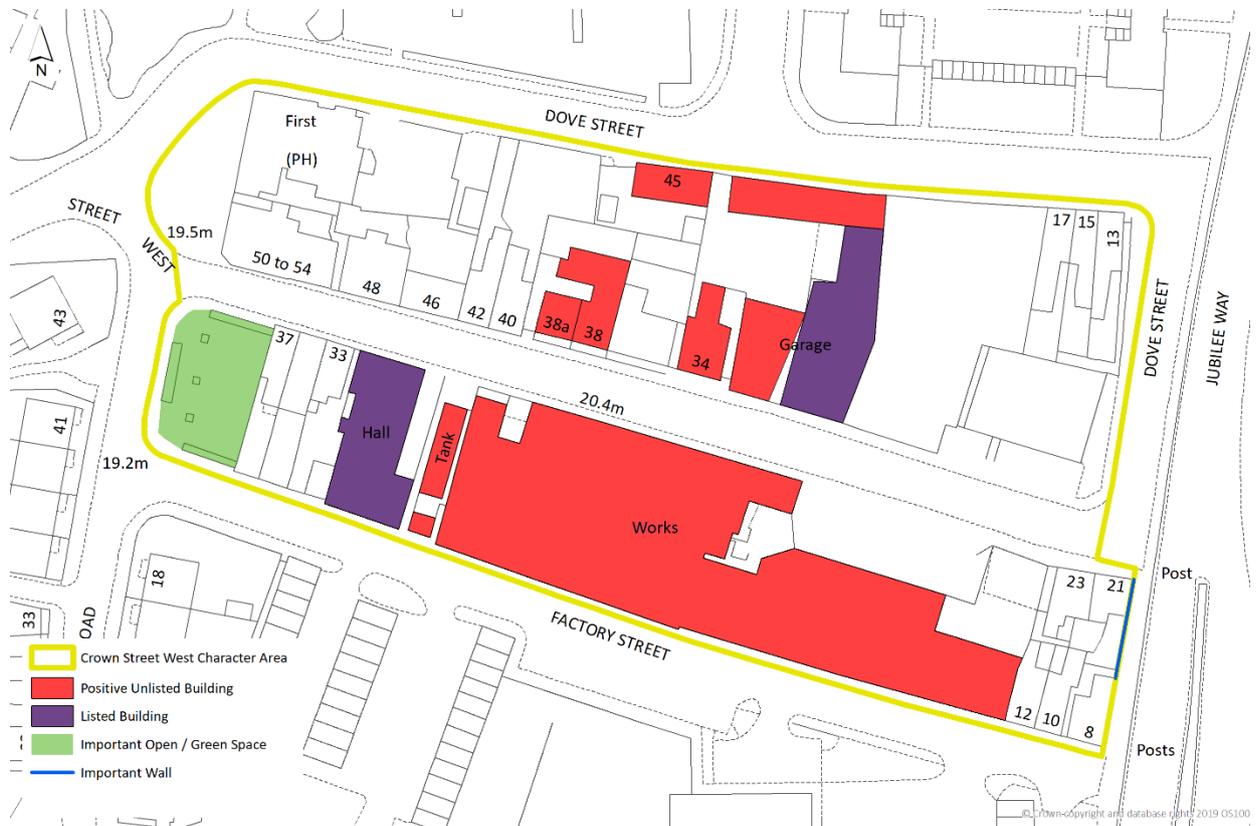
*No. 301 M&R Car Sales, Whapload Road* A detached single storey structure with red clay pan tile roof, and gable end facing Whapload Road. Possibly the structure shown on the 1886 OS map. The front gable had been added by the time the 1927 Ordnance Survey map was published, with a further advanced section being shown to the opposite end of the main façade. The 1950-51 OS map shows that the recess between these two bays had been infilled. Rendered and painted front elevation, with exposed red brick to the sides, with overhanging and partly timbered N gable end of unknown date.

### ***Wilde's Score***

*See No.80A High Street (High Street Character Area)*

## 7 Crown Street West Character Area

### 7.1 Character Map





*Crown Street West looking west with the Crown Brush Factory (left)*

## 7.2 Character Summary

Crown Street West (previously known as Bell Street) was formerly an important route that linked the High Street with Goose Green to the west, pasture to the south and other areas to the west of the region.

The Crown Street West character area was added to the North Lowestoft Conservation Area following a boundary review and public consultation during 2007. The area is a small and contained 'island site', detached physically from the main body of the Conservation Area, and located to the west of the A47 'Jubilee Way', which forms a clear visual and physical north / south divide between the character area and the historic core of the town.

The character area is effectively one road (Crown Street West) and the structures fronting it to the north and south. It contains two Grade II Listed buildings and a small number of positive unlisted buildings. Despite its diminutive size, this character area contains a diverse range of both private and secular

structures, including a late fifteenth century tithe barn, a Regency former theatre and a large late nineteenth century brewery complex (now a factory). Historically, the area has mixed commercial and residential activity in close proximity, and this continues today. Such diversity has led to a varied streetscape with buildings differing in form and function.



*The rear of the tithe barn at Crown Street Motors, looking from Dove Street towards St Peters Court to the south*

The topography is flat, and Factory Street, Crown Street West and Dove Street all run approximately parallel on an east / west axis. The area around Crown Street Hall feels the most enclosed, although both Factory Road and Dove Street are more open as a result of much of the land surrounding them (and outside the Conservation Area) being used for car parking or being undeveloped. The same is true of the eastern end of Crown Street West which has a more open feel than the west end.

Structures within the character area vary in their form and function, and consequently so does their scale and detailing, making for a small but varied streetscape.



*View from the east end of Dove Street, looking towards the Town Hall and the High Street, with the remains of the Cooper Building in the middle ground, and the sidings to the A47 Jubilee Way in the foreground*

The high density of housing to the streets to the north, south, and west of the character area, coupled with the severing of the historical links this area once had with the High Street, means that this area feels artificially remote from the old town centre which located in close proximity to the east.

### 7.3 Details within the Character Area

The variety of building types in the character area means that a range of details exist, ranging from timber framing to modest architectural detailing and commercial structures built with utility in mind. One exception is the Crown Street Hall, built in

1812, which has finely composed mid nineteenth century principal façade, with architectural details such as a rusticated door surround, quoins to the corners of the building, string courses, consoles and a plain parapet.



*Crown Street Hall, Crown Street West*

The late nineteenth century former brewery (now the Crown Brush Factory) dominates the area, and the use of white brick and stone for lunette windows and the height and scale of the structure makes for an impressive and varied focal point.



*Detail of the brickwork to the Crown Brush Factory, Crown Street West*

The remains of the late fifteenth century timber framed tithe barn, now absorbed into Crown Street Motors complex, provides an unexpected highpoint of the character area. Although two of the five aisles of the barn have been lost, what remains makes an impressive and important contribution to the area, as do the later frontages, former forge and cottage on the site.

The majority of the domestic structures date from the later nineteenth century and are of a fairly routine design, although in some cases detailing has been lost behind paint and render. Notable exceptions are the fairly well-preserved No's 38 and 38a, with corbels and console brackets to the first floor, prominent pilaster bay windows and some plate glass sash windows. Where original joinery has survived, including the aforementioned sash windows, these represent items of significance in the character area, particularly as the area has suffered from the introduction of a high number of poorly designed replacement timber and uPVC units.



*No's 38 and 38a, Crown Street West*



*Detail of gate and structure behind, between no's 38a and 40, Crown Street West*

To the side of No.38a is a white brick door surround with over-scaled painted lintel over, and an unusually detailed crenulated rubble top, which makes an interesting contribution to the character area.

A modest number of former shop fronts exist to the western end of Crown Street West, and those at No.50 and 54 are fairly well preserved. The visible detailing appears to date from the later nineteenth or early twentieth century and to be of a fairly standard design. Nevertheless, this joinery provides an interesting link to now lost commercial activity within these premises.



*Detail of shop front to No.50, Crown Street West*

A cobble and brick wall to the former blacksmith's workshop on Dove Street provides the only example of such material use within the character area.



*Brick and Cobble Wall to Crown Street Motors, Dove Street*

#### 7.4 Key Views within and Into The Crown Street Character Area



*View looking west, from the junction of Crown Street West and Dove Street*

Views within the character area are either long and take in an entire street from beginning to end or, where both sides of the road are built up and the feeling is more enclosed, shorter views towards specific buildings are found.

The most significant view within the character area is from the corner of Crown Street West, looking west, which takes in the Crown Brush Factory and Crown Street Motors. Shorter views along the same road focus on the unexpected form of Crown Street Hall and the unusual gateway at No.38a.



*View looking east along Crown Street West*

A long view looking east along Crown Street West is dominated by the towering bulk of St. Peters Court, a 15 storey tower block which lies outside the conservation area. Shorter views towards the Crown Brush Factory and Crown Street Hall, before the road broadens and become less focussed at the eastern end are also noteworthy.



*The western end of Crown Street West, looking east*

Three storey former commercial property (now residential) to the north side of Crown Street West forms an imposing focus at the western boundary of the character area.



*View from Park Road, looking south, towards Dove Street*

The view outside the Conservation Area, looking south along Park Road and into the character area, terminates with the former blacksmith's forge, now part of the Crown Street Motors complex. Although low in stature, its brick and cobble wall makes for an interesting focal point.



*View from Crown Street West, looking east, with the sidings to the A47 forming a visual and physical barrier between the character area and the historic core of the town*

Significant views out of the character area are few, although some limited glimpsed visual connection exists between Crown Street West and Crown Street East, and the west elevations of structures located along High Street. From the corner of Dover Street looking east is a good view of the Town Hall, and the remains of the recently part demolished Cooper Building to the corner of Compass Street.

### *7.5 Green Spaces and Trees Within The Crown Street Character Area*



*Area of amenity land to the west end of Factory Street and Crown Street West*

There are no significant green spaces or trees within the character area.

To the west of Factory Street and Crown Street West is an area of paving with raised planters and a single tree, which offer an open area and a small amount of vegetation. However, neither the hard landscaping nor the vegetation are significant, although the open character could be seen as offering some public benefit even though it does not enhance the character area.

A single tree and grass verge exists to the corner of Crown Street West and Dove Street, and while this is a welcome feature, the tree itself is not significant in terms of its age or species.



*Tree to the corner of Crown Street West and Dove Street*

## 7.6 Significant Structures Within the Crown Character Area

### Crown Street West



Crown Brush Factory, Crown Street West (Factory Road elevation)

Crown Brush Factory, Crown Street West (Positive Unlisted Building). Brick built commercial premises occupying a sizeable plot between Crown Street West and Factory Street. The site may incorporate elements of a porcelain factory Lowestoft China which operated from the site between 1757 and 1802. These structures were converted into a malthouse, which became 'The Town Brewery' c1842. Founded by Henry Morse, the complex formed part of Morse's Brewery until 1936, when it was taken over by Morgan's of Norwich and closed. The building is currently in use as the Crown Brush Factory.

The earliest visible parts of the structure date from the late nineteenth century (parts of the site are shown on the 1885 1:500 Ordnance Survey map and are labelled as 'Brewery'). The subsequent maps chart the complicated and piecemeal development of the site, with the 1904 and 1927 Ordnance Survey maps showing the most significant additions being made to the west of the site, where they replaced a terrace of houses known as Westmeon Place. William James Roberts of Lowestoft is known to have designed extensive additions for the brewery in 1896, and the large nineteenth century cast iron water tank was made by the brewery engineers R Ramsden and Son. Further additions of 1902. The westernmost section contains a canteen area, added during

the early 1940's to provide government-subsidised meals during the time of food rationing.

A varied composition; predominantly two to three storeys with taller sections containing water storage provision. Red brick elevations with slate covered roof. Some original door and windows are retained although these are interspersed with uPVC units. The elevations facing Factory Street are less varied in their appearance and present a largely linear façade to the street, although this is enlivened by the occasional gable end. The main site access is via Crown Street West, and a forecourt area creates a more varied elevation and composition which is dominated by the tall tower located to the centre of the site. The flat-roofed single storey range to the eastern end of the Crown Street elevation is not of special interest.



Crown Brush Factory, Crown Street West

The structure is important for the long-established and continuing commercial role it has played in this part of the town. The building is located in close proximity to two Grade II Listed buildings (Crown Street Hall and Crown Street Motors) and contributes positively to their setting. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.412. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p168.



*Crown Street Hall, Crown Street West, undergoing restoration and conversion to apartments (2017 now completed)*

*Crown Street Hall* (Grade II) A former theatre, now converted to apartments. 1812. Rendered and colour-washed brick. Pan tiled roof. Symmetrical façade of two storeys and three bays. Rusticated quoins to ground floor and flanking the central six-panelled double-leaf door (three panels each leaf). Door with a hood. One sash left and right with margin glazing. Double string course between the floors linked by six consoles. Three upper sashes also with margin glazing; in addition, they have moulded architraves. Plain parapet. Gabled roof with internal gable-end stacks. Lower two-storey cross wing extends to the rear. It is not clear what of the interior survives the recent conversion to apartments.



*Former tithe barn at No.34, Crown Street West*

*Crown Street Motors No.34 Crown Street* (Grade II). Former tithe barn to the Church of St Margaret. Timber-framed and of later fifteenth century date. Red pan tiled roof. Three-bay aisled barn (two aisles having been demolished). Square section timber posts with arched braces to the aisle plates and tie beams. Aisle spurs remain to the east side meeting a nineteenth century brick aisle wall. The roof above the tie beams all of nineteenth or twentieth century date. Butcher D, *Lowestoft 1550-1750, Development and Change in a Suffolk Coastal Town* (Woodbridge, 2008) p246. Historic England has carried out scientific dating on some of the barn's timbers and has published a Research Report of Tree-ring Analysis and Radiocarbon Wiggle-matching of Oak Timbers on the bar, Series No. 95-2019. The findings suggest that construction of the barn was "most likely" in AD 1610, or within a year or two after this date,



*Crown Street Motors, Crown Street West*

*Crown Street Motors, Crown Street West* (Positive Unlisted Building). A single storey iron trussed roofed motor repair workshop probably dating from the inter-war period.

Boarded gable end to Crown Street West with large central boarded garage doors flanked by casement windows. Painted corrugated iron roof. Painted bargeboards to gable. The casement windows have a mullion and transoms. Attached to the east is the Grade II Listed former tithe barn and the early twentieth century showroom and office accommodation.



*Nos.38 and 38a, Crown Street West*

*Nos.38 and 38A, Crown Street West, dwarf wall to front, and attached gate to west (Positive Unlisted Building). Semi-detached gault brick faced villas, with painted stone dressings, formerly a single dwelling. Probably dating from the 1870s or early 1880s and shown on the 1884 1:500 Ordnance Survey map. Shallow pitched, Welsh slate covered roof, with overhanging eaves and tall gault brick stacks to the east and west gables. Original plate-glass sashes preserved to the first floor of No.38, but late twentieth century casements elsewhere. Canted bay windows with pilasters to the ground floor outer bays. Paired doorways beneath shared lintel to central bays with rectangular over-lights (the 1884 Ordnance Survey map shows this structure as a single dwelling, and therefore the door arrangement as exists replaces a single, central entry point, and appears to date from the mid to late twentieth century). To the west section of gault brick wall with four panelled door and elaborate stone rubble crenulations. Dwarf gault brick wall to front originally with railings. Square section gault brick piers to either end, that to the west retaining its painted stone cap.*



*Gate at No.38a, Crown Street West*

### ***Dove Street***



*Crown Street Motors, Dove Street*

*Crown Street Motors, Dove Street* A single storey, largely red brick workshop building of possibly early nineteenth century date, which is shown as a blacksmith's workshop on the 1884 1:500 map. Red pan tile roof with some cobble sections of wall to the Dove Street façade. Late twentieth century small pane casement windows, and a late twentieth century painted boarded door. Attached to the eastern end is a two bay, two storey cottage, with a chimney stack to its western gable and

a central boarded taking-in door at first floor level. It forms the northern part of a large courtyard which also includes the Grade II Listed fifteenth century tithe barn of Saint Margaret's Church. This structure is attached to the barn and is probably covered by its listing. Internally many of the former blacksmith's fittings and the floor to the workshop are retained.



*No.45 Dove Street (right)*

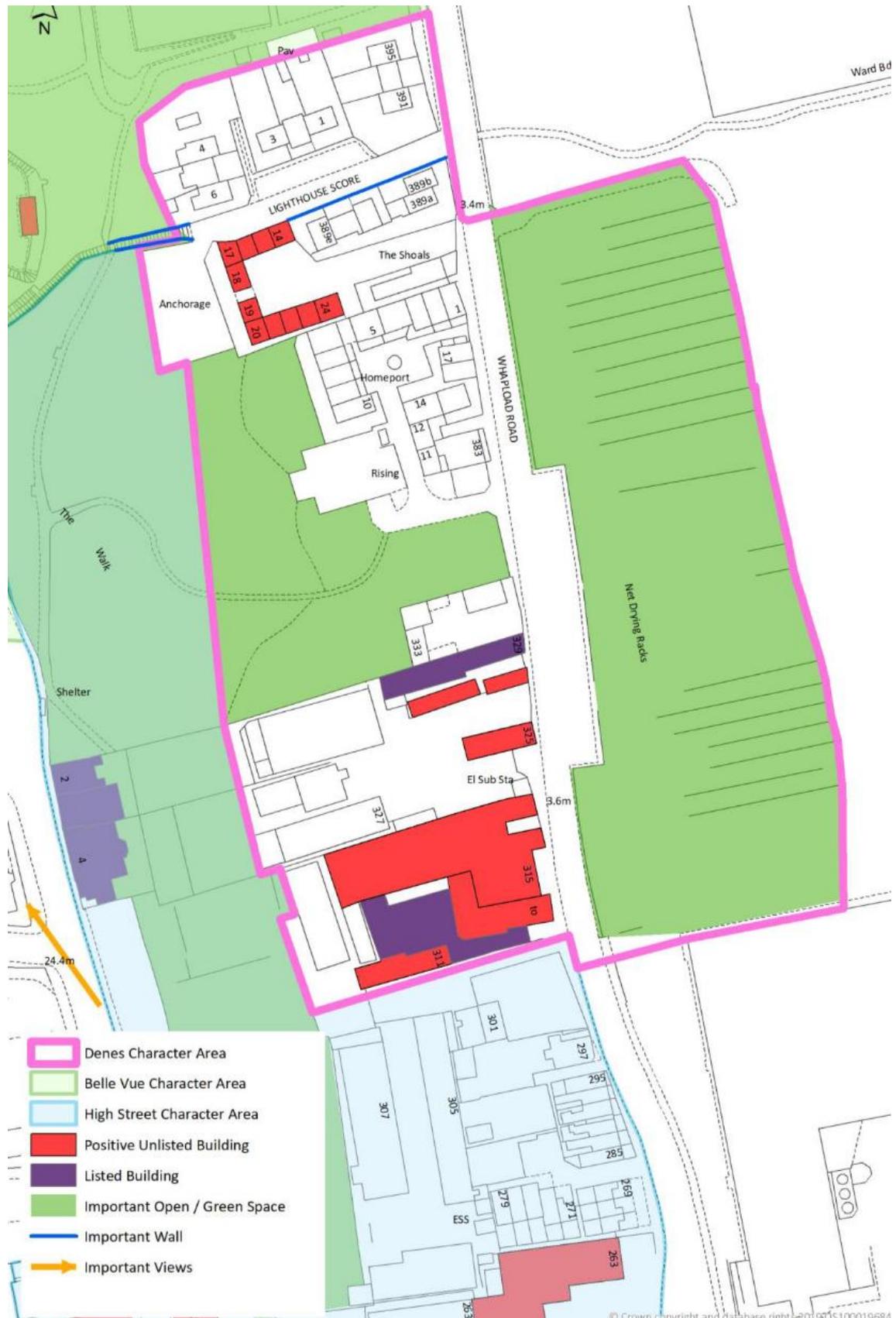
*No.45 Dove Street (Positive Unlisted Building).* A late eighteenth or early nineteenth century dwelling which appears from historic maps to have been functionally linked to the former blacksmith's workshop and fifteenth century tithe barn to its east. Red brick and with a symmetrical two storey, three bay façade to Dove Street. Original door and window openings with wedge shaped lintels preserved but external joinery replaced. Chimney stacks removed. Narrow central entrance and stair hall with a single reception room to either side. Late twentieth century pan tile roof. Rear elevation rendered.

### ***Factory Street***

*For the former brewery complex and theatre on the north side see Crown Street West*

## 8 The Denes Character Area

### 8.1 Character Map





*View looking south on Whapload Road, with No.329 in the foreground*

## 8.2 Character Summary

The Denes Character Area lies to the north east of the conservation area and is bisected on a north / south axis by Whapload Road. The area was once part of a larger area known as the beach village or 'The Grit' and was home to the busy herring industry. The village that grew up around it was the most easterly community in the country and possessed a number of schools, pubs, churches and shops. The devastation caused by heavy bombing during the Second World War, the decline of the fishing industry and flooding in 1953 heralded the demise of the area, and widespread demolition occurred during the 1960s, leaving only isolated pockets of a once industrious community.

The Denes Character Area has two distinct parts to it. To the east of Whapload Road is an open area historically used for net drying and rope making. To the west of the road, located at the base of the cliff and Arnold's Walk, is an area of dense structures that has been used throughout Lowestoft's history for industrial and maritime activities, due to its close proximity to both the sea and the High Street.

Three late nineteenth century houses survive within the area, and although altered and of rudimentary design, they add interesting historical references to the streetscape.

Twentieth century housing exists around the base of Lighthouse Score, helping to retain a confined residential core to the area, although little attempt has been made to detail these in a way that is sympathetic or reflective of the immediate area. To the south, the courtyard and some associated structures of former industrial buildings at 'The Anchorage' are retained within modern development and the characteristic elongated form of warehouses running east / west from Whapload Road are clearly discernible. To the east is open land and views towards the sea wall.

The better later twentieth century houses in this area reference elements of the warehouse form in their design, although some poor and insensitive development has taken place to the rear of significant structures. Elsewhere in the character area are examples of former warehouses and net stores being converted to residential use, whereas others await a new use.

Industrial buildings within the Denes Character Area are characterised by their functional

appearance and often impressive scale whereas residential units are modest in design and detailing. The warehouses and net stores have a characteristic form; being tall, narrow structures, with gable ends facing the street and the sea, with fenestration to their south elevation with plots continuing the burgage arrangement from the High Street down to Whapload Road, although in many instances the historic boundary has been eroded or lost. These buildings are amongst a small number of historic warehouses within the Denes Character Area and represent a significant survival within the town.

The majority of structures in the Denes Character Area have been subject to piecemeal alteration and while this has ensured their continued use, in some cases it has reduced the aesthetic quality of certain buildings.

Being located directly to the north of the Beach Industrial Estate, the southern boundary of the character area is dominated by a substantial factory building of single mass and corrugated metal construction. This structure encroaches on views to the south from the net drying racks and provides an unsympathetic setting for the character area.

The deteriorating physical condition of the net drying racks and poor maintenance of information boards and maritime artefacts serves to create an atmosphere of neglect, and this coupled with the occasional poorly maintained property presents an unwelcoming character.



*The Net Drying Ground, looking north west*  
The structures on the net drying ground, while interesting and illustrative, are of modern

construction and are not considered to be of historic or architectural value.

The understanding and appreciation of this area, and the positive unlisted buildings and Listed structures within it, has been greatly enhanced through research work completed by Historic England and published as: '*311 to 333 Whapload Road, Historic Area Assessment*' by Matthew Bristow.

### 8.3 *Details within the Character Area*



*Tarred cobble at No.329 Whapload Road*

Industrial buildings and functional design are a key feature of this character area. Brick and flint are the predominant building materials, with some use of render, tarred brick and flint. The existence of weatherboarding on some buildings sits fairly comfortably with other local materials and is appropriate in terms of historic construction.



*The use of flint, red brick and render at No's 14 to 17 'The Anchorage', Whapload Road*



*Cobble walls and red clay pan tile roof covering*



*Painted brick and painted render elevations, and a variety of roof covering types*

An alternating use of slate and pantile is found throughout the area, as are elevations gabled to the street, elongated narrow footprints and elevated loading doors. Steeply sloping roofs and shaped gables also feature prominently.

Flint and beach stone can be found used for buildings and also boundary walls, and this can be seen around Lighthouse Score and also around No's 311 to 329 Whapload Road. This stone alternating with red brick is seen to good effect to the east and west elevations of The Fish House, located to the rear of No.312-314 Whapload Road.



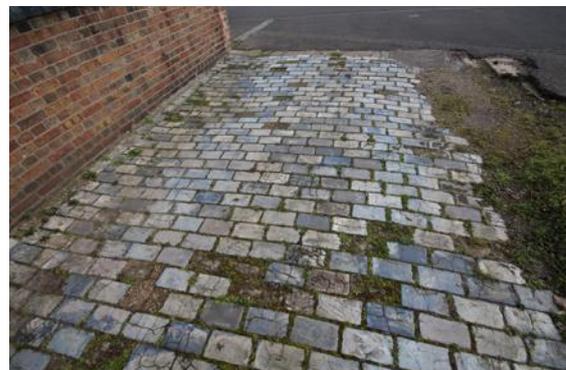
*View of stone and brick elevation at the Fish House, to the rear of No.312-314 Whapload Road*

Use of limestone in squared blocks, roughly tooled and laid in irregular courses and very likely reused from elsewhere are also found at the Fish House.



*Detail of diamond set timber window or ventilator*

A number of timber windows or ventilators (originally unglazed) with diamond set mullions, a type found on smoke houses and net stores, possibly dating from the early to mid-seventeenth century are seen at the Fish House, to the rear of No.312-314 Whapload Road.



*Stone setts, to the access track to the south of No.312 to 314 Whapload Road*

Stone setts, seen to the access track and courtyard to the side and rear of No.312-314 Whapload Road. These are also found in other parts of the conservation area (see Section 3.4, Traditional Building Materials). Also seen to the western (High Street) end of Martin's Score. The more conventional design of housing around Lighthouse Score is improved by the use of brick and flint in their construction, and the prominent use of gables and chimneystacks.

#### 8.4 Key Views Within and Into The Denes Character Area

There are long views looking north and south along Whapload Road, although these are only of significance where they include positive unlisted or Listed structures.

Views towards the Grade II Listed Fish House to the rear of No.312-314 Whapload Road are not easily had from the public realm, but the structures surrounding it form an interestingly varied composition and the grouping of gables facing the street are memorable. Looking immediately west are long views towards the sea, which take in the former net drying ground, although the view to the north east is marred by the caravan park.



*View from the Net Drying Ground towards the High Light House*

From the net drying ground itself a significant view of the light house, elevated high above the tree canopies surrounding it is particularly good. A shorter view from the net drying ground looking east terminates at Arnold House, which sits in prominent isolation to the south of Arnold's Walk.



*View from the open land to the north of No. 329 Whapload Road, looking south west towards the Grade II Listed Arnold House, High Street*

elevated on the cliff overlooking the Denes. This area is characterised by its open aspect, long views and piecemeal development.

#### 8.5 Green Spaces and Trees within The Denes Character Area



*The Net Drying Ground, looking south west*

To the east of Whapload Road, the character area includes an area of open land within the Denes. This contains reconstruction net drying racks, erected as part of the maritime heritage trail. A selection of maritime objects, such as anchors and chains have been laid out to the north of this with information boards explaining the historic use of the area as a rope walk and site for net drying. The site of the rope walk is still discernible, as is the trench where cod liver reduction coppers once stood.

A further area of open green space exists between No.329 and The Lighthouse Diner at No.383 Whapload Road. Part of this site was associated with No.333 Whapload Road, a late seventeenth century fishing premises

demolished in 1989. However, the land is also important to the wider setting of Arnold House, and the pathway that links this area and the High Street via Arnold's Bequest.

The character area is framed to the north by the public park at Sparrows Nest (Bellevue Character Area) and to the east by the surviving terraced gardens of houses on the eastern side of the High Street (High Street Character Area).

### 8.6 Significant Structures Within the Denes Character Area

#### **Anchorage**

See Whapload Road

#### **Lighthouse Score**



*Wall to the southern side of Lighthouse Score*

*Wall to the southern side of Lighthouse Score* A section of randomly coursed cobble wall with the occasional red brick header. Sections of the wall are tar painted. Projecting top course and red brick capping. Located to the south side of Lighthouse Score, near the commencement of the steps leading up to the High Street. Although only a relatively small section of the wall exists within the 'HAZ' boundary, the view looking west along the Score is framed by good quality walls either side of the steps and is rather impressive.

#### **Whapload Road**

*For Christ Church (C of E), see Herring Fishery Score, High Street Character Area. For Units 7-9 Capital Trading Estate, Whapload Road and for positive unlisted buildings between 231-301 Whapload Road see the High Street Character Area. For structures within Sparrows Nest Park see Belle Vue Character Area.*



*No. 311 Whapload Road, prior to commencement of conversion scheme.*

*No. 311 Whapload Road* (Positive Unlisted Building). First shown on the 1904 Ordnance Survey map; a red Fletton brick four storey warehouse which is set back from Whapload Road and presents its gable end to the street. A blind southern elevation exists in contrast to the north elevation, which has a series of broad window openings and taking in doors, all located under arched brick heads. Two short red brick stacks in line with the elevations to the south side and a slate covered roof. The building appears (from a limited visual inspection) to retain most of its original door and window joinery. The building represents an early example of a structure made from Fletton bricks manufactured by the London Brick Company, established in 1900. This structure makes a positive contribution to the setting of the Grade II Listed 'Fish House', Whapload Road.



No. 312 to No. 314 (inc), Whapload Road, under conversion.

No. 312 to No. 314 Whapload Road (Positive Unlisted Building). A structure is shown to this location on the 1884 1:500 Ordnance Survey map, although it does not conform exactly to the footprint of the extant building. However, the present building probably dates from the late nineteenth or early twentieth century, with later alterations and additions to the western elevation. Warehouse, three storeys with an attic. An impressive south elevation of eight bays, which is broken at roughly its mid-point with the westernmost four bays being slightly advanced. Slate covered roof with truncated red brick stacks to the southern elevation. Window openings have arched brick heads. Joinery is largely the original plate glass casements. A loading door opening exists within the eastern gable. The warehouse is constructed from similar Fletton brick to No. 311.

This structure makes a positive contribution to the setting of the Grade II Listed 'Fish House', Whapload Road.



The 'Fish House', a warehouse to rear of No.312-14, Whapload Road

The Fish House and surface setts in the yard, to the rear of 312-14 Whapload Road, Lowestoft, Suffolk (Grade II). Former workshop and store, possibly associated with the repair and storage of fishing nets, rebuilt in 1676 with probable sixteenth century origins. The Fish House, a former workshop and store rebuilt in 1676 with probable C16 origins, is Listed at Grade II for the following principal reasons: it is an early surviving and rare example of this type of fishing industry-related building; it retains a significant proportion of original fabric, including the timber mullioned windows, as well as later features such as the internal wall divisions which demonstrate a high level of craftsmanship in their neatly ordered construction; it retains a late-nineteenth century setted surface to the adjacent yard formerly used for workshop processes; it has an interesting architectural distinction between the working and polite elevations indicating the building's position in between the merchant's houses along the High Street and the fishing activity along the shore; despite the unfortunate loss of the roof and south gable end due to bomb damage, it remains legible as a former workshop and store with rooms similar in size to the pens used to store fishing nets. *Historic interest:* it is an important element in the Whapload Road area in which numerous (unlisted) historic buildings related to the fishing industry retain their characteristic form; it forms part of the area significant for its retention of historic industrial buildings and its preservation of the historic urban morphology of the beach area.

The Fish House is a multi-phased structure which was rebuilt or re-fronted around 1676 as a workshop and store, possibly associated with the repair and storage of fishing nets. Its original, pre-1676 purpose is unknown. It formed the eastern part of a burgage plot, at the western end of which was a substantial house which fronted onto the High Street. The house was destroyed in the Second World War and subsequent landscaping work to the rear obscured the outline of the burgage plot. To the east of the burgage plots between the town and the sea was an area of frequently flooded ground which was common land or manorial waste, called The Denes. This land was used from the late medieval period for fairs and a market. Curing sheds for the herring industry, sail making sheds, coopers' workshops, and warehouses were developed along the eastern edges of the burgage plots where they met the waste by the C16. The urbanisation and industrialisation of the manorial waste ground led to a gradual exodus of wealthy families who lived on the High Street, domestic use being replaced by shipping offices, banks and other commercial uses.



*The seventeenth century Fish House on Whapload Road with houses on High Street beyond*

The west elevation of the Fish House (now partly hidden by industrial units) was probably designed as a display façade as it terminated the gardens of the house to which it belonged, and was also highly visible from St Margaret's Vicarage and its gardens to the immediate south. A plaque on the west elevation dated 1676 and inscribed with the initials WIM possibly refers to a member of the Munds family, wealthy merchants, brewers, and fishing boat owners, who are recorded as

having a house at the northern end of the High Street in the later seventeenth century. It is possible that the date plaque commemorates the rebuilding of the structure rather than the date of its initial construction which may have been in the C16. The presence of dressed ashlar blocks in the lower courses of the building's east elevation supports the theory that the 1676 date refers to a rebuilding, as does the fact that the upper section of the structure and internal walls are constructed in a style different to the lower external walls. Documentary evidence suggests that by the mid-C19 the building formed part of a rope works owned by the Francis family. A significant number of Lowestoft rope makers made fishing nets as well as ropes for rigging and mooring. The building continued to be owned by rope manufacturers until the 1960s.

As a working building, the Fish House has been altered and adapted over the years. The first-floor windows on the east elevation appear to date to the C19 and are of a type common to workshops and warehouses of the period. The openings were enlarged to cater for the new casements and originally had a line of security bars on their inner face. In the mid-C20 the south gable was rebuilt, and the roof structure replaced, possibly because of blast damage during the Second World War. The ceiling height on the ground floor was raised in the mid- to late C20, and an additional floor inserted to create an attic. Openings have been created in the ground-floor dividing walls. The Fish House is currently (2018) being converted into residential use.

**MATERIALS:** washed cobbles, knapped flint, red clay bricks and some reused dressed ashlar stone with a roof covering of reused pantiles unlikely to pre-date the C19.

**PLAN:** The Fish House stands to the rear (west) of Whapload Road and forms the western side of a small enclosed yard with a setted surface. The northern elevation adjoins a long building orientated east-west that dates to the C20.

**EXTERIOR:** The Fish House is a two-storey, three-bay building with a pitched roof and

parapets at the gables. The east elevation, which faces into the yard, is constructed of washed cobbles and brick and some irregularly sized stones which are likely to have been reused from another building. The eaves course is a mix of soft red clay brick interspersed with mid-C20 Fletton bricks. The upper two to three courses have been rebuilt, probably because of the roof being replaced. The three C17 ground-floor timber mullioned windows, which were originally unglazed, are placed on edge outwards in a diamond pattern, set beneath timber lintels. Two door openings between the first and second windows, and another between the second and third windows, have plank and batten doors. The surrounds to the window and door openings are mostly of soft red clay brick, with the heads having a shallow rise to the centre. At first-floor level, in the first bay the external taking-in door is of probable C19 date but was modified when the floor level was raised. This is reached by a timber platform. Two early to mid-C19 timber casement windows light the following two bays. The west elevation (which is largely obscured from view by late-C20 industrial units) demonstrates a high quality of construction. It has an ordered appearance with the cobbles being tightly set and a high number of brick headers being visible. A date stone, set within a well-constructed brick surround, records the date of 1676 and the initials WIM. The three first-floor windows have similar timber mullions to the east elevation but are set further back in the wall. Much of the south elevation has been rebuilt with Fletton bricks in the second half of the C20 although the lower section retains the original masonry construction. The north gable end adjoins the adjacent building.

INTERIOR: none of the internal historic fixtures and fittings survives. The roof structure is of C20 date, as are the floor structures apart from the north room on the ground floor which retains part of a brick floor surface. There are three ground-floor rooms separated by walls which post-date the exterior walls. They are constructed to a high standard of flint pebbles and brick in a decorative style. The rooms are similar in size to the pens used to store fishing

nets, and the large first-floor chamber may have been a net repair workshop. This may originally have been open to the roof. SUBSIDIARY FEATURES: the approach to the courtyard from Whapload Road and the southern half of the courtyard are paved with late-C19 setts. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Dr Paul Bradley and James Darwin, *The Fish House: Historical Appraisal* (April 2015)



No. 315 'Car Fit', Whapload Road (excluding the attached recessed three bay wide section to the south)

No.315 Whapload Road (Positive Unlisted Building). Two parallel warehouses, each with a prominent gable end abutting the pavement and facing east. Shown on the 1884 Ordnance Survey map. The southernmost gable has an irregular outline, suggestive of a mansard profile, but not symmetrical and appearing less contrived. Slate covered roof. The first floor and attic window openings to the eastern gable end are mid twentieth century insertions. The northernmost gable has a steep pitch to the roof, but again the two sides of the roof are irregular pitches. Two window openings currently partly blocked by boarding. The southern facing return elevation appears to be constructed primarily of painted blockwork.

This site requires further research and inspection. Site investigations from the public realm reveal that the northernmost wall is of Fletton brick and forms part of a mid-twentieth century garage structure, which is of no interest. The structures attached to the south do not form part of this description.



*No. 325 Whapload Road*

*No. 325 Whapload Road* (Positive Unlisted Building). A former warehouse located with its gable end facing Whapload Road. A late nineteenth century structure, and originally part of a much longer range of buildings which spread to the west and appears to have survived until the third quarter of the twentieth century. Three storeys, with a pitched red clay pan tile covered roof running front to back. To the south is a gault brick stack. The eastern gable end is rendered and has a door to the centre, with the scarring of now blocked former taking-in doors to the first and second floors. To the south of the first-floor window is a nine-pane casement. The south elevation is painted brick, with four first floor window openings, all set below arched brick heads. To the west is a lower section, likely dating from the mid to late C20, and of no interest. The north elevation, in common with many former warehouses in Whapload Road, has a featureless elevation, and has a red brick lower section and a white brick upper, indicating that a single storey structure has been removed leaving the cheaper red brick exposed.



*Eastern and northern elevations of No.325*



*No.329 Whapload Road*



*Detached store range to the south of No.329, Whapload Road*

*No. 329 Whapload Road and detached store to south.* (Positive Unlisted Building). A tar painted former warehouse or smokehouse of at least two construction phases. The rear section to the western end of the site dates from the mid to late nineteenth century, and is shown, with other structures attached to the west and south, on the 1884 Ordnance Survey map. The date of the section fronting Whapload Road is not known, however it shares some detailing characteristics with that of the Grade II Listed Fish House (to the north of No.311 Whapload Road – see above) including cobbled elevations (tar painted to No.329) and mullioned windows. It is possible, though not yet substantiated, that this structure could be contemporary to The Fish House, and that it could therefore date from the late seventeenth century. Steeply pitched roof covered with pan tiles. The eastern gable end is three storeys, with a blocked opening to the ground floor, three windows to the first floor and a taking in door to the second floor. To the south-eastern corner of the gable is a gault brick stack, which is likely to have been added during the mid to late nineteenth century. The northern and southern elevations

are of the most interest and retain several mullioned windows (no site access was possible at the time of survey). Internally, within the nineteenth century section, fish smoking racks and hooks are preserved.

The detached range of outbuildings to the south are heavily altered although retain areas of cobble elevations, red clay pan tile roof covering, and a tar painted brick gable facing the road and contribute positively to the setting of the main warehouse.

The main structure would benefit from further research to accurately establish its date and former use. The building should also be considered as a candidate for spot listing.



*Wall to the south side of Lighthouse Score, Whapload Road*

*Wall to the south side of Lighthouse Score, Whapload Road* The remains of a substantial warehouse which was largely demolished sometime during the early to mid-1970s. The lower sections of the elevations to the north west of the site have been retained and now form a boundary wall. Largely of cobble construction and tar painted, with areas of red brick (largely late twentieth century) with a late twentieth century concrete capping. Broad openings (now blocked) within the wall denote the position of former window openings. The iron face plates of former tie rods are also evident.



*No. 14 to No. 24 (inc) 'The Anchorage', Whapload Road (No's 14 to 17 shown above)*

*No.14 to No.24 (cons) 'The Anchorage', Whapload Road* (Positive Unlisted Building). An L-plan range of former warehouses, which is now converted to residential units. Of uncertain date, but possibly late seventeenth century or early eighteenth century (c.f. The Fish House and No.329 Whapload Road for similar elevational form and detailing). Two storey with a steeply pitched red clay pan tile roof covering. The elevations are constructed from cobble, which is tar painted to ground floor height, with red brick margins to door and window openings. To the western end of the range the building cranks to the north-west before returning south. The southern and eastern elevations are rendered. The doors and windows are replacement units.

## 9 The Bellevue Character Area

### 9.1 Character Map





*North Parade, houses of the 1890s overlooking Bellevue Park, note the elaborate gothic boundary wall.*

## *9.2 The Bellevue Character Summary*

The Bellevue Character Area occupies the northern most section of the Conservation Area. At its southern end is Sparrows Nest Park. It is characterised by its leafy public parks, wide sea views, and its broad streetscapes lined by villas and houses set within mature leafy gardens. This part of the Conservation Area was and remains a primarily residential one, but also provided recreational facilities for visitors to rival those in the southern suburbs. The bulk of the surviving buildings were constructed between 1870 and 1920.

The public parks of Bellevue and Sparrow's Nest located on the cliffside to the east of Yarmouth Road provide significant open, green spaces within the heart of the town. Each has a distinct character: Bellevue Park retains its Victorian meandering paths and excellent views to the sea from the War Memorial, whilst the development of Sparrow's Nest as the gardens from an early nineteenth century villa is evident in its enclosure and inward-looking nature. To the east is the 'The Denes Oval' a purpose- built recreation ground with cricket and tennis facilities dating from the mid-1920s which is surrounded by a remarkable art deco screen wall.

High traffic levels use Yarmouth Road; however, the broad streetscape, coupled with its green setting decrease its impact upon the Conservation Area. To the north and west of the parks are substantial villas dating from the mid to late nineteenth, and early twentieth centuries, these often stand in large gardens with mature specimen trees and hedges.

Prior to 1870 there were very few buildings in the area other than the High Light. There were two dwellings of considerable architectural interest however, Sparrow's Nest and Warren House which both survived until after World War Two. Sparrow's Nest an eighteenth-century marine villa which was Gothicised before 1821 now only survives in a fragmentary state, having been largely demolished in the 1960s. It was formerly the summer residence of the Sparrow family of Worlingham Hall and

until the mid-nineteenth century stood in open countryside at the foot of the cliff with fine views out to sea. This large cottage orné style villa with its thatched roof and gothic leaded windows was once one of the town's most remarkable buildings. Its grounds and estate were purchased by the town in 1897 and partially survive as a public park.

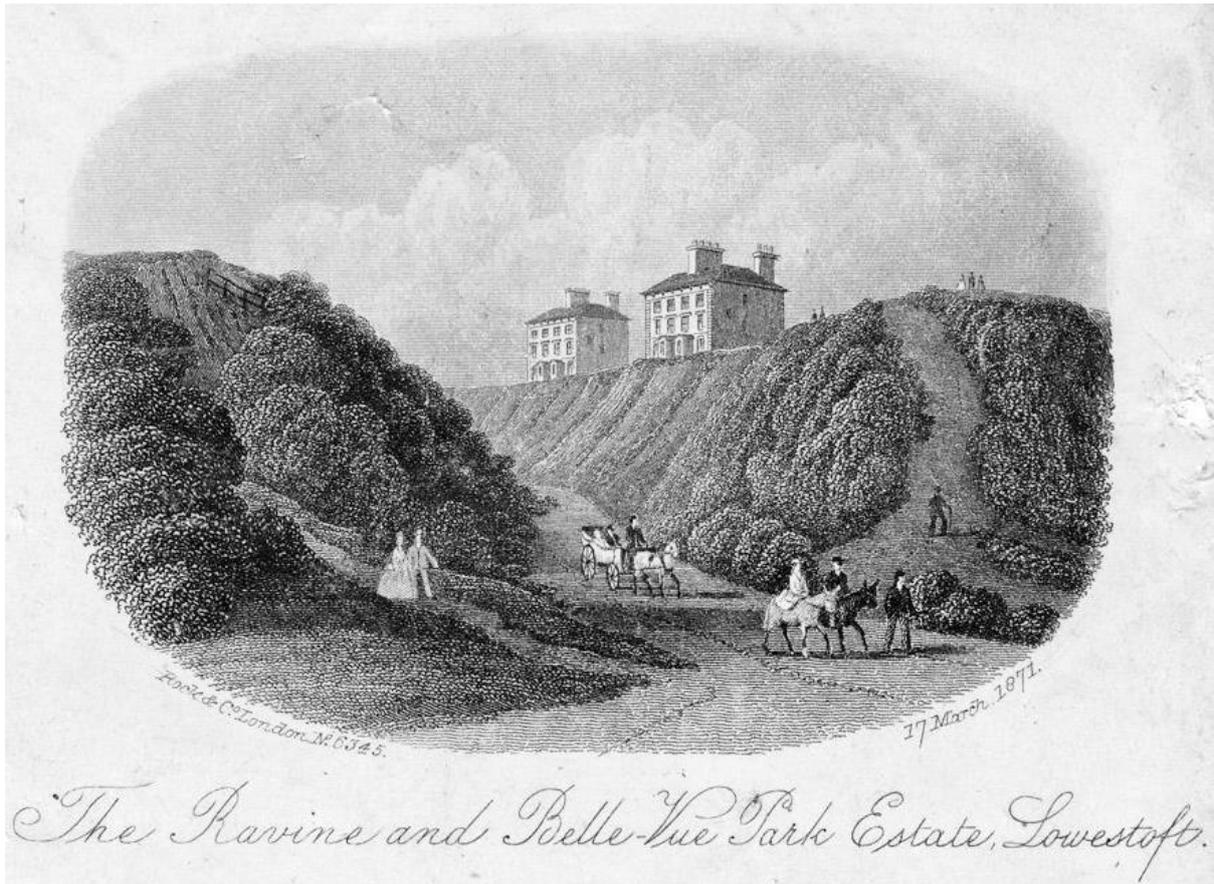
To the west between Lighthouse Score and The Ravine lay the High Lighthouse and the drying ground which was later to become Bellevue Park. This latter land was part of a large area belonging to the town which was enclosed in 1814 and was described at a meeting of the Improvement Commissioners in 1872 as 'the resort of rough and disreputable characters.' Cart Score (formerly Gallows Score) separates Sparrow's Nest from what is now Bellevue Park.



*Edwardian terraces on the north side of Lyndhurst Road from a c1914 postcard.*

To the north lay the grazing land and scrub occupied by Hall Farm and Park Farm which formed the outlying portions of the estate of the Fowler family of Gunton Hall. This land was slowly sold for development during the latter nineteenth century but in the 1880s was still part of the separate parish of Gunton the municipal boundary lying roughly where Lyndhurst Road is now sited. Warren House a possibly seventeenth century structure stood on The Denes near Links Road and had at its rear a large water wheel used in the washing of clay for china (site cleared mid twentieth century). Remains of an eighteenth-century china kiln were found at No.122 Yarmouth Road in the 1950s.

Two very large pairs of Italianate semi-detached villas, Wedgewood Court and Nos.3-4 North Parade (Grade II) were built c1864 as part of an early speculative development planned by William Oldham Chambers. This ambitiously planned development failed to prosper. In 1867 an attempt was made to market land known as The North Grove Estate which lay to the west of Yarmouth Road and south of Royal Avenue for development. This also appears to have failed. After the opening of Bellevue Park in 1874 a further attempt was made to develop the area into a middle-class suburb. The Lowestoft architect John Louth Clemence (1822-1911) laid out the streets immediately to the west of Yarmouth Road to encourage the building of large villas. Only a small number of villas were ever completed



Houses of c1864 on North Parade from an engraving of 1871.

however, and at least one planned street 'The Crescent' had been abandoned and absorbed into the private gardens of neighbouring villas by 1905.

The surviving villas from this development are faced in gault brick with stone dressings and were largely constructed in the later 1870s and early 1880s on land which belonged to the town. Some of the earliest in Park Road and Yarmouth Road were designed by Clemence himself, and others by the Wisbech architect and surveyor James Kerridge (c1829-1911).

One of the largest villas, 'North End' on Yarmouth Road (probably designed by Kerridge), was severely damaged during a First World War Bombardment and now only survives in a fragmentary state. Other neighbouring properties were also badly damaged in the 1916 raid. Many of the largest villas are now offices or apartments.

During the late nineteenth century, the northern part of Lowestoft began to compete

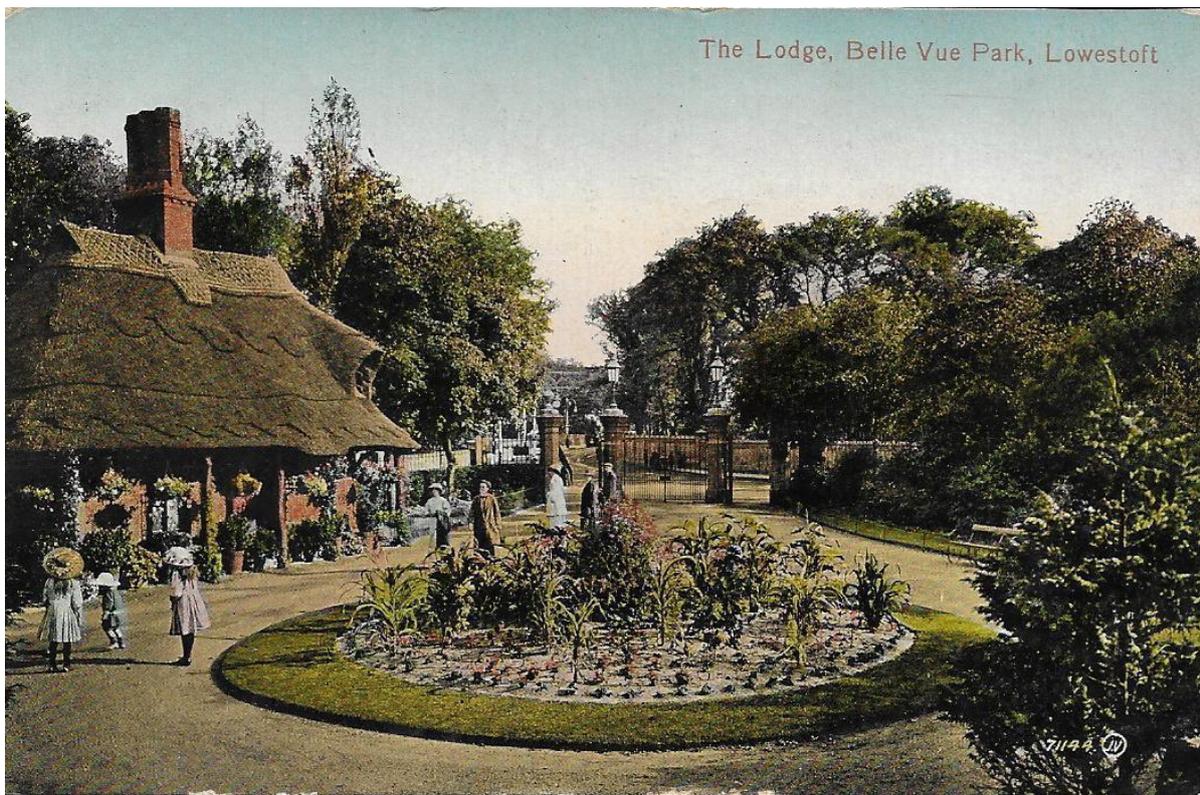
with the southern suburbs as a resort. A nine-hole golf course was laid out on The Denes shortly after the formation of The Lowestoft Golf Club in 1887. Golf had been played on the Denes before but was interrupted at certain times of the year as the town's fisherman had the traditional right to dry and mend their nets on the land. The golf club later moved to Pakefield. A large pool for model boats was also dug on The Denes towards the end of the nineteenth century.



North Light and Cliff Cottage (Sparrow's Nest) 1871

Some of the larger villas became bed and breakfast establishments, those on the south side of Lyndhurst Road having tennis courts to their rear. They were followed around 1900 by the first purpose-built hotel. During the mid-1920s the Denes Recreation Ground and tennis courts was laid out on land which had been allotment gardens, and its distinctive art deco walls and lodges constructed. An open-air swimming pool built to its east. A concert pavilion was also constructed within the grounds of Sparrow's Nest in 1913 and a bowling green laid out.

The Fowler family of Gunton Hall sold further parcels of land for development towards the end of the nineteenth century. The Streets to the north of Belle Vue Park including Lyndhurst Road, Corton Road and Gunton Cliff were largely laid out in the 1890s by the surveyor and architect William James Roberts, the former business partner of William Oldham Chambers of Lowestoft.



*A c1910 postcard view of the entrance to Bellevue Park from Yarmouth Road*

The houses here are constructed from a differing pallet of materials from those to the west of the park on the former town lands. These late nineteenth century villas are largely faced in red brick, with Welsh slate roofs and stand in plots surrounded by red brick walls embellished with gothic blind tracery. The large semi-detached and terraced houses at Nos.5-20 (cons) North Parade date from the 1890s and were constructed to a similar design they have fine views over Bellevue Park and out to the sea. The largest of the villas was 'Briar Clyffe', which stood on Gunton Cliff, the former home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. Designed by William Roberts 'Briar Clyffe' was sadly demolished in 2014, but many of its subsidiary structures and garden walls still survive.

The building of the Lowestoft North Railway Station in Yarmouth Road in 1902 gave a considerable boost to development in the area. Further plans for suburban expansion were drawn up in 1902 and land bounded by Corton Road, Yarmouth Road and Station Road, and around Heather and Dene Roads was sold for development in 1904. Building beginning soon after William Roberts being amongst the



*North Parade from Bellevue Park c1910*

most prolific architects from this period. Shortly before the First World War villas in an arts and crafts vernacular style began to be constructed on freshly released land, including a number to the design of the talented Ralph Scott Cockrill (1879-1956) of Great Yarmouth, many of whose surviving buildings are now listed. Villas by Cockrill survive on Corton Road, Yarmouth Road, and Gunton Cliff. Cockrill himself is recorded as living on Gunton Cliff in the 1911 census. Many of Cockrill's villas have sadly suffered from the loss of their original windows.

One of the largest buildings constructed in the Edwardian period was the former Belle Vue Hotel which had a fine façade designed to terminate views along 'The Ravine.' With its high mansard roof, Dutch gables and massive two storey semi-circular porch it formed a memorable focal point on Yarmouth Road when originally constructed. It was probably designed by the talented John Owen Bond (1877-1948) of Norwich, who was a pupil of George Skipper. Like many of the area's buildings it was reputedly damaged during the World War One bombardment and not rebuilt

to its original design. It remains however, an attractive local landmark.



*The Sparrow's Nest Theatre of 1913 from an old postcard. Now demolished*

During the Second World War a line of pillboxes were built as part of the coastal defences along Gunton Cliff. Sparrow's Nest was occupied by the Royal Naval Patrol Service. Several the large Edwardian houses on Gunton Cliff were requisitioned and became billets, the offers mess, and a NAFFI for a gun battery within the grounds to the north of Briar Clyffe. The battery observation post stood on the cliff top opposite Briar Clyffe itself and one of the gun emplacements stood at the corner of Heather Road. Corton Road and Park Road



*C2015 development at the corner of Lyndhurst Road and Corton Road, on the site of the fire damaged former Sunrise Inn.*

Were bombed in 1941 as was Royal Avenue. Yarmouth Road was bombed in 1943.

Later infill housing is generally not of a high quality, although a recent block on the corner of Lyndhurst Road and Corton Road is sympathetic in its design and scale to neighbouring Edwardian structures and largely replicates the now lost Edwardian structure on its site. The finest post war building in the locality is undoubtedly the Methodist Chapel on Yarmouth Road.

Lowestoft North Railway Station closed c1970, it has been demolished and its site developed for housing. Its station master's house still however survives on the corner of Station Road and Yarmouth Road. There have been relatively few other significant demolitions in recent years. The sadist being the total demolition of the then locally listed Briar Clyffe, between Gunton Cliff and Corton Road.

The greatest threat to the character area remains the gradual replacement of the original doors and windows to the late nineteenth and early twentieth century houses. Some of the area's arts and crafts houses have suffered particularly badly from the introduction of unsympathetic replacement windows with large areas of glazing.



*Early twenty first century housing on Gunton Cliff*



*Finely Detailed Stone Door Surround with Dentilled Curved Pediment, North Parade*

### 9.3 Details within the Character Area

The Denes has a largely domestic character, with mid to late nineteenth century housing to the west and later nineteenth and early twentieth century villas to the north. The structures within this area are largely of high-quality design and often contain inventive and stylish architectural details.

Large villas, dating from the mid nineteenth century and with a pronounced Italianate styling are found to the corner or North Parade and Corton Road, and their finely executed detailing, which extend to their boundary treatment and gate piers, expresses very clearly the importance of the buildings.



*Lyndhurst Road*

The appearance of many red brick late nineteenth century villas are enhanced through the careful use of ornate timber detailing, particularly for finely detailed porches and first floor balconies. Others have interesting features such as castellated parapets to bay windows or unusual grouping of elements, which elevates the design of the dwellings above what is commonly found.



*Finely Detailed Italianate Villas to North Parade*



*Unusual Detailing to early twentieth century pair of villas, Corton Road*



*Yarmouth Road*

Other dwellings to the west of the area exhibit considerable eclecticism, particularly The Old Vicarage and Saint Martins on Station Road, where arts and crafts detailing is fused with gothic and exciting compositional forms.



*The work of the talented architect R.S. Cockrill*



*The Old Vicarage and Saint Martins, Station Road*

Throughout the character area high quality ironwork is found, including to the foot bridge over The Ravine. Domestic examples of finely detailed railings are seen to the boundary wall to the former gardens of Briar Clyffe, Corton Road.

Occasionally dwellings of great originality are found, and this area is enhanced by having several houses designed by the inventive arts and crafts architect Ralph Scott Cockrill, and there is a unity about the detailing of each of his houses that establishes a clear and welcome aesthetic, with prominent entry points, finely proportioned windows, deep overhanging eaves and tile hanging.



*Railings to former gardens of Briar Clyffe, Corton Road*



*View from the corner of North Parade looking south east*

#### *9.4 Key Views Within and into the Bellevue Character Area*

The views over The Denes and out to sea from the high ground on North Parade and Gunton Cliff are amongst the most memorable in the Conservation Area and are the reason for the construction of the large villas erected here around 1900. From within Bellevue Park there are also memorable glimpses of the sea, whilst the winding steps down the steep bank close to 'The Ravine' provide dramatic vistas through the wooded landscape.



*Steps down the steep bank close to The Ravine*



*Art Deco Lodges to The Tennis Courts on The Denes from North Parade*



*Looking West along North Parade towards the former Bellevue Hotel*

The areas wide leafy avenues are largely laid out on a grid iron pattern and there are therefore relatively few intimate views in the streets north of Bellevue Park. Within Bellevue Park, Sparrows Nest Gardens, and along The Ravine and Yarmouth Road there are however a series of intimate views between the mature trees. Those of the lighthouse being amongst the most memorable.

The large semi-detached arts and crafts houses designed by Ralph Scott Cockrill which stand between Corton and Yarmouth Roads (No.1 Corton Rd and 4 Yarmouth Rd) are equally prominent in views looking North along Yarmouth Road.



*The High Light from Lighthouse Score*

The Edwardian former Bellevue Hotel terminates long views looking west along The Ravine and North Parade and looking south along Corton Road. It is also a memorable presence in views along Yarmouth Road.



*Lowestoft High Light from Yarmouth Road*



*The entrance to Bellevue Park from Yarmouth Road*

### *9.5 Green Spaces and Trees Within the Bellevue Character Area*

The character area is defined by its designed landscapes, which include public parks, large private gardens and playing fields. These play important part in the life of the town.

Bellevue Park, the largest, is a designated heritage asset being a Grade II registered landscape. It was the first free public park in Lowestoft and opened in 1874. A popular place to relax it is the home of fine specimen trees. The park also surrounds several Listed structures including the town's war memorial and provides an important contribution to the late nineteenth century villas on Yarmouth Road and North Parade. The park is framed by mature trees within the grounds of houses on Yarmouth Road, and by those on the banks of The Ravine.

Sparrow's Nest is a designed landscape of much earlier origins having been laid out for a



*Bellevue Park*

large eighteenth century marine villa. It is still surrounded by early nineteenth century cobble walls although the villa itself, and its stables and outbuildings were demolished in the later twentieth century. Although retaining several mature trees and some of its original structure these picturesque gardens have lost some of their original character.



*Tree lined Lighthouse Score*

Between Lyndhurst Road and North Parade is an enclosed green space which was used as tennis courts in the Edwardian period. This contributes significantly to the setting and amenity of the large villas which surround it.

Other green spaces at the northern edge of the Conservation Area contribute significantly to its setting including the steep bank below Gunton Cliff and The Denes itself. The Denes historically has played a considerable role in the economic and social life of the town and in the later nineteenth century also acted as a firing range for the local artillery regiment. Today it is a good place for spotting migrant birds.

On the western side of the Bellevue Character Area are the allotments on Yarmouth Road, which are both a valuable resource to the local community and a significant open space.

The most significant and largest private garden, that to Briar Clyffe between Gunton Cliff and Corton Road has now largely disappeared. Laid out for the London department store owner Howard Hollingsworth, it was laid out in the years before World War One and was noted for its glasshouses and formal walks.



*A corner of Sparrow's Nest with surviving early nineteenth century walls*

Other large private gardens do however survive, particularly to the houses on the western side of Yarmouth Road. Their mature trees contribute significantly to the character of the Conservation Area and to the setting of the fine late nineteenth century villas which they surround. Abigail Court (formerly Fairfield House) which stands opposite the High Light on Yarmouth Road retains particularly extensive wooded grounds.



*Former tennis courts between Lyndhurst Road and North Parade looking west.*

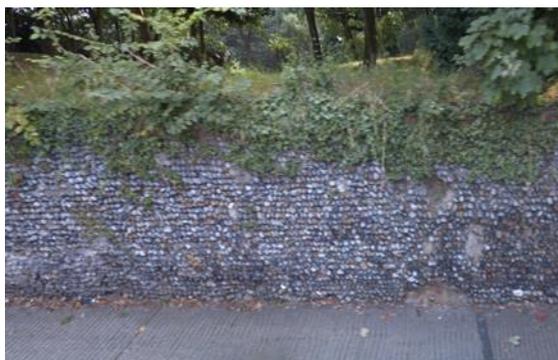


Former Bellevue Hotel now Avenue Mansions, corner of Yarmouth Road and Royal Avenue c1910

9.6 *Significant Structures Within the Bellevue Character Area*

**Cart Score**

*Dwarf Wall to Bellevue Park see Yarmouth Road*



*Sparrow's Nest Park Wall, Cart Score*

*Sparrow's Nest Park Wall, Cart Score* (Positive Unlisted Building). A tall cobble faced wall probably of early nineteenth century date on the southern side of Cart Score at its western end. Red brick cap. Evidence from missing sections of cobble, suggests that the inner face of the wall is lined with red brick. The wall once

marked part of the northern boundary of the gardens of Cliff Cottage a now largely demolished eighteenth and early nineteenth century cottage orné style villa.



*Bellevue Park Wall, Cart Score from Sparrow's Nest Park*

*Bellevue Park Wall, Cart Score* (Positive Unlisted Building). Early to mid-twentieth century wall of concrete with pierced, latticed cap. Red tile and brick capping. Occupies the north side of Cart Score and forms an impressive and near-continuous boundary to the west side and the northern end of the east side of Cart Score and continues to the south side of The Ravine.

## **Clyffe Rise**

See No.8 Gunton Cliff.

## **Corton Road (East Side)**

Nos. 1-4 (cons) Park Mansions – See North Parade



*Nos.8 & 10 Corton Road*

*Nos.8 & 10 (even) Corton Road* (Positive Unlisted Building). A well-preserved semi-detached pair of houses dating from c1900 (shown on the 1905 1:2,500 Ordnance Survey map). Faced in red brick, with applied decorative timber framing, and bargeboards to the gables. Each house is of two bays, the outer bay projecting slightly and having a jettied gable supported on brackets. Wooden pillared porches beneath a continuous plain tile roof to the inner bays, with small pane casement windows within the porch. Red pan tile roof. Small pane casement windows to the first floor, wooden canted bay windows with small pane upper lights to the ground floor outer bays. Partially glazed front doors.

Northern and southern return elevations largely blind. Substantial lower rear range of red brick. Nos.8-10 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road



*No.12 Corton Road*

*No.12 Corton Road* (Positive Unlisted Building). A substantial Edwardian detached villa faced in red brick with stone dressings which was probably designed by William Roberts. It has applied decorative half-timbering to its gable, and decorative wooden bargeboards. Principal façade of three bays with full height canted bay to left and gabled bay with mullions to right. Horned plate-glass sashes. Central recessed porch with arched opening containing original partially glazed front door with leaded stained-glass lights. Further stained and leaded glass to a stylized floral design in stair window in northern return elevation. Boundary wall to street rebuilt in the late twentieth century and other boundaries marked with wooden fences. Sympathetically designed early twenty first century single storey conservatory to rear, and undistinguished later twentieth century garage. No.12 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road



*No.14 Corton Road*

*No.14 Corton Road* (Positive Unlisted Building). A detached villa of c1908 which terminates

views looking east along Dene Road. Red brick with painted stone dressings. Welsh slate roof with red tile ridge pieces and overhanging eaves. Horned plate-glass sash windows. Its principal entrance is in the southern return elevation within a two storey, centrally placed porch with a pilastered door surround. The upper part of the porch forms a bay window. Four panelled front door. To the west of the door is a large projecting stack and to the east a further plate-glass sash on each floor. No.14 forms part of a good group of large early twentieth century villas on the eastern side of Corton Road.



No.16 Corton Road

*No.16 Corton Road* (Positive Unlisted Building). A detached villa of c1908. Faced in red brick, with a symmetrical principal façade of three bays. Hipped Welsh slate roof with decorative tile ridge pieces. Its original horned plate-glass sash window frames survive. The outer bays are gabled with full height bay windows and decorative bargeboards. Central arched door opening flanked by brick pilasters. Decorative brick panels beneath first floor windows and sill band. Chimney stacks in centre of return elevations. The twentieth century flat roofed garage block to the north and the boarded boundary fences with concrete posts are not of architectural interest. No.16 forms part of a well-preserved group of large early twentieth century villas on the eastern side of Corton Road. It is marked on the 1966 Ordnance Survey map as a rectory.



No.18 Corton Road

*No.18 Corton Road* (Positive Unlisted Building). A substantial detached house designed by Ralph Scott Cockrill c1908 probably for the confectioner Caleb Pegram; the builder was AG Beckett. Free arts and crafts vernacular style with roughcast rendered walls, decorative applied timber framing to the central porch and red plain tile hung canted bay windows. Red plain tile roof. Small pane leaded casement windows with mullions and transoms. The entrance façade faces west onto Corton Road and is symmetrical, with a central two storey porch flanked by gabled bays containing two storey canted bay windows. Substantial chimney stacks rising from return elevations. The rear elevation has two gables, that to the south extending down to form a cat-slide roof above the rear door. Casement windows with leaded lights. Late twentieth century conservatory addition. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



No.20 Corton Road

*No.20 Corton Road and boundary wall* (Positive Unlisted Building). A substantial detached house of c1909 altered c2002, and currently

used as a respite care facility. Possibly designed by Ralph Scott Cockrill. In a free Tudor vernacular style. Stone rubble cladding with brick quoins and applied decorative timber framing. Steeply pitched plain tile roof and tall rendered stacks. The southern bay is jettied and is now rendered. External joinery largely replaced but in a sympathetic style. Decorative brick Entrance in centre of northern return elevation. boundary wall of c1910 a continuation of that in front of Nos 22-28 even.



*Boundary Wall and railings Nos.22-28 (even) Corton Road*

*Boundary wall fronting Nos. 22-28 (even) Corton Road (Positive Unlisted Building).* Low brick wall of c1910 probably designed by William Roberts, with decorative panels, stone cap, and elaborate contemporary cast iron railings to stylized floral design. Originally forming the garden wall to 'Briar Clyffe' a large villa on Gunton Cliffe which was demolished in 2014. Now fronting a series of later twentieth century houses which are not included as Positive Unlisted Buildings. The gate piers within this section of wall are not original.



*No.30 Corton Road*

*No.30 Corton Road, boundary wall and gate piers (Positive Unlisted Building).* A compact

detached red brick villa of c1910 with late twentieth century casements replacing horned plate-glass sashes; probably designed by William Roberts. The house originally stood within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff and may have been designed to house staff. 'Briar Clyffe' (demolished 2014) was the home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth; it was designed by William Roberts. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show them forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



*Gate piers to south of No.30 Corton Road*



*No.32 Corton Road*

*No.32 Corton Road, boundary wall and gate piers (Positive Unlisted Building).* A compact detached red brick villa of c1910 with horned plate-glass sashes; probably designed by William Roberts. The house originally stood

within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff and may have been designed to house domestic or garden staff. 'Briar Clyffe' (demolished 2014) was the home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. William Roberts designed it. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show these forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings.

*Boundary wall fronting Nos. 34-44 (even) Corton Road* Low brick wall of c1910 with decorative panels, stone cap, and elaborate contemporary cast iron railings. Probably designed by William Roberts. Originally forming the garden wall to 'Briar Clyffe' a large villa on Gunton Cliffe which was demolished in 2014. Now fronting a series of later twentieth century houses. The gate piers within this section of wall are not original.

*No.46 Corton Road including boundary wall to Corton Road and Heather Road* (Positive Unlisted Building). A detached red brick house of c1910 (not shown on 1906 Ordnance Survey map). One of a group of three similar detached houses fronting onto this section of Corton Road which were probably designed by William Roberts. The house stands at the corner of Heather Road to which it has a substantial return elevation. Its Corton Road elevation is gabled and retains its original plate-glass sash windows complete with small pane upper lights. Rubbed brick wedge shaped lintels with pronounced stone key stones. Plain tile roof with large red brick ridge stack to centre, and a further stack to the eastern gable. The Heather Road elevation has a gable at its eastern end and a dentilled eaves cornice. Single storey projection to the rear. The three houses were built within the grounds of the now demolished 'Briar Clyffe' on Gunton Cliff the former home of the Oxford Street department store owner Howard Hollingsworth of Bourne and Hollingsworth. Both the wall and the houses may have been

functionally linked to that mansion. Briar Clyffe was demolished in 2014. The c1910 gate piers to Corton Road are square section and of brick with elaborate stone caps and dressings, early twentieth century maps show these forming the entrance to the garden of Briar Clyffe. Low brick wall with decorative panels and stone cap and elaborate contemporary cast iron railings.

### ***Corton Road (West Side)***



*No.1 Corton Road and No.4 Yarmouth Road*

*No.1 Corton Road and No.4 Yarmouth Road* (Positive Unlisted Building). A semi-detached pair of houses which are prominently located at the junction of Corton and Yarmouth Roads. No.1 Corton Road is now a dental surgery and has been extended to the rear. They were probably designed by Ralph Scott Cockrill (Pevsner), and are in a free arts and crafts style. The signature on the original plans which are dated 26<sup>th</sup> March 1912 is however extremely difficult to read. Of two storeys with attics above a central projecting range. Red brick with render to first floor and red plan tile roof. Red brick ridge stack to central gable. South facing principal façade with projecting gabled central section with canted bay windows. This range was designed to contain the dining room of each house and has a large bedroom above. Original small pane leaded glazing to No.4 Yarmouth Road now removed, much to the building's detriment. Further single bay canted projecting ranges to east and west originally containing the drawing rooms of each house, with a further bedroom above. In the angle between each of these ranges is a two storey with a covered balcony at first floor level. Later garage to No.4 Yarmouth Road is not of interest. Flat roofed later twentieth century extension to No.1 Corton Road. (Plans

preserved in Suffolk Archives 98/3700). Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.



*Nos.7 & 9 Corton Road*

*Nos.3-9 (odd) Corton Road* (Positive Unlisted Building). Two mirrored pairs of large semi-detached houses, of identical design. Probably dating from c1910 (the houses are not shown on the 1906 Ordnance Survey map however the building plots were included in a 1904 auction). Two storeys and attics, and of red brick with stone dressings, and terracotta tiled decoration. Each house is of three bays with a gabled inner bay containing a two-storey canted bay window, and a crenelated parapet to the outer bay. Between these two bays is a recessed porch beneath a brick arch, which rests on decorative corbels. The first floor above is rendered with decorative timber framing. Original plate-glass sashes with small pane coloured upper lights. Projecting Welsh slate roof with dentilled eaves cornice. Boundary walls to Corton Road not included.

*Nos.11-13 (odd) Corton Road* (Positive Unlisted Building). A semi-detached pair of houses built c1900. Red brick with stone dressings. No.11 now painted. Welsh slate roof. Two storeys with attics lit by paired horned sashes with gables. Two bays. Two storey bay windows to outer bays. Recessed porches now with glazed outer doors above which are horned sashes with narrow margin lights. Late twentieth century red brick boundary walls. No.13 with substantial return elevation to Station Road,

gable to main block and substantial rear outshot of red brick with horned sashes.



*Nos.15-21 Corton Road*

*Nos.15-25 (odd) Corton Road* (Positive Unlisted Building). Three identical pairs of semi-detached dwellings. Two storeys with attics and substantial rear outshots. Built c1900 (shown on the 1905 Ordnance Survey map). Amongst the earliest dwellings constructed on Corton Road. Red brick with painted stone dressings and rendered gables. Horned plate-glass sashes survive to several the houses. Arched doorways with pronounced keystones. Gabled dormers with bargeboards to attics. Welsh slate roofs largely replaced with tiles. No.15 with rendered gable to Station Road. Nos.15 & 21-25 retain their original elaborately detailed red brick boundary walls and gate piers. The decorative boundary wall of No.25 also extends along part of Dene Road.



*Nos. 27-29 (Odd) Corton Road*

*Nos. 27-29 (Odd) Corton Road and boundary wall to Corton Road* (Positive Unlisted Building). A semi-detached pair of red brick villas with elevations to Corton and Dene Roads. Original horned plate-glass sashes with margin lights to principal elevation. No.27

retains its Welsh slate roof, that to No.29 has been replaced with tiles. Gabled dormers with bargeboards. The gabled Dene Road elevation of the main block is largely blank save for central window at first floor level flanked by projecting stacks. Substantial centrally placed rear range. Good partially c1900 red brick boundary wall to Corton and Dene Roads the section to No.27's Dene and Corton Road frontages rebuilt in a highly sympathetic style to mirror the original design.



*No.31 Corton Road*

*No.31 Corton Road* (Positive Unlisted Building). A detached house designed in an inventive free-Tudor vernacular style by CR Cockrill. Probably built for the fishing boat owner Charles Alfred Brittain in 1912. Pebbledashed with applied timber framing to central gable and decorative herringbone brickwork infill. High red brick plinth. Two storey bay windows with mullioned casement windows of painted timber. Substantial rendered stacks projecting from gabled return elevations. Plain tile roof. Rear elevation visible from Warren Road, central outshot with oriel window and massive chimneystack. Shown on an air photograph of 1926 in the Historic England collection (EPW016551). Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991)



*No.33 Corton Road*

*No.33 Corton Road* (Positive Unlisted Building). Detached house of c1914, faced in red brick with pebbledash and applied half timbering to central bay at first floor level. Symmetrical three bay façade with two storey canted bays flanking a central recessed porch. Leaded casement windows and boarded front door with central diamond shaped light. Hipped plain tile roof to principal range. Single storey wing to north contains a garage added between the two World Wars. This has a gabled frontage to Warren Road containing a pair of boarded doors. Bargeboards and applied half-timbering. Rear elevation visible from Warren Road. Central single storey outshot with catslide roof. Brick quoins to window openings. Half dormers. Central brick chimneystack. Shown on an air photograph of 1926 in the Historic England collection (EPW016551).

### ***Dawn Poynton Place***

*See Harleston House, Park Road*

### ***Dene Road***

*See No.25 Corton Road and boundary walls.*

### ***Gunton Cliff***

*See also No.20 Lyndhurst Road*



*Retaining Wall and steps on the eastern side of Gunton Cliff*

*Retaining Wall and steps on the eastern side of Gunton Cliff* (Positive Unlisted Building). A low c1890 red brick retaining wall with buttresses which is highly visible from the pathways within the park below. Formerly capped with iron railings. Part of the original scheme for laying out the Gunton Cliff estate. Map evidence suggests that Gunton Cliff and North Parade were laid out between 1886 and 1900.



*Nos. 1-2 Gunton Cliff*

*Howard House No.1, and No.2 with boundary wall to front of both properties, Gunton Cliff* (Positive Unlisted Building). A pair of large semi-detached houses designed by Ralph Scott Cockrill and probably built as a speculative venture for the retired auctioneer and property speculator Henry Jeffries 1906. The builders were Ellis and Dodman. Two storeys with attics. Inventive Tudor vernacular elevations with full height canted bay windows capped with gables within projecting bays. Mullioned casement windows. Plain tile roofs with dormers and overhanging eaves. Gabled return elevations with plain bargeboards and canted bay windows with leaded lights. The houses are now subdivided, and their rear

elevations have been altered. The rear elevations retain their original tile hanging to the upper floors and window openings. Elements of the original garden layout including brick retaining walls appear to survive. Good red brick wall to front with blind tracery panels. Late twentieth century garages to rear of No.1, small gabled mid twentieth century garage to No.2, and boarded boundary fences to north and south not of specific interest. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



*Outbuilding to rear of No.1 Gunton Cliff (right)*

*Outbuilding to rear (west) of No.1 Gunton Cliff* (Positive Unlisted Building). The larger of two outbuildings which is shown on the 1905 1:2,500 Ordnance Survey map and therefore pre-dates the Gunton Cliff houses. Its original use is therefore unclear. Built of red brick with boarded doors and plain wooden bargeboards. Boarded taking in door to loft at first floor level. The adjoining smaller double garage is of much later date and therefore of lesser interest.



*No.3 Gunton Cliff*

*No.3 and boundary wall, Gunton Cliff* (Positive Unlisted Building). A large detached Neo-Tudor house of c1900, which retains much of its original detailing. Shown on the 1905 1:2,500 Ordnance Survey map. Occupied by the musical instrument manufacturer Herbert Chaplin at the time of the 1911 census. Faced in red brick, with painted stone dressings and a red plain tile roof. Two storeys and attics, with a symmetrical three bay façade to Gunton Cliff. Projecting two storey central porch with arched doorway and window above, flanked by four light mullions to each floor. Three gabled dormer windows within roof and decorative red brick chimneys to end gables. Return elevations largely blind. Requisitioned in World War Two when it was used as the guardroom for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.



*Nos. 4-5 Gunton Cliff*

*Nos. 4-5 Gunton Cliff* (Positive Unlisted Building). A well-preserved pair of semi-detached houses designed by Ralph Scott Cockrill for the retired auctioneer Henry Jeffries c1903. The 1911 census suggests that Jeffries was then living at No.4 and the architect Ralph Scott Cockrill himself at No.5. Of two storeys with attics and faced in red brick with a pebbledashed upper floor. Principal façade with projecting gabled and tile hung three storey bay windows which are capped with gables. Small canted oriel windows to outer bays beneath semi-circular lintels at ground floor level. Mullioned and transomed casement windows with leaded lights to ground floor with mullions above. Plain tile roof with projecting eaves. Gabled return elevations each with mullioned and transomed

bay windows, cat slide roof to rear section and canted small oriel windows. Despite the loss of its chimneys, arguably amongst the best preserved of Cockrill's houses in the area. Contemporary red brick steps and dwarf wall within front garden. Dwarf wall to street frontage rebuilt late twentieth century. Requisitioned in World War Two when it was used as a billet for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



*No.6 Gunton Cliff*

*No.6 Gunton Cliff* (Positive Unlisted Building). Detached villa of C1908 probably built for Colonel Cubitt (not shown on the 1905 1:2,500 Ordnance Survey map). Two storeys with attics, rendered with red brick plinth. Gabled principal façade with mullioned and leaded casement windows to upper floors. Ground floor with shallow bay windows with mullioned and leaded lights. Full height mullioned and transomed stair window in centre of north elevation. Plain tile roof with decorative bargeboards. Ridge stacks. Old photographs suggest that this dwelling was altered after World War One, probably due to wartime bombardment damage. Requisitioned in World War Two when it was used as a billet for the Gunton Cliff Battery. A bofors gun post like that to the rear of No.29 High Street once stood in front of the house. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.



Nos.3-6 (cons), Gunton Cliff c1912



Hillcote, No.7 Gunton Cliff

*Hillcote, No.7 Gunton Cliff, with boundary walls, and gate piers to street* (Positive Unlisted Building) A large detached red brick villa with painted stone dressings which is shown on the 1905 Ordnance Survey map. Probably designed by William Roberts for CR Cole 1900. The 1911 census suggests that this property was then a private girl's school with live-in pupils. Of two storeys with attics. The original horned plate-glass sashes survive to the ground and first floors, the attic floor windows have however been replaced with casements. Central arched doorway within porch with decorative cast iron balcony rail above. Roof covering replaced. Bracketed

eaves cornice. Boundary wall with decorative panels and stone cap. Square section gate piers with decorative stone caps. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



*Railings formerly to No.8 Gunton Cliff*

*Boundary Walls and gate piers formerly to Briar Clyffe, No.8 Gunton Cliff Now to Nos.1-3 Clyffe Rise.* Red brick boundary walls with stone dressings and square section piers. Wall to street capped by decorative cast iron railings. Formerly surrounding Briar Clyffe a large detached villa extended and remodelled for Henry Hollingsworth by William Roberts c1909-10. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991).



*Holm Sands, No.9 Gunton Cliff*

*Holm Sands, No.9 Gunton Cliff and gate piers* (Positive Unlisted Building). A large, detached house of c1919 with a late twentieth century rear addition. The house is faced in red brick with pebble dash to its upper floors. Its principal façade is capped by a full width gable and has shallow jetties. Mullioned wooden casement windows with brackets beneath. Plain tile roof, simple bargeboards. Square section red brick gate piers with pyramidal stone cap and dressings including dentilled frieze. Low red brick boundary wall with stone cap. Twentieth century flat roofed garage block. This house is marked on mid twentieth century Ordnance Survey maps as a rectory.



*No.10 Gunton Cliff*

*No.10 Gunton Cliff* (Positive Unlisted Building). A large, detached Tudor vernacular style house of c1910. Possibly that designed by CR Cockrill for GJ Wooley. Rendered with a plain tiled roof and mullioned and transomed wooden casement windows. Three storey principal façade with full height bay window to left, and a gable to the right. Stacks projecting from gabled return elevations. Altered early twenty first century. Requisitioned in World War Two when it was used as the NAFFI for the Gunton Cliff Battery. Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002) p30-35.

*The Bleach – see Heather Road*

### **Heather Road**

*See also No.46 Corton Road*



*Garden Building at The Bleach, Heather Road*

*Garden Building and boundary wall at 'The Bleach', Heather Road.* A single storey red brick structure with stone dressings and a thatched roof. Probably originally built in the early twentieth century as a garden building associated with the now demolished 'Briar Clyffe' on Gunton Cliffe. The building appears to be one of a pair of structures which are shown on the 1927 Ordnance Survey map, but which are not shown on earlier maps. It was probably therefore constructed as part of the improvements made to Briar Clyffe by the department store owner Harold Hollingsworth shortly before World War One, his architect being William Roberts. In the Second World War it was used as weapon store for the local Emergency Coastal Defence Battery and its internal structure strengthened with concrete. This plot also incorporates the site of No.2 gun of the Gunton Cliff Battery, this stood directly on the corner of Gunton Cliff and Heather Road. Good low red brick panelled boundary wall of c1900 to Heather Road and part of Gunton cliff frontage. Brown, Hayward and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991). Jarvis, Robert *Fortress Lowestoft, Lowestoft at War 1939-1945* (Lowestoft, 2002)p31-32. Robert Liddiard and David Sims, *A Guide to Second World War Archaeology in Suffolk*, volume 1 *Lowestoft to Southwold* (Aylesham, 2014) p14.

## **Lighthouse Score**

For the High Light and associated structures see Yarmouth Road (east side). For structures at eastern end of The Score see Denes Character Area

## **Lyndhurst Road**

See also No.20 North Parade



Nos. 20-22 Lyndhurst Road

Nos. 20-21 (even), and Denelands No.22 Lyndhurst Road and boundary wall to Lyndhurst Road frontage. (Positive Unlisted Building). A prominently located terrace of three Edwardian houses at the corner of Gunton Cliff which are shown on the 1905 Ordnance Survey map as two semi-detached dwellings. Converted to three houses just before World War Two. They form part of a notable group with the much larger houses on the western side of Gunton Cliff and North Parade. Red brick with rendered first floor and replaced plain tile roof. Canted bay windows to ground floor capped with decorative cast iron balustrade. Horned sash windows with coloured lights to upper sections. Attic floor windows replaced with casements. The rear elevations of these houses are visible from Gunton Cliff when looking south and have projecting gabled bays. Boundary wall to front gardens on Lyndhurst Road of red brick with decorative blind tracery and square-section gate piers, partially rebuilt as an accurate replica. Despite the subdivision of Nos. 20-22 one of the most well-preserved of the Lyndhurst Road terraces.



No.27 Lyndhurst Road

Sunrise, No.27 Lyndhurst Road and boundary wall (Positive Unlisted Building). A substantial detached villa of c1902 which is shown on the 1905 1:2,500 Ordnance Survey map. Possibly built as a small private hotel and now (2018) flats. Red brick with painted stone dressings and a hipped plain tile roof. Central gabled dormer with plain bargeboards. Elaborate enclosed wooden balcony to first floor centre with beneath a decorative, integral, partially glazed wooden porch with panelled lower section. Chimney stacks lowered in height. Original plate-glass sash windows preserved. Now flats. Contemporary red brick garden wall to Lyndhurst Road.

## **North Parade**



Nos. 1-8 Wedgewood Court, North Parade

Nos 1-8 Wedgewood Court, North Parade and boundary walls (Grade II). A pair of villas. c1860, converted to 20 flats 1982. Possibly built as part of a failed development of large villas planned by William Oldham Chambers

c1864. Gault brick with rendered and whitewashed dressings and artificial stone. Slate roof. Four storeys and basement in four bays. Painted rusticated quoins. Two central canted bays rise to first floor, fitted with horned sashes with glazing bars. Over the ground-floor sashes are segmental pediments with dentil decoration and scrolled consoles. Similar pediments over the first-floor windows are missing except for those to the side bays. Segmental pediments repeated right and left over the doorways in the end bays: two-panelled doors under three-paned fanlights. Basement is rusticated. Sashes above the canted bays are tripartite and have plaster architraves and glazing bars. Twelve light sashes to upper side bays. Double modillion eaves cornice below hipped roof. Central ridge stack and side stacks on east and west roof slopes. Interior. Both doorways lead to compact staircase halls. Staircase in west side (No.1) survives intact: open well, with two turned balusters per tread and a straight handrail; open string. The staircase hall has a plaster cornice comprising a palmette and rosette frieze below modillion consoles.



Gate pier, Wedgewood Court, North Parade

Good original boundary walls to east and west (fronting Corton Road) largely of cobble with fine square section piers of brick with stone dressings capped by urns. Low wall to street frontage of cobble with brick dressings partially retaining stone cap. Railings removed.



Nos. 1-2, North Parade

'St Bridgets' No. 1 & No.2 North Parade (Positive Unlisted Building). A semi-detached pair of large houses dating from c1902 (shown on the 1905 1:2,500 Ordnance Survey map). Red brick with rubbed brick and stone dressings, late twentieth century tile roof. Red brick ridge stacks. Built to an inventive asymmetrical free Tudor-vernacular design, their appearance has however suffered significantly from the unsympathetic replacement of window and other external joinery. Two storeys with large gabled dormers to attics. Semi-circular corner turret to western corner. Two storey bay window to east. Central shared porch with pilasters supporting shallow arch within which are paired arched openings supported on a polished granite column. Blind gabled return elevations. Included here primarily for its important role within the setting of the Grade II Listed buildings located immediately to its east and west.



*Park Villas, Nos.3&4 North Parade*

*Park Villas, Nos.3&4 North Parade and boundary walls* (Grade II). A semi-detached pair of villas of c1864. Possibly built as part of a failed development of large villas planned by William Oldham Chambers, converted to flats 1982. Gault brick with rendered and whitewashed details and artificial stone dressings. Slate roof. four storeys and basement in four bays. Rusticated quoins. Elevation decreases in richness as height is gained. Rusticated basement. Pair of central canted bays rise to first floor fitted with 2/2 and 6/6 sashes. Ground and first floor windows have segmental pediments on scrolled consoles, a feature repeated to the first-floor side sashes and to the doors at either end of the ground floor. The doors are two-panelled under three-paned fanlights. The centre two bays of the upper two floors have tripartite sashes with glazing bars within plaster architraves, the remainder of the fenestration is of 6/6 sashes. Double modillion eaves cornice below a hipped roof. Central ridge stack and side stacks on east and west roof slopes. Gault brick boundary wall with urn capped piers to North Parade and red brick walls to eastern and western boundaries.



*Nos.5-12 (Cons), North Parade*

*Nos.5-12 (cons) North Parade and boundary wall to North Parade* (Positive Unlisted Building). Terrace designed to appear as four pairs of large red brick semi-detached houses. Built as part of the same development as Nos.13-20. They are not shown on the 1886 1:2,500 Ordnance Survey map but were in existence by the time of the compilation of its 1905 counterpart. Each house has a three storey two bay façade to North Parade and a further recessed bay forming a link to its neighbour. Dentilled brick eaves cornice. Welsh slate roofs. The houses originally had horned plate-glass sashes with small pane upper lights, but many of these have been replaced. Canted bay windows of both two and three storeys. Good doorcases with pilasters and heavy entablatures which contain arched doorways with glazed fanlights. No.12 with conical roof to eastern canted corner. Rear elevations visible from foot path. Each house a two storey canted bay windows beneath a shallow single bay pediment.



*Nos.13-20 (Cons) North Parade*

*Nos.13-20 (Cons) North Parade and boundary walls to front and rear* (Positive Unlisted Building). A large terrace of eight, three storey houses. Prominently located on an exposed cliff top site, and visible from the park to the south and from The Denes below. Now largely

converted into flats. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Red brick with painted stone dressings. Concrete pan tile roof. Each house is of two bays, the central part of the terrace consisting of mirrored pairs of two bay houses. Each house of these central houses has a two-storey canted bay containing four light plate-glass sashes. Elsewhere many of the original plate glass sashes have been replaced with casements, much to the terrace's detriment. Shallow gables with plain wooden bargeboards resting on decorative brackets linked by dentilled brick cornice. Gothic doorways. Square four storey turret at each end of terrace. North and south return elevations of two bays with paired gables and two storey canted bay windows. Rear elevation visible from footpath. Paired gables with two storey canted bay windows.



*Entrance façade of 'Arlington', North Parade*

*Arlington, North Parade and boundary walls to east and west* (Positive Unlisted Building). A detached two storey villa with hipped Welsh slate roof and rendered red brick walls. The house occupies a narrow strip of land on the southern side of North Parade and is double fronted, with the north or entrance façade facing North Parade, and a southern or garden façade overlooking The Ravine. The house was reputedly built for Ernest William Estcourt c1894, and is first shown on the 1905 1:2,500 Ordnance Survey map. It was originally called 'Ravina'. Built of red brick (now painted) with an asymmetrical entrance façade with an off-centre door. The ground floor window and door openings have hood moulds and raised brick surrounds. Sill band below the first-floor

windows. All window openings retain their original horned sashes which have an upper section divided into small panes, and a single plate glass panel below. Good original stained-glass panels particularly to entrance façade windows. Brick quoins to corners. The garden façade has a two-storey canted bay with a pediment and a further canted oriel supported on brackets at the western end.



*Garden façade of 'Arlington', North Parade from Bellevue Park*

Attached to the east and west ends of the North Parade elevation are elaborately embellished brick garden walls with moulded stone caps. The western wall ends in square section red brick piers. The eastern wall also has a short contemporary but plainer return section which faces east. The southern boundary wall to The Ravine is not included.



*Section of garden wall to the immediate west of 'Arlington', North Parade.*



*Jubilee Bridge, The Ravine*

*Jubilee Bridge, over The Ravine* (Grade II) Footbridge between North Parade and Bellevue Park. 1887 by the engineer Richard Parkinson and architect WO Chambers. Steel. Single-span flat-deck footbridge supported on two elliptical arches with tracery spandrels and lattice bolted balustrade. Twentieth century replacement timber handrail. The span springs from brick revetments. Decorative cast iron lamp standards by DW Windsor of Ware, Hertfordshire. The south side bears inscriptions referring to Queen Victoria's Jubilee. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.

### ***Park Road – North Side***



*No.101 Park Road*

*Hollywood, No.101 Park Road* (Positive Unlisted Building). A substantial gault brick villa with elevations to Saint Margaret's Road and Park Road. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905

counterpart. Two storey and three bay principal façade with central arched entrance flanked by single storey canted bays capped with decorative parapets. Twentieth century glazed door set back significantly. Central canted oriel at first floor level. Original horned plate glass sashes largely retained. Twentieth century concrete pan tile roof with a single pedimented dormer. Good gault brick boundary wall of late nineteenth century date to Saint Margaret's Road.



*High Dene, No.105 Park Road*

*High Dene, No.105 Park Road* (Positive Unlisted Building). A substantial detached gault brick villa with painted stone dressings and a Welsh slate roof. Largely symmetrical three bay façade; the outer bays with broken pediments. Italianate detailing. Good decorative ironwork crowning bay window and porch. Stained and leaded nineteenth century glass to entrance. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Latterly a care home and with a ramp to the main entrance door. Rear elevation painted with full height canted bay window. Small single storey late twentieth century addition to rear. Reputed to retain a fine staircase with elaborate cast iron balustrade.



*Nos.107 & 109 Park Road*

*Woodside, No.107 Park Road* (Positive Unlisted Building). A gault brick villa attached to the western gable of Providence House, but probably built at a slightly later date. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Most of the original external joinery has been replaced. Arched entrance to eastern bay within painted stone surround. Panelled front door with margin lights. Replaced bay window above. Single storey canted bay window to western bay. Boundary wall to Park Road of late twentieth century date and not of interest.

*Providence House, No.109 Park Road* (Positive Unlisted Building). A gault brick semi-detached villa which is not shown on the 1886 1:2,500 Ordnance Survey map but which was in existence by the time of the compilation of its 1905 counterpart. Three bay, two storey façade, with full height broken-pedimented canted bays, Central arched entrance door with pronounced key stone, set within a shallow breakfront. Good five panelled door which is probably of late nineteenth century date flanked by brick pilasters. Arched window above. Original horned plate glass sashes preserved. Twentieth century pan tile roof covering and dormer window. Gault brick stacks to east and west gables. Boundary wall to Park Road of late twentieth century date and not of interest.



*Harleston House, Park Road*

*Central block of Harleston House, No.115 Park Road* (Positive Unlisted Building). a substantial late nineteenth century villa, which is now (2017) a care home. Originally called Grove House, the central part of the structure appears on the 1884 1:500 Ordnance Survey map. It was designed to be double fronted, its original eastern elevation originally faced onto The Crescent a thoroughfare running parallel to Yarmouth Road which was abandoned before 1905. The two storey east and west wings of gault brick are surprisingly not shown on the 1927 or 1954 1:2,500 Ordnance Survey maps but are shown on that of 1958. Very large late twentieth century rear addition.

### ***Park Road (South Side)***



*Nos.104-106 (even) Park Road*

*Nos.104-106 (even) Park Road*, (Positive Unlisted Building). Pair of substantial semi-detached house faced in gault brick with a replaced late twentieth century pan tiled roof. Not shown on the 1886 1:2,500 Ordnance Survey map but in existence by the time of the compilation of its 1905 counterpart. Two storeys with attics. Each house is of two bays

with a two-storey canted bay window to the outer bay. Horned sash windows with margin lights. Doorcase with pilasters to inner bay. Decorative tile panels above ground floor windows. No. 104 boundary walls to Park Road and St Margaret's Road are of late twentieth century date. No.106 has original gault brick piers and side walls and lowered original wall to Park Road.



*Abigail Court, Yarmouth Road façade*

*Abigail Court, wall and gate piers to Yarmouth Road and wall to Park Road* (Positive Unlisted Building). A large gault brick structure which is shown on the 1884 1:500 Ordnance Survey map as a convalescent home, and possibly built for that purpose c1879. It was enlarged c1882 to the designs of John Louth Clemence at a cost of £2000. It is of three storeys and stands at a right angle to the road, with an asymmetrical seven bay principal façade which faces south.



*Abigail Court, southern elevation*

The southern façade was once embellished with elaborate two storey cast iron verandas, which have now sadly been removed. It is designed in a restrained Italianate style with moulded brick frames around the windows. The elevation to Yarmouth Road has a shallow projecting gabled section with a canted bay

window at ground floor level, which is capped by an ornate cast iron balcony. Badly damaged in the bombardment of April 25<sup>th</sup>, 1916. At the rear (west) of the building is an altered gault brick Edwardian private chapel wing of a single storey with a Welsh slate roof and horned tripartite sash windows. The late twentieth century additions detract from the character and significance of the building. Pier and panel gault brick boundary wall with a decorative blue brick band beneath the cap. Brown, Hayward, and Kindred, *Dictionary of Architects of Suffolk Buildings 1800-1914* (Kindred, Ipswich, 1991) p75. White, Malcolm, *Greetings from Lowestoft, a Picture Book of Old Postcards and Photographs* (Lowestoft, 2001).



*Abigail Court, southern façade with chapel c1910*

*Northern Boundary Wall to No.3 Yarmouth Road- See Yarmouth Road.*

### ***Parkholme Terrace***



*Nos.1-5 (cons) Parkholme Terrace, High Street*

*Nos.1-5 (cons) Parkholme Terrace, High Street* (Positive Unlisted Building). A terrace of rendered red brick early nineteenth century cottages. Corbelled eaves cornice and simple pilastered door surrounds with corbelled

hoods. Red brick ridge stacks with decorative bands. Window joinery largely replaced. Except to No.3 They face north onto the gardens of Abigail Court Park Road and have their rear elevations to Park Road. Low contemporary brick boundary wall with a stone cap in front. Boundary walls to St Margaret's Road are later twentieth century and of poor quality.

### **Royal Avenue**

*For flats 1 & 2 No.60 Royal Avenue see No.27 Yarmouth Road and boundary walls to Yarmouth Road and Royal Avenue.*



*Avenue Mansions, Yarmouth Road and Royal Avenue*

*Nos. 10-25 (cons) Avenue Mansions, Royal Avenue and Yarmouth Road (Positive Unlisted Building). Former Bellevue Hotel now supported apartments. A substantial purpose-built hotel of c1900 which is shown on the 1905 1:2,500 Ordnance Survey map. Adverts for the former hotel state that the business was founded in 1892 but it is not clear if it was founded in this building. The hotel was extended c1907 to the design of John Owen Bond of Norwich (drawings Suffolk Archives ) who may also have been responsible for the original design. It occupies a prominent site overlooking the park at the corner of Royal Avenue. The hotel was reputedly damaged during a World War One bombardment and subsequently partially rebuilt. Clad in red brick with painted stone dressings and a steeply pitched Welsh slate roof. Painted wooden casement windows with small pane upper lights. Two storeys with attics. The central*

three bays project and contain the arched principal entrance, this was originally set within a two-storey semi-circular entrance porch which has since been removed, the original Dutch gable above has also been rebuilt in a simpler form as have those to the flanking wings fronting Royal Avenue and Yarmouth Road. Central single storey canted bays to side ranges and full width cast iron balconies at first floor level. Low red brick front boundary wall rebuilt, and original gate piers removed. The large later twentieth century wing to the west is not of architectural interest.



*Nos.85 & 87 Royal Avenue*

*Nos.85 & 87 Royal Avenue, boundary wall and railings (Positive Unlisted Building). A substantial semi-detached pair of dwellings built c1900. Royal Avenue itself was not created until after the publication of the 1886 1:2,500 Ordnance Survey map. This pair of houses are however shown on its 1905 counterpart. Rendered brick with tile hung second floor and applied timber framing to gables. Decorative, pierced, bargeboards, rubbed brick and painted stone dressings. The bulk of the pair's original horned sash windows survive. Three storeys with gables and shallow oriel windows to second floor. No.85 is entered via an arched doorway in with original partially glazed door and plain fanlight. Royal Avenue, No.87 from its eastern return elevation. Flat*

roofed veranda supported by thin circular iron columns. No.87 has a three-storey crenelated bay window on its entrance façade, which is prominent in views from Yarmouth Road, a further two storey crenelated bay window stands to its east. Later twentieth century concrete tile roof retaining original decorative tile ridge pieces. Two storey painted brick rear range. Tall brick ridge stacks. Rear elevation visible from Sussex Road. Contemporary red brick boundary wall to Royal Avenue, that to No.85 with fine decorative c1900 iron railings. Square section stone capped piers.

### ***Saint Margaret's Road***



*Nos.10-20 (even) St Margaret's Road*

*Nos.10-20 (even) St Margaret's Road and outbuildings to rear (Grade II).* Terrace of six houses. Early eighteenth century greatly altered in the twentieth century. Rendered and colour washed brick. Concrete tile and pantile roofs. Two storeys. Each house has a door and a window to the ground floor and a single window to the upper floor. No.20 has a nineteenth century four-panelled door, the rest late twentieth century doors. No.20 has a four light nineteenth century horned sash to each floor and No.10 a similar sash to the ground floor. All other windows are late twentieth century casements. Gabled roof, No.18 with pantiles, otherwise concrete tiles throughout. No.20 has a flat-topped dormer. Three nineteenth century gault-brick stacks and a red-brick stack to the west gable internal to the rendered shaped gable. The rear elevation is broadly similar. No.20 is fitted with a late eighteenth century twelve light sash to the ground floor with exposed boxes under a segmental head. Nineteenth century plank

door. All other details of the remainder of the range twentieth century. Good range of single storey painted brick outbuildings with red pan tile roofs to rear (north) the rear elevation of which have a uniform blind façade to the gardens of Abigail Court. Labelled as 'Ancient Place' on the 1884 1:500 Ordnance Survey map.

*See also No.104 Park Road (Bellevue Character area).*

### ***Station Road (South Side)***



*The Old Vicarage and Saint Martins, Station Road*

*The Old Vicarage and Saint Martins, Station Road (Positive Unlisted Building).* A substantial semi-detached pair of houses occupying the centre of the southern side of Station Road built c1907. The building plot was one sold by auction in 1904, but the houses are not shown on the 1906 Ordnance Survey map. The freehold of the completed and already tenanted houses was however sold in 1908. Entrance façade of red brick, partially rendered with a steeply pitched, hipped, red plain tile roof. Casement windows with small pane upper lights. The central section is rendered and of two storeys. It is flanked by red brick bays of three storeys with a fine gothic window with a dressed stone surround to the ground floor. Good quality c1907 stained and leaded glass windows within. Attic floor rendered with a pyramidal plain tile roof. The outer bays are of one and a half storeys and contain the porch to each house. Above the porch is a large flat roofed dormer. Oval window within porch to each house. Original front doors preserved.

Return elevations of red brick and of one and a half storeys. Garden façade rendered with lean to projection to ground floor beneath a red plain tile roof. The first-floor windows are casements with small pane upper lights, the frames project slightly in the manner of oriel windows as in the central section of the entrance façade. A well-preserved pair of Edwardian houses built to a bold and highly inventive free arts and crafts design.



*Park House and Park Side, Station Road*

*Park House and Park Side, Station Road* (Positive Unlisted Building) A semi-detached pair of house of red brick with a rendered first floor. Built c1910. Overhanging eaves to a pyramidal plain tile roof. Elongated red brick stacks survive to Park Side. Two storey canted bay windows. Central wooden balcony with decorative painted wooden balustrade. Recessed doors with later glazed infill to porches. Mullioned and transomed casements to eastern and western return elevations. Boundary walls to street rebuilt in the late twentieth century. These houses terminate views looking south along Saturn Close.



*Rozel, Station Road*

*Rozel, and boundary wall, Station Road* (Positive Unlisted Building). A detached villa of c1910. Red brick with gault brick dressings. Concrete tile roof retaining original decorative tile ridge pieces. Symmetrical façade with central entrance flanked by two storey canted bay windows. Prominent hood mould to doorway. Later twentieth century casement windows in original openings. Mid twentieth century attached garage to west. Contemporary red brick boundary wall and decorative tile pathway to front door.

### ***The Ravine***

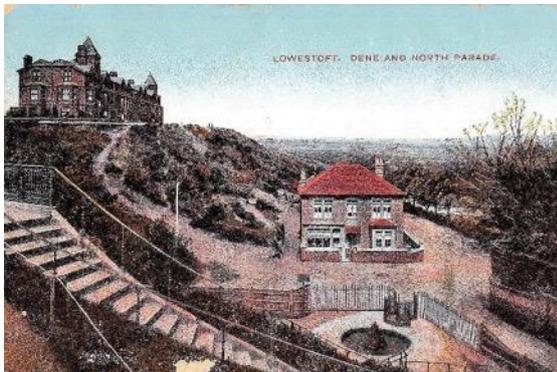
*Jubilee Bridge see North Parade. For the Bellevue Park entrance pavilion see Yarmouth Road*



*Cliff House and Undercliff House, The Ravine*

*Cliff House (lhs), Undercliff House (rhs) and Undercliff Cottage (rear) but excluding the detached range to the north of Undercliff Cottage, The Ravine* (Positive Unlisted Building). A substantial semi-detached pair of villas of the 1890s.

Undercliff House is shown as a detached villa and shop on a Francis Frith photograph reputedly of 1893, and both houses are shown on a further Francis Frith photograph of c1896. Red brick with painted stone dressing and a hipped tile roof. Extended to the north, and further subdivided in the early twenty first century. Cliff House and Undercliff House form the original building and had a detached outbuilding at their rear. Undercliff House is the larger of the two original houses and has a bay window to the eastern side of the ground floor and what appears to be an early former shop front to the west (This feature is shown on a photo reputedly of 1893).



*Undercliffe House before the building of Cliff House c1895*

Central doorway now without its original hooded porch. Its eastern return elevation is of two wide bays. Undercliff Cottage appears to have originally been the red brick rear outshot of Undercliff House. Dormer windows inserted into Undercliff House and chimneystack removed in 2010 when much of the external joinery was also replaced. Cliff House has a substantial two storey bay window, and a hipped tile roof. Brick boundary wall to The Ravine of early twenty first century date replacing one of an elaborate design similar to those on North Parade.



*Retaining wall to The Ravine*

*Gate, Park Walls, and Retaining Wall to raised pavement, on the South Side of The Ravine. (Positive Unlisted Building). Raised walkway and retaining wall running the full length of the south side of The Ravine between Yarmouth Road and Cart Score also incorporating a balustrade. Part of an early twentieth century improvement scheme. The walling is of roughcast faced red brick, with decorative pierced upper section and moulded red brick cap. Attached to the eastern end of the wall is a tall square section pier and elaborate contemporary iron gate.*



*Gate at eastern end of wall to The Ravine - now removed.*



*Wall to Sparrow's Nest Park, The Ravine*

*Boundary Wall to Sparrow's Nest Park, The Ravine* (Positive Unlisted Building). Substantial boundary wall of probably early nineteenth century date, once marking the northern termination of the gardens of Cliff Cottage; a now largely demolished cottage orné style villa. Shallow brick buttresses to southern face. At the western end close to the junction of Cart Score is a cobble section of walling with red brick dressings and a mid-twentieth century red brick cap. Similar section to eastern end. Central section of red brick. Until the 1960s the western section of the wall formed the rear of a group of large nineteenth century greenhouses. Towards the east the wall screened a now demolished stable block. (See also Whapload Road)



*Railings, wall and gate piers, to Bellevue Park, The Ravine*

*Railings, wall and gate piers, to Bellevue Park, The Ravine* (Positive Unlisted Building). Low curved gault brick boundary wall with spear headed railings, located at the corner of Cart Score and The Ravine. Terminates in tall square-section piers. Probably a 1920s reconstruction of the c1874 originals which had a gateway directly on the corner. A large circular pond with a central fountain was constructed just behind the railings in the later nineteenth century, see 1884 1:500 Ordnance Survey map. This has long been removed.



*Railings to Bellevue Park, The Ravine c1910*



*Stair from The Ravine to Bellevue Park*

*Stair from The Ravine to Bellevue Park* (Positive Unlisted Building). Imperial staircase forming

an oval in plan, probably constructed c1874 and shown on the 1884 1:500 Ordnance Survey map. Later nineteenth century stone rubble niche formerly incorporating drinking fountain placed centrally at the stairs foot. At the head of the stair was formerly a band stand but this was removed in the 1950s to allow for the construction of the War Memorial. Twentieth century railings replacing those shown in 1890s photographs.



*Tennis Court Lodges on The Ravine*

*The Ravine - The Denes Recreation Ground or 'Oval' including the curtain wall, lodges, and pavilions*

(Positive Unlisted Buildings). Laid out in the early to mid-1920s this was the last and most ambitious of a number of recreational projects designed to boost the number of visitors to the northern part of the town in the early twentieth century. These new facilities also helped the town keep pace with rival east coast resorts like Great Yarmouth and Felixstowe. The opening of Lowestoft North Railway Station in 1902 led to the development of hotels and boarding houses in the area, and to attract visitors, new facilities had to be provided by the town's authorities. Other structures from this period, including the stylish Concert Pavilion of 1913 at Sparrows Nest, sadly no longer survive. The Recreation Ground's screen wall with its inventive Art Deco lodges are a memorable feature at the junction of The Ravine, Cart Score and Whapload Road and form a significant element within key views from other parts of the Conservation Area including North Parade and Gunton Cliff, and from within the Grade II registered Bellevue Park. This structure is a relatively rare survival of Art Deco architecture

on the East Anglian Coast, others such as The Smiths Crisp building and Struan House at Great Yarmouth and The Cavendish Hotel Felixstowe having been demolished. The Grade II Listed Broomhill Lido at Ipswich is probably the only other significant survival in this style.

*The Walls and lodges to Denes Recreation Ground, north side of The Ravine* (Positive Unlisted Buildings). Probably dating from c1924 when allotment gardens on the site were developed as tennis courts and a recreation ground. The wall is shown on aerial photographs of 1928. The wall fronting onto The Ravine is part of a much larger rectangular enclosure located to the north, which surrounds tennis courts a putting green, and a recreation ground. Wall of reinforced concrete panels on a concrete plinth and capped by pierced latticed panels of a geometric design and a layer of blue bricks. Square section concrete piers capped by blue engineering bricks. Tennis Court lodges in free Neo-Tudor style, constructed of reinforced concrete with pilasters and gables. Geometric design of interspersed blue tiles and concrete to gables. Window openings now blocked. Pan tile roofs. The wall and lodges described above form part of the larger site, with a further main entrance lodge located to the north east and walls encircling the site.



*Wall to tennis courts to the Deans Recreation Ground, on north side of The Ravine*

### **Whapload Road (North end)**



*Maritime Museum, Whapload Road*

*Maritime Museum, Whapload Road (Grade II) House, now museum. Dated 1828, extended 1978 and 1980. Faced in whole pebbles with brick quoins and dressings. Red pan tiled roof covering of later twentieth century date. Of two storeys with a three-bay principal façade. Central late twentieth century door in late twentieth century brick surround. One window right and left in re-built surrounds but under nineteenth century segmental brick arches: left window late C20, right window a late nineteenth century fixed type. Two late twentieth century casements above separated by a stone plaque bearing inscription: Rebuilt 1828/ Huh Lockwood/ Vicar/ John Elph Church/ W Cleveland Warden. Saw-toothed eaves cornice. Gabled roof with re-built twentieth century internal gable-end stacks. Twentieth century single storey outshot to west gable. The rear has a C20 extension abutting the ground floor, above which shows two C20 single-light twentieth century metal casements. Saw-tooth cornice continues. *Interior.* The staircase rises straight from the entrance in an enclosed flight. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.411.*



*Cliff Cottage, latterly known as Sparrow's Nest, Whapload Road c1910*

*Remains of Cliff Cottage, Whapload Road (Positive Unlisted Building). Fragmentary remains of an architecturally important cottage orné style villa of early nineteenth century and earlier date. Originally a restrained classical eighteenth-century structure; it was remodelled in stages during the early nineteenth century, the garden façade having been Gothicised before 1821 (see sketch in Suffolk Archives Lowestoft). Further alterations and additions were undertaken before 1842. It was purchased the town council in the late nineteenth century. The house was occupied by the Navy in World War Two when it was altered and extended. Much of the house was demolished by the council in 1963. Part of the garden façade of the principal range survives, and it is possible (although perhaps unlikely) that the entrance façade survives as the rear wall of the present flat roofed structure. Attached mid and later twentieth century flat roofed structures not included.*



*Garden façade of Cliff Cottage with attached later twentieth century structures.*



*Gate Piers and Walls to Sparrow's Nest Park, Whapload Road*

*Gate Piers and Walls to Sparrow's Nest Park, Whapload Road. (Positive Unlisted Building). Two curved sections of wall with attached piers which flank the main entrance to Sparrow's Nest Park from Whapload Road. Gault brick and probably of later nineteenth century date, walls and gates of this design are shown on the 1886, 1:2,500 Ordnance Survey map. The southern section of wall appears to have been reconstructed. Stone dressings. (For its northern return section see The Ravine).*

### ***Yarmouth Road (East Side)***



*Entrance Pavilion, Sparrow's Nest Park, Yarmouth Road*

*Pavilion and boundary walls, Sparrow's Nest Park, Yarmouth Road (Positive Unlisted Building). Early twentieth century entrance lodge and shelter in Tudor vernacular style. The structure appears to be shown on the 1927 1:2,500 Ordnance Survey map. Constructed of red brick with applied timber framing and a hipped red plain tile roof. Single storey with symmetrical facades to Yarmouth Road and the park. The Yarmouth Road façade has gabled end bays with elaborate bargeboards flanking an open loggia. Square-section timber piers with curved braces. Rear elevation stands on a raised platform which is approached by steps and has a floor of multicoloured flags in a geometric design. Open loggia with decorative pillars of alternating courses of red brick and tile; weatherboarded upper section. The low decorative wooden balustrade between the pillars is now partially missing. Tall flanking red brick walls of pier and panel construction with stone dressings and an elaborate tile hung cap. Beyond to north and south are lower red brick walls with a blue engineering brick cap.*



*Entrance Pavilion, Sparrow's Nest Park, Yarmouth Road*

*No.4 Yarmouth Road – See No.1 Corton Road (West Side)*



*High Light, Yarmouth Road*

*High Light, Yarmouth Road (Grade II).* Light house and keepers' house, now an automatic lighthouse and two houses: North Cottage and South Cottage of 1841. The first light on the site was built in 1676, re-built 1853, with keepers' house to the west essentially a single-storey version of the present keepers' house. The whole re-built 1873-74 Stuccoed brick. Slate roofs. Two storeys. A central three-bay hipped block is flanked by gabled ranges right and left receding east to enclose the circular lighthouse tower itself. The main block and the side wings are separated by thin recessed bays on the facade. The central block has a small central pediment above a blind ground-floor window and the coat-of-arms of Trinity House to the first floor. Either side are one 8/8 sash to each floor in recessed segmental panels. Modillion eaves cornice below hipped roof. The narrow bays right and left have C20 doors below 4/4 sashes. The gable ends of the flanking wings are pierced by one 6/6 sash

each floor, set in recessed segmental panels. Gabled roofs with modillion cornices. The central block has two tarred stacks on the rear roof slope and the side wings also have two tarred side stacks above the return walls. These returns are lit through one central 4/4 sash each floor. The east gables of the side wings also have one 6/6 sash each floor in recessed segmental panels. The lighthouse tower is of 3 storeys: circular, with a gallery at the lantern stage; glazed lantern surmounted by a weathervane. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.



*Storage building at High Lighthouse, Yarmouth Road*

*Storage Building at High Lighthouse, Yarmouth Road (Grade II)* Gault brick single storey outbuilding to the High lighthouse, shown on the 1884 1:500 Ordnance Survey map and possibly dating from large scale rebuilding works to the lighthouse of 1873. Flat arched lintels to openings, corbelled parapet to north and south return elevations. Nb. This building is a curtilage structure to the Grade II Listed lighthouse. Prominent in views looking west on Lighthouse Score.

*Belle Vue Park, Yarmouth Road (Grade II).* The first free public park in Lowestoft, laid out in the style of a formal pleasure ground and opened in 1874. Up until the 1870s, Lowestoft had no free public park but in this decade the Lowestoft Improvement Committee chose a piece of open common land on which to create what they described as a symbol of Lowestoft's growing civic pride (SRO Notes). The proposal for a park on this land came in 1872 from the chairman of the Committee, James Peto, and two of its members, William Youngman and

William Rix Seago, were responsible for turning the idea into a reality. In August 1873 a tender of £256 from G Simpson was accepted for erecting a thatched keeper's lodge. Simpson, a landscape gardener from Clapham (Committee Minutes 1873), erected the lodge while the grounds were being laid out. The design of the park followed the character of contemporary pleasure grounds, with winding paths and crosswalks through areas of lawn densely planted with a wide variety of specimen trees and shrubs. A pagoda-style bandstand was erected on the eastern boundary to take advantage of the sea views. Originally called Arboretum Hill, but quickly changed to Belle Vue, the park was opened to the public in 1874 and a park keeper was installed in the lodge to oversee the behaviour of its users. In 1887 a member of the town council, Mr Arthur Stebbing proposed that a bridge be erected across the ravine on the northern boundary of the park, to mark the Queen's Golden Jubilee. The architect William Chambers was commissioned to design the fine iron bridge, which was funded by William Youngman, the first elected mayor of the borough (Brown et al 1991). Richard Parkinson, chief engineer to the Eastern and Midlands Railway was also involved in this project, possibly in relation to its construction. In 1952 the bandstand was demolished, and a naval memorial erected on the site, while in 1972 three restored cannons were added beside it. Early in 1980 a row of five substantial gate piers at the entrance to the park were removed and in 1990 a fire destroyed the thatched lodge, although this was rebuilt to the original design in 1991. The site remains (2002) in public ownership.

*Description-Location, boundaries, landform and setting* Belle Vue Park lies on the north side of Lowestoft town, at the top of the cliff which leads down to the Denes and the beach. The c 3ha triangular site is bounded to the north by a deep natural ravine called Gallow's Score which now carries a public road (The Ravine), to the east by Cart Score, and to the south-west by the main A12, Yarmouth Road. The park has a central level area, the ground falling away steeply on the east side towards the sea, and on the north side to The Ravine,

beyond which lie the elegant C19 houses of North Parade. There are fine views along the coast and out to sea from a viewing platform in the north-east corner of the park.

*Entrance and Approaches.* The main pedestrian entrance into Belle Vue Park is located at the southern tip of the park, on the junction of Yarmouth Road and Cart Score. Beside this entrance stands the thatched lodge, erected in 1873 in the cottage orné style, with elaborate chimneys, decorated bargeboards, and rustic woodwork. Although the original building was destroyed by fire in 1990, the lodge was re-erected by the Borough Council in the original style in 1991 (Lowestoft Journal). A second entrance is located on the western tip of the park, on the junction between Yarmouth Road and The Ravine.

*Park* Belle Vue Park is surrounded by a low brick wall and its interior remains largely unaltered since it was laid out in 1873<sup>4</sup>. From the main entrance the path divides immediately on either side of golden Irish yews to enclose a small sunken garden laid out with box edging. The tarmac paths, edged with artificial rustic stones, then follow their original 1870s serpentine routes through lawns planted with mature specimen trees, their variety diminished since the park was laid out to leave only those capable of surviving the harsh conditions. Amongst the trees are dense under-plantings of mixed mature evergreens, including holly, yew, rhododendron, and laurel. In the middle of the northern boundary a fine brick and steel bridge (Listed Grade II) spans The Ravine to link the park with the large houses of North Parade. Kelly's Directory of 1892 attributes the design to Richard Parkinson although the Suffolk Archives holds plans by the architect William Chambers for the bridge, and since Chambers was the architect for much of the housing on what became known as the Belle Vue Estate, it is perhaps more likely to be Chambers' work. On the eastern boundary stands the naval war memorial, erected in 1953 to replace the bandstand which had been demolished the previous year (SRO Notes).

In the north-east corner of the park, the serpentine perimeter paths lead to a set of steps running down to a lower path on the slopes of the site, where a viewing platform is located to take advantage of the sea and coastal views. Two paths cross the centre of the park: one connecting the lodge cottage to the bridge over the ravine, and the other connecting the naval war memorial to the south-west boundary path.

*References* White, Suffolk Directory (1891/2), p 527 Kelly's Directory for Suffolk (1892), p 1150 Eastern Evening News, 25 October 1950 Lowestoft Journal, August 1980 ? July 1991 [various articles] Brown et al, Dictionary of Architects of Suffolk Buildings 1800-1914 (1991), pp 66-70, 226, 234/5 T Williamson, Suffolk Gardens and Parks (2000), pp 169-72. Maps OS 6" to 1 mile: 1928 edition OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1904 3rd edition published 1927. Archival items Minutes of the Lowestoft Improvement Committee (1864-73), (Suffolk Archives) Notes on Belle Vue Park (Suffolk Archives 1973)



*Keeper's Lodge, Bellevue Park, Yarmouth Road*

*Bellevue Park Lodge and outbuilding to rear (east)* (Positive Unlisted Building). Park Keeper's Lodge to Bellevue Park constructed in 1874 were restored and re-roofed in the 1990s following a severe roof fire. A single-storey cottage orné style structure with attics contained within the elaborate overhanging thatched roof. Constructed in red Flemish bond brick with a large central chimney stack with a dentilled cornice and grouped octagonal flues. Decorative bargeboards and rustic woodwork. Windows retain quarrel glazing.

The principle elevation faces north and contains a central door, flanked to the east by a four-pane casement window, with subtle raised brick surround. The west elevation is curved and contains three casement windows with a single mullion and transom. Three round-headed dormer windows are located at attic level above, within the thatch. Tall central ridge stack with three pots. Flat-roofed 20th century extension to the rear. In August 1873, a tender of £256 from G Simpson was accepted for erecting a thatched keeper's lodge. Simpson, a landscape gardener from Clapham (Committee Minutes 1873), erected the lodge while the grounds were being laid out during the following year. Contemporary red brick outbuilding to east. The Lodge is a key structure within the GII registered Bellevue Park.



*Beacon, Bellevue Park, Yarmouth Road*

*Plinth to Beacon, close to Keeper's Lodge, Bellevue Park, Yarmouth Road* ((Positive Unlisted Building). Stone rubble plinth, reputedly the base of a warning beacon erected by the order of the Marquis of Northampton in 1550 to warn against possible coastal attacks. Intriguingly on early large-scale Ordnance Survey maps this structure is marked as the remains of a cross.



*Elephant Sculpture, Bellevue Park*

*Sunken flower beds and Elephant Sculpture, Bellevue Park, Yarmouth Road* Formal sunken flower bed with central elephant statue to northern side of the keeper's lodge at the main entrance from Yarmouth road to Bellevue Park. Rectangular with semi-circular projections to east and west of mid twentieth century date (not shown on a photograph of 1921 but shown on a Francis Frith view dated c1955). Constructed of stone rubble, with a central pathway marked by stone square section piers and with mid-twentieth century elephant sculpture at its centre. Stone flags. An important feature within the Grade II registered public park. The late twentieth century elephant sculpture is a replacement for an earlier statue of a young girl which is now lost.

*Boundary Wall to Bellevue Park, Yarmouth Road* (Positive Unlisted Building). Remains of gault brick entrance wall and gate piers of c1874. The gate piers have unfortunately been lowered in height and the wall has lost its railings. The wall still contributes however, to the setting of the GII registered Bellevue Park and to the setting of the large (positive unlisted buildings) late nineteenth century villas on Yarmouth Road. The wall continues on the northern side of Cart Score at its western end.



*Pavilion Bellevue Park, Yarmouth Road*

Pavilion Bellevue Park, Yarmouth Road (Positive Unlisted Building). A single storey classical pavilion of early twentieth century date standing at The Ravine entrance to Bellevue Park, formerly incorporating male and female lavatories and a shelter. Shown on the 1927 1:2,500 Ordnance Survey map. Red brick with stone dressings and partially rendered elevations. Overhanging hipped plain tile roof. The Yarmouth Road elevation is a symmetrical composition with a central brick arched entrance flanked by a single blind panel with a decorative red brick surround to either side. Red brick corner pilasters. The southern return elevation incorporates a shelter with a flat arched lintel supported on a single column. The pavilion is a key structure within the Grade II registered Bellevue Park.

*Jubilee Bridge, over The Ravine – see North Parade*



*Naval War Memorial, Bellevue Park*

*Naval War Memorial, Bellevue Park* (Grade II). War memorial commemorating the Naval Patrol Service in the Second World War. Constructed 1952-3, and designed by F H Crossley, with sculpture by H Tyson-Smith. Stone facings. Low circular drum forty feet in diameter set with concave bronze inscription panels listing the dead by rank. Concentric plinth supports fluted entactic column rising to stepped pinnacle and ball finial. On the finial is a model galleon (Lymphad) under sail.

The memorial to the Naval Patrol Service was unveiled on 7th October 1953 by the First Sea Lord, Admiral of the Fleet, Sir Roderick McGrigor. The memorial commemorates 2,385 names from the patrol depot "Europa", including 49 from Newfoundland, who never returned to their base at Sparrow's Nest, an adjacent site in Lowestoft. Sparrow's Nest was the central depot of the Naval Patrol Service in the Second World War. The service itself was developed from the trawler section of the Royal Naval Reserve and many Lowestoft skippers and fishermen served in it. It manned the minesweepers, corvettes, fuel carriers and

other small craft in the Second World War. Some 57,000 men served in the Naval Patrol Service at its height in 1944. *Lowestoft Journal*, 28 November 1952 *Eastern Evening News*, 8 October 1953 *Lowestoft Journal*, 9 October 1953 Gooday, C, *HMS Europa*, 1977, pp.24-5. Late C20. Bettley, J, and Pevsner, N, *The Buildings of England, Suffolk: East* (London, 2015) p.408.



*Naval War Memorial, Bellevue Park*



*Canons surrounding Naval War Memorial, Bellevue Park*

*No.4 Yarmouth Road – See No.1 Corton Road (with which it forms a semi-detached pair).*



*No.14 Yarmouth Road*

*No.14 Yarmouth Road* (Positive Unlisted Building). Former station master's house built c1902 for the Norfolk and Suffolk Joint Railway to serve the now demolished Lowestoft North Railway Station. A similar building was constructed for the line at Corton. Facades to Yarmouth Road and Station Road. Constructed of pebbledashed red brick and with a red plain tile roof. Applied half timbering to gables and simple wooden bargeboards. Original doors and casement windows largely survive. Twentieth century boarded boundary fence to Station and Yarmouth Roads.

### ***Yarmouth Road (West Side)***

*See also Abigail Court, Park Road (South Side).*



*Nos.3-5 (Odd) Yarmouth Road*

*Nos.3-5 (Odd), and gate piers, Yarmouth Road* (Positive Unlisted Building). A substantial semi-detached pair of gault brick houses which are shown on the 1884 1:500 Ordnance Survey map. Each house has a gabled outer bay and is of three storeys, with a two-storey canted bay window. Ornate cast iron balconies to first

floor canted bay windows. Horned plate glass sashes. Inner bays recessed with arched doorways and partially glazed nineteenth century four panelled doors. Arched, plate glass sashes at first floor level with cast iron balconies. The rear and north elevations of this pair are prominent in views looking east along Park Road. The rear (western) elevation has a pair of shallow barge boarded gables and a central two storey outshot. The window frames have been replaced but the openings remain unaltered. The north elevation of the main block has a series of decorative blind openings. There is a tall gault brick late nineteenth century boundary wall on the Park Road elevation.



*No.11 Yarmouth Road*

*North End, No.11 Yarmouth Road* (Positive Unlisted Building). A substantial detached house of c1878-80, shown on the 1884 1:500 Ordnance Survey map. Possibly designed by James Kerridge of Wisbech who produced similar designs for villas on Yarmouth Road c1880 (Suffolk Archives collections). Originally of two storeys, faced in gault brick, and with a Welsh slate roof. A symmetrical composition with an ornate central gault brick porch flanked by canted bays with plate glass sashes. Red brick rear section. North End was severely damaged during the German bombardment of April 26<sup>th</sup>, 1916, and later partially demolished. Despite later alterations No.11 plays an important role in the setting of the registered landscape opposite and is a survivor of the first phase of a planned suburban development laid out in the mid-1870s. It is also a tangible reminder of one of the most violent events in the town's twentieth century history.



*No.11 Yarmouth Road after bombardment in 1916*

*Gate Piers and Boundary Walls, Nos.13-17 (Odd) Yarmouth Road.* (Positive Unlisted Building). Probably dating from c1880 and originally associated with No.11 Yarmouth Road but now serving houses built within its once extensive gardens.



*No.13 Yarmouth Road*

*No.13 Yarmouth Road* (Positive Unlisted Building). A vernacular revival style detached house of c1929 built within the former gardens to No.11, of two storeys; pebbledashed over high red brick plinth. Steeply pitched plain tile roof and red brick stacks, over hanging eaves. Applied timber framing to gable and simple wooden bargeboards, casement windows. Not shown on the 1927 1:2,500 Ordnance Survey map.



*Nos.17-23 (Odd) Yarmouth Road*

*Nos.17-23 (Odd) Yarmouth Road* (Positive Unlisted Building). A terrace of four substantial houses of c1900 (shown on the 1905 1:2,500 Ordnance Survey map). Its façade to Yarmouth Road is a symmetrical, three storey composition, with stylised seventeenth century detailing. The terrace is faced in red brick with pebble-dashed upper floors and decorative applied timber framing to the three gables. Original horned plate-glass sashes survive to the ground floors of the outer two houses, elsewhere largely casements, some replaced to a sympathetic design. Steeply pitched Welsh slate roof with flat roofed dormers and truncated brick chimney stacks. The principal façade has a two-storey canted bay window to each of the end houses, with a slightly projecting attic gable above. The front doors to the central houses are recessed behind arched openings which spring from the canted single bay windows to either side. The southern end house has an original lean-to timber framed porch attached to its southern façade. The garden elevation of the terrace is faced in red brick with substantial projecting outshots.



*No.27 Yarmouth Road*

*No.27, Yarmouth Road (incorporating flats 1 & 2 No.60 Royal Avenue), boundary wall and gate piers to Yarmouth Road and boundary wall to Royal Avenue (Positive Unlisted Building). A substantial gault brick detached house which is shown on the 1884 1:500 Ordnance Survey map (where it is named Bryn-y-mor). Now flats. Probably designed by the Wisbech architect and surveyor James Kerridge; a drawing for a very similar but slightly more elaborately detailed villa signed by Kerridge and dated 1880 survives in the Suffolk Archives*

(540/3/3/38). The house stands on the corner of Yarmouth Road and Royal Avenue and all its four elevations are visible from public thoroughfares. Three bay two storey principal elevation with projecting gault brick corner pilasters and a corbelled eaves cornice. Stone sills and lintels, and single storey stone canted bay windows to the outer bays. Original plate-glass sashes. Decorative iron balustraded balcony to central first floor window now removed. Hipped Welsh slate roof with central gabled dormer. Formerly with decorative iron balustrade to ridge. Southern elevation of three bays to garden with stone dressings and plate-glass sashes. Northern elevation with projecting service range. Rear elevation visible from Royal Avenue. Contemporary gault brick boundary wall and gate piers to Yarmouth Road and Royal Avenue. Jack Rose Jack Rose's Lowestoft (Lowestoft 1981)p43.

*For Nos. 1-25 (cons) Avenue Mansions, See Royal Avenue*

## **10.0 Conservation Area Management Plan**

### **10.1 Conservation Area at Risk**

The Lowestoft North Conservation Area has been placed on the 'at risk' register compiled by Historic England of 2020.

Despite an Article 4(1) Direction being applied to the North Lowestoft Conservation Area prior to the last assessment and boundary review (completed 2007) the area has suffered from a definable negative change. This has taken the form of inappropriate modern housing development, a decline in the overall condition of residential and commercial units, a number of premises remaining empty and a lack of investment and improvement within its public areas. Areas, including a section of Crown Score, have been damaged and await repair. Public areas suffer from a lack of maintenance and street furniture and surfaces lack cohesion.

Key Listed buildings including the former Town Hall and former Crown Hotel complex on the High Street which currently remain largely empty and in need of maintenance, and a significant number of positive unlisted building structures are also in a state of disrepair.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to poorly designed modern replacement windows and doors in older buildings. The Conservation Area continues to be damaged through poorly designed incremental changes. Items such as uPVC doors and windows, satellite dishes, illuminated signage, industrial extract ventilation systems, and poor boundary treatments / surfaces have all contributed to the denigration of the area.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form, and

detailing of existing buildings. The inappropriate use of modern materials and details can also cause harm, as can insensitive highway work and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garage, and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows, and doors as it invariably appears as a discordant feature. In order to protect the character and appearance of the Conservation Area, wherever possible the Council will seek to prevent such inappropriate developments from taking place. To this end the Council is publishing design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

Traffic congestion is also considered to be an issue which both holds back economic growth and prevents efforts to stitch the disparate parts of Lowestoft centre back together. Particularly, there are issues at the two crossings of Lake Lothing. A third crossing over Lake Lothing is planned to be in place by 2023 to help alleviate traffic congestion, and this should have a positive impact on both the town centre and the Conservation Area, where there will be opportunities to improve connectivity between the Conservation Area and the wider town centre.

Large parts of central Lowestoft are at risk from flooding. The Council is working with partners to ensure the delivery of strategic flood protection measures to mitigate these risks. It is anticipated these measures will be complete in 2021.



*Poor quality conversion work to properties on the eastern side of High Street visible from Rants Score.*

## 10.2 Alterations to Existing Buildings

The individual character areas within the North Lowestoft Conservation Area each have a highly distinct character, however they are all sensitive to the cumulative loss or alteration of architectural features. Such features include windows, doors, front boundaries, chimneys, and roof coverings.



*An arts and crafts villa on Corton Road designed by RS Cockrill now with unsympathetic replacement windows.*

Historic England's 'Traditional Windows Their Care, Repair and Upgrading' (2017) advises that 'the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today. The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.' The loss of historic joinery such as sash and casement

windows and panelled doors will inevitably result in a degree of harm to the significance of an historic building, the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that 'Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

The North Lowestoft Conservation Area also contains a significant number of notable nineteenth and early twentieth century shop fronts and public house facias which the local authority will seek to preserve where possible. Historic England have recently produced a thorough and objective survey of historic shop fronts on the High Street (Carmichael, Katie *The Shopfronts of Lowestoft High Street, Suffolk Historic England, Research and Investigation* (Cambridge, 2019)). This survey should provide the basis for deliberations as to whether an individual shop front should be preserved.

Standard conservation area controls have been found to give insufficient protection to certain significant elements of buildings in Conservation Areas, and this has led to the application of further controls in conservation areas within the former Waveney District.



*Lyndhurst Road has suffered particularly from poor quality incremental alterations to its Edwardian Houses.*

Local authorities can increase controls within conservation areas through the application of Article 4(1) directions. These were formerly called article 4(2) directions but were identical in all but name. These make further

restrictions on permitted development rights to residential properties. An article 4(1) direction is presently imposed on the North Lowestoft Conservation Area. The Article 4(1) Direction on the conservation area should continue to be actively enforced to prevent incremental change and the degradation of the special interest of the area as a whole. Article 4 (1) Directions should also be implemented in any future extensions to the conservation area.

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

The requirements for making applications still apply, for example providing plans and supporting information as outlined on the appropriate forms. Remember, elevations of your property not visible from a public place (other than roof or chimneys) are not affected and these will enjoy the normal 'permitted development' rights for a conservation area.



*Listed eighteenth century cottages on St Margaret's Road the character of which has been harmed by poor quality replacement windows and doors.*

### **10.3 The Design and Location of New Development**

In a conservation area such as North Lowestoft the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development. High quality modern design can work well, where thought is given to the architectural and aesthetic sensitivities of its surroundings. The scale and massing of contemporary designs and the avoidance of assertive cladding materials can be key to their success. Designs based on traditional styles can also be acceptable, whether they follow the local vernacular tradition, or seek to utilize polite classical or other historicist styles. Modern developments based on historical styles are not always achieved well however, especially where the existing building stock abounds in decorative features, or in the case of classical buildings where the carefully calculated proportions of their façades are key to their architectural success. New development should always respect the grain of the Conservation Area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density, and uses.



*Grade II Listed houses on the High Street with poor quality recent development below*

The number and quality of the large gardens within the Bellevue and High Street Character Areas of the Conservation Area is one of its most important features. These gardens and their walls and bothies are often of considerable significance.

Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately

outside of it can still have a significant impact on its character and appearance. The setting of the Conservation Area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it. The Conservation Area boundary is drawn tightly to the immediate rear of properties located to the west side of the High Street meaning that areas further west are presently being redeveloped to the detriment of the setting of Listed and positive unlisted building assets within the Conservation Area's boundary. A series of recent developments on Whapload Road has also had a detrimental impact on the Conservation area's setting.

The North Lowestoft Heritage Action Zone Design Guide (July 2020), tailored to the Heritage Action Zone area, has been produced by East Suffolk Council.



*Briar Clyffe, Gunton Cliff demolished 2014*

#### **10.4 Demolition**

The North Lowestoft Conservation Area has a finite quantity of historic buildings which are integral to the character of the Conservation Area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of the town and undermine the Conservation Area. The National Planning Policy Framework (NPPF) contains policies which are designed to safeguard the significance of Listed buildings, conservation areas, and of buildings which contribute positively to the Conservation Area.

Individual non-designated heritage assets can be found within conservation areas where they

meet the Council's adopted and published criteria. The future of such non-designated heritage assets also merit detailed consideration under criteria set out within the NPPF.

Since the last review in 2007 the Conservation Area has lost sadly one of its largest nineteenth century villas, 'Briar Clyffe', which stood on Gunton Cliff. The former home of the Oxford Street department store owner Howard Hollingsworth. It was designed by William Roberts, and sadly demolished in 2014. Other structures have also been demolished including the outbuildings to the former Globe Inn on High Street.

The demolition of non-designated heritage assets which are located beyond the Conservation Area's boundary, but which form part of its setting can also cause harm to a conservation area's significance. The impact of their demolition on the Conservation Area's special interest is a matter warranting serious consideration as set out within the NPPF.



*Poor quality replacement joinery, Herring Fishery Score*

## 10.5 Enhancement Opportunities

Opportunities to enhance the Conservation Area have been identified by the appraisal including future mitigation of the impact of Artillery Way. Where possible the Council will work, through its enforcement role and in conjunction with other local authorities to promote the visual improvement of the Conservation Area.

## 10.6 North Lowestoft Heritage Action Zone

Regeneration within the Conservation Area and outside has recently been given a boost by the creation of a Heritage Action Zone or (HAZ). The Heritage Action Zone focuses on the North Lowestoft Conservation Area and also includes areas closely bordering the Conservation Area; including those earmarked for new residential development to the west, and the industrial setting of the Power Park and the open space of the East of England Park on the lower levels to the east, which once accommodated Britain's most easterly community in the area known as the Beach Village.



*Poor quality shop fronts detract from the character of some High Street buildings, whilst the cladding added to No.100 (right) has badly disfigured its c1800 façade.*

In more recent years the decline has been exacerbated by the economic downturn and national changes in retail, which have had a negative impact on the whole town centre. In particular they have left the historic High Street with significantly reduced footfall and a lack of purpose. This coupled with high

numbers of vacant premises and heritage assets at risk, poor quality alterations to buildings, inappropriate modern development, and lack of investment in public areas, has led to the North Lowestoft Conservation Area being included on Historic England's *Heritage at Risk Register* (2017).

The creation of the Heritage Action Zone is therefore timely, and the scheme will help revive the town's historic heart by maximising the potential of historic assets and kick start regeneration. It will bring buildings back into use as housing or retail space and enhance the quality and connections of the historic streets and public spaces. It will improve the overall natural, historic, and built environmental quality, making the area more attractive to residents, businesses, tourists, and investors.



*c1900 shop on the corner of Milton Rd has a shop fascia which could be improved this building forms part of the setting of the Listed United Reformed Church opposite.*

The HAZ scheme is running with involvement of the local community, using a programme of activities to engender pride in place through the engagement in the heritage of the area. The HAZ is being delivered by a partnership including East Suffolk Council, Historic England, Lowestoft Town Council, Lowestoft Vision (Business Improvement District and part of the Suffolk Chamber of Commerce) and the East Suffolk Building Preservation Trust. In order to achieve the aims of the HAZ the Partnership have been overseeing the following interventions:

- research and better communication of the historic significance of the area and assets
- bringing vacant and 'at risk' historic buildings back into use
- identify and delivering new open market housing in the area
- working with private sector landlords to jointly fund the repair and reintroduction of historic features in buildings in the historic High Street
- encouraging footfall by implementing improvements to pedestrian access, including restoration works to the historic Scores
- delivering quality open spaces and cultural events for both the local community and visitors to enjoy
- Supporting retail and leisure businesses within the town centre boundary, including the reintroduction of a regular market.

East Suffolk Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of North Lowestoft is maintained and protected. Alterations or repairs to road surfaces and paving within the conservation area should ensure that these areas are reinstated to match existing surfaces.

Opportunities for the integration of the historic High Street more fully with the features of interest in the surrounding townscape should be rigorously explored. Visitors should be encouraged to move beyond the retail frontages of High Street to explore other features of interest, particularly Ness Point, the sea wall, and the net drying racks. These features form a rich and unique resource for residents and visitors and would be enhanced by better awareness and use. Improved signage, further public art, and the revitalisation of heritage trails may aid in this process.



*Derelict shops on the eastern side of High Street*



*Land on Old Nelson Street used for carparking. These poorly maintained carparking areas detract from the setting of the adjacent Grade II Listed former school.*



*Empty GII Listed former Town Hall, High Street*

### 10.7 Buildings at Risk

The Conservation Area contains a significant number of buildings at risk the majority of which are either Listed or identified as being positive unlisted buildings.

The bulk of these structures fall within the boundary of the Heritage Action Zone created in 2018 which incorporates much of the High Street and Denes Character Areas. The Heritage Action Zone aims not just to restore and brings neglected buildings back into use but to revitalize the economic life of the Conservation Area itself.

Listed structures at risk include the now empty Grade II Listed Town Hall and former Crown Hotel complex on the High Street. The Grade II Listed boundary wall on the northern side of Crown Score is also now (2019) in poor repair.

Amongst the most memorable positive unlisted buildings at risk are Nos. 73, 88, 159 &

179 High Street and 12 Crown Score. The most memorable group of buildings at risk are however on Whapload Road where a cluster of historic former smoke houses and other fishing related buildings stand. Nos. 315, 325, & 329 Whapload Road.

There are fewer buildings at risk outside the Heritage Action Zone. Those that do exist are however important buildings to the Conservation Area. Some of the large Victorian villas on Yarmouth Road which are in multiple occupancy are for example, in need of extensive repairs.



*The garden of Crown House from Crown Score*

### 10.8 Landscape and Trees

The Conservation Area contains a large number of designed landscapes ranging from nineteenth century public parks and villa gardens to the former drying grounds for fishing nets on The Denes and two former yards associated with nonconformist chapels. One of these open spaces, Bellevue Park on Yarmouth Road, is a designated heritage asset being on the list of registered parks and gardens

The positive management and design of the landscape of the Conservation Area is a key consideration in planning related work. This is particularly important within the Bellevue Character Area where there is a concentration of historically significant designed landscapes many of which date from the nineteenth century.

The North Denes, The Denes Recreation Ground or 'Oval' and other green spaces which border the Conservation Area are of considerable historic and aesthetic significance and form a key part of the Conservation Area's setting. East Suffolk Council has specific planning policies designed to safeguard these designed landscapes.

The long linear terraced gardens on the eastern side of the High Street are of considerable historic significance and form the setting of many Listed buildings. They are also prominent in views from The Denes.

Bellevue and Sparrow's Nest Parks and several the larger private gardens also contain fine examples of specimen trees which were planted in the nineteenth century. Many of the trees within, and 94 immediately surrounding the Conservation Area, are now over 100 years old, and relatively little planting has been done in recent years to replace them. If more is not done in the next few decades the loss of mature trees will change the character and appearance of the Bellevue Character Area dramatically, much to its detriment.

When tree planting is considered within an historically significant designed landscape it should be informed by an understanding of that landscape's historic development, and of any designed views within it. Inappropriate planting (design and species) can detract both from the character of the settlement and from the designs of the garden or parks original designer.

Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment web site ([www.suffolklandscape.org.uk](http://www.suffolklandscape.org.uk)) and East Suffolk Council Supplementary Planning Guidance's can be useful tools.

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

management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers, and distinctive shrubs.



*The Ravine, Belle Vue Character Area*

New boundary treatments to property can also provide enhancement to the Conservation Area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings, and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

## **10.9 Shoreline Management**

The Suffolk coast has always been dynamic. The Shoreline Management Plan 7 (Lowestoft Ness to Felixstowe Landguard Point) identifies the best ways to manage coastal flood and erosion risk, both to people and the developed, historic, and natural environment to 2025, 2055 and 2105. The Plan aims to reduce the threat of flooding and coastal erosion to people and their property and also aims to deliver environmental, social and economic

benefits. East Suffolk Council is the lead authority for this Plan:

<https://www.eastsuffolk.gov.uk/environment/coastal-management/shoreline-management-plans>

### **10.10 Positive Unlisted Buildings in the Conservation Area – (Previously referred to as Locally Listed buildings)**

This appraisal identifies buildings that although unlisted contribute positively to the character of the Conservation Area. These encompass most of the buildings previously identified as Locally Listed and adds additional buildings which are deemed to fulfil these criteria. These buildings are all within the present conservation area boundary and the within extended areas.

Some buildings previously identified as Locally Listed are now not identified as positive building and should have their previous locally Listed designation removed. These are;

Briar Clyffe, Gunton Cliff was demolished in 2014 and only its boundary walls and railings now remain, which are deemed as positive unlisted buildings.

Nos.59 & 59A, 151 & 152 High Street are now Grade II Listed structures.

The last appraisal (2007) made reference to a number of locally Listed buildings bordering the Conservation Area, but which are not located within its boundary. References to these structures have therefore been deleted from the text of this document.

### **10.11 Boundary Review**

A review of the Conservation Area's boundaries was undertaken as part of the reappraisal process prior to adoption of this document. A number of areas were identified to be added and one section removed.

#### *Areas Added 2021*

The Ravine: The Denes Recreation Ground or 'Oval' .

Corton Road; Short length on the west side of the road, of adjacent to the existing boundary, to include two Arts & Crafts houses.

Royal Avenue: Short length adjacent to the existing boundary to include two dwellings.

Arnold Street: Short length of street adjacent the existing boundary to include a nineteenth century Drill Hall and one dwelling.

High Street/Artillery Way: A short section of road at the intersection of Artillery Way with the High Street is added to connect the otherwise separated sections of the Conservation Area. This area forms the historic line of the High Street where the two roads cross, no additional structures proposed

London Road: No 170 (The Volunteer) which plays a key part in the setting of the adjoining Grade II Listed chapel and schools complex.

#### *Area Removed 2021*

A small area was identified to be removed from the Conservation Area. This is an area to the south side of the net drying area on Whapload Road. It does not follow any existing historic boundary and appears may be a mapping error.

The following buildings are now included within the extended to the Conservation Area and are identified as Positive Unlisted Buildings;

#### *Bellevue Character Area*

- Nos.31-33 Corton Road
- Nos. 85-87 (odd) Royal Avenue
- Denes Recreation Ground or 'Oval' The curtain wall, lodges, and pavilions of the Denes Recreation Ground or 'Oval'.

### *High Street Character Area*

- Former Drill Hall Arnold Street
- No.38 Arnold Street
- The Volunteer Public House, No. 170 London Road

### **Structures in the extensions**

The boundary changes made to the Bellevue Character area were primarily designed to give protection to a series of buildings of architectural interest located on or close to its major thoroughfares. These include a two villas designed by the arts and crafts architect Ralph Scott Cockrill located on Corton Road. These structures are now brought into the Conservation Area and make a positive contribution to its character and significance. Some of these properties such as Nos.85 & 87 Royal Avenue also play an important role within key views.

## **11 Council Contacts and Further Information**

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

Officers of East Suffolk Council Design & Conservation Service can provide advice, information, and support. Tel: 01394 444610 or email: [conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk) or by post to The Design & Conservation Team, Planning and Coastal Services, East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ.

Arboricultural & Landscape Tel. 01394444241 <https://www.eastsuffolk.gov.uk/planning/trees-and-landscape/trees-in-conservation-areas/treesandlandscape@eastsuffolk.gov.uk>

Further information regarding the Suffolk Historic Environment Record can be found at

<https://heritage.suffolk.gov.uk/home> or by contacting 01284 741237 or emailing [archaeology.her@suffolk.gov.uk](mailto:archaeology.her@suffolk.gov.uk)

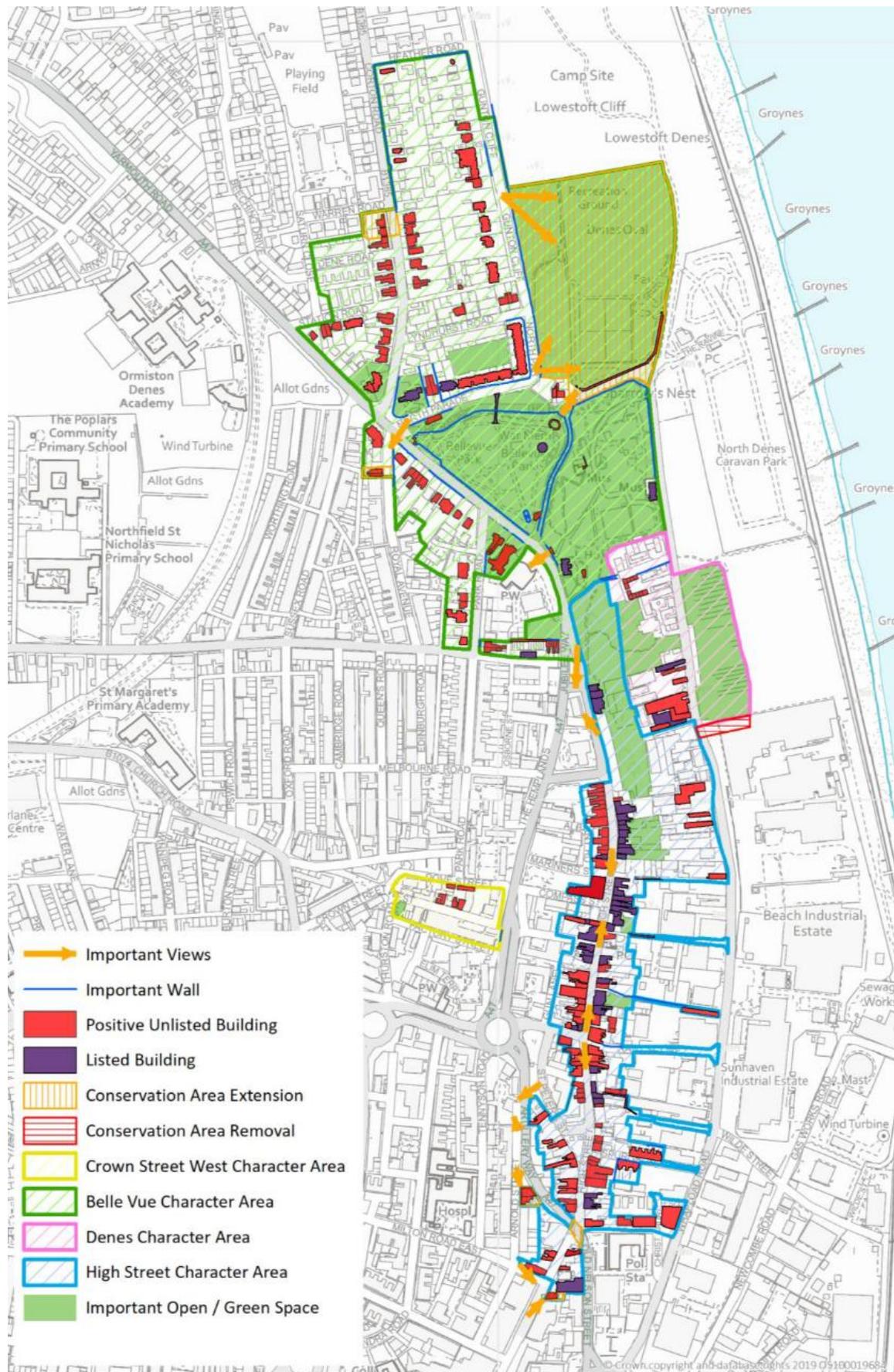
Local Generic Guidance is contained in 'A guide for owners and occupiers of properties in conservation areas', East Suffolk Council and 'A guide for owners and occupiers of Listed buildings', East Suffolk Council. <https://www.eastsuffolk.gov.uk/planning/design-and-conservation/listed-buildings/>

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### 13 Character Features Map



## Appendix 1: Useful information

### Useful Web addresses

The Department for Digital, Culture, Media & Sport (DCMS)

[www.gov.uk/government/organisations/department-for-digital-culture-media-sport](http://www.gov.uk/government/organisations/department-for-digital-culture-media-sport)

Broads Authority [www.broads-authority.gov.uk](http://www.broads-authority.gov.uk)

Historic England: <https://historicengland.org.uk/>

Institute of Historic Building Conservation  
[www.ihbc.org.uk](http://www.ihbc.org.uk)

The Society for the Protection of Ancient Buildings  
[www.spab.org.uk](http://www.spab.org.uk)

Ancient Monuments Society  
[www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.org.uk)

Council for British Archaeology [www.britarch.ac.uk](http://www.britarch.ac.uk)

The Twentieth Century Society:  
[www.c20society.org.uk](http://www.c20society.org.uk)

The Victorian Society: [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

The Georgian Group: [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Gardens Trust: <http://thegardenstrust.org/>

## Appendix 2: Glossary of Architectural Terms

*bargeboards*: Wooden attachments to the verges of a roof.

*casement*: Hinged light, hung at the side unless specified as top hung.

*console*: A small upright bracket usually carved as a scroll and appearing to support a lintel or cornice.

*coping*: A course of flat or weathered stone or brick laid on top of a wall.

*corbel courses (corbel table)*: A course of masonry supported by corbels. Corbels are projections from a wall designed to support a weight.

*dentil*: A small square block tightly packed in series, in the cornice of the Ionic and Corinthian orders just above the frieze. May refer to header bricks employed in this way in a band or cornice.

*dressings*: precise work often in a different material, surrounding the openings and protecting the vulnerable parts of an exterior.

*fanlight*: The light immediately over a door when round-headed or semi-elliptical.

*finial*: A terminal feature treated differently from the pier which it surmounts. Described by its form (ball finial, spike finial etc.

*flush sash box*: The outer wooden housing of a sliding sash window, where it is mounted level with the outer surface of the building.

*gable*: The triangular section of wall supporting a pitched roof.

*gambrel roof*: A usually symmetrical two-sided roof with two slopes on each side. (The usual architectural term in the eighteenth-century was "Dutch roof.") The upper slope is positioned at a shallow angle, while the lower slope is steep.

*gauged brick arch*: An arch made of bricks which radiate from a common centre point. Commonly used above doors and windows.

*gault brick*: Bricks made of gault clay which produces a smooth heavy yellow brick popular in the mid and later Victorian period.

*glazed header*: The narrow end of brick, which has been given an, often colourful glazed coating, and which acts as a decorative feature when used with others within a wall.

*horned sash window*: One in which the stiles of the upper sash are prolonged down below the meeting rail as horns.

*hipped roof*: Roof without gables in which the pitches are joined along a line which bisects the angle between them.

*key block (key stone)*: The central element of a masonry arch or its decorative imitation.

*kneeler*: The base stone of a gable supporting the parapet.

*lancet window*: A single light with pointed arched head.

*moulded brick*: Brick work made from bricks, fired normally, and formed by moulding to shape by

hand or in a mould to make an architectural feature such as a mullion or a decorated chimney.

*mullion*: The upright dividing the lights of a window.

*mutule*: a stone block projecting under a cornice in the Doric order.

*parapet*: A low wall at the top of a wall, i.e. beyond the eaves line (which the parapet conceals) or in a similar position.

*pargeting*: External ornamental plasterwork of a vernacular kind.

*pediment*: The Classical equivalent of a gable, often used without any relationship to the roof, over an opening. Distinguished from a gable by the bottom cornice.

*pilasters*: The flat version of a column built into a wall and having a slim rectangular plan.

*plat band*: Flat horizontal moulding between storeys.

*quoins*: Stones either larger than those which compose a wall, or better shaped, and forming the corners between walls. Also, the decorative imitation of these stones, e.g. in plaster or material differing from the walls.

*reveal*: The part of a window or door jamb which lies beyond the glazing, nearest to the outer face of the wall.

*segmental arches/heads*: Usually shallow brick arches with a bottom curve formed from a segment of a circle.

*spandrels*: The area between the curve of the arch and the rectangle within which it has been formed.

*stair turret*: A protrusion containing stairs.

*Stop Line*: A defensive line of pillboxes, barbed wire, and concrete anti-tank cubes manned largely by the Home Guard in WWII to slow down the movement of an invading enemy.

*transom*: The horizontal member dividing a light of a window.

*vermiculated*: A form of treatment of the surface of masonry in which each block has been partly excavated to form a pattern resembling worm casts.

### Appendix 3 – Details of selected architects who worked within the North Lowestoft Conservation Area

*Boardman, Edward FRIBA (1833-1910)* A Norwich born architect who trained under John Louth Clemence of Lowestoft before setting up his own practice in 1860. Amongst his numerous nationally designated works are the remodelling of the eighteenth-century Grade I Peckover House in Wisbech, The conversion of Norwich Castle into a museum, Nos.1-7 Chester Place Norwich, and the former Methodist Chapel Queens Road, Norwich.

*Bond, John Owen (1878-1948)* Chelmsford born son of a Norwich department store owner, Bond was a pupil of the talented George Skipper and himself a talented arts and crafts architect. Bond is known to have designed buildings on London Road, and Surrey Road in Lowestoft as well as working on the former Bellevue Hotel. His nationally designated buildings (Listed) include 7-13 Orford Place, Norwich.

*Chambers, William Oldham FRIBA (1838-1909)*, Sometime on partnership with the Norwich architect Edward Preston Willins (dissolved 1884) and later with his pupil William James Roberts (dissolved 1890). Chambers had an extensive practice in Lowestoft being responsible for numerous villas and commercial buildings. He is also known to have produced designs for buildings in Sussex and Stockton on Tees. Chambers had an office in Cannon Street London and later moved to Kensington. In 1893 he went bankrupt. His nationally designated buildings include parts of London Road United Reformed Church, Lowestoft, and parts of Lowestoft Town Hall.

*Clemence, John Louth (1822-1911)* Clemence trained in the office of CR Cockerell in London before returning to his native Suffolk. He worked extensively for Sir Moreton Peto and Harold Peto later the architect partner of Sir Ernest George trained in Clemence's office. Clemence played an active role in the town's affairs being it's second Major, an

Improvement Commissioner and a Captain in the 17<sup>th</sup> Suffolk Rifles. His nationally designated buildings include Wellington Esplanade Lowestoft, and parts of Lowestoft Town Hall.

*Cockrill, Ralph Scott ARIBA (1879-1956)* Son of the Great Yarmouth Borough Surveyor JW Cockrill under whom he trained. Cockrill had offices in Lowestoft and Kings Lynn. In his domestic work an accomplished and highly inventive arts and crafts architect with a meticulous eye for detail. In his commercial work a bold user of faience and other modern materials and an exponent of art nouveau in his detailing. By the 1930s he was living in London and exhibited a perspective drawing at the Royal Academy in 1937. His nationally designated buildings include the Grade II\* Hippodrome at Great Yarmouth, Fastolff Hall, Regent Road, Great Yarmouth, and houses on Gunton Cliff and Kirkley Park Road in Lowestoft. He designed his own house on Gunton Cliff which still survives.

*George Glover (c1812-1890)* York born architect and Surveyor of Marine Parade Lowestoft and Victoria Street Norwich, active in the mid nineteenth century in both the Italianate and gothic styles. He is recorded in Lowestoft census returns between 1851 & 1881. Glover appears to have been employed by the Adair (Flixton Hall) estate in the 1870s where he improved a large number of farm complexes. His nationally designated buildings include the gothic former Wrentham Town Hall.

*Hamby, George Henry (1849-1935)* Borough Engineer responsible for the widening of parts of Lowestoft High Street and other civic improvement schemes. His nationally designated buildings include parts of the former Lowestoft Town Hall.

*Kerr, Robert (1823-1904)* was one of the founders of the Architectural Association and its first president in 1847-1848. In 1861 he was appointed Professor of the Arts of Construction at King's College. These offices, together with his numerous publications,

notably *The Gentleman's House* (1864), brought him several important country house commissions. His practice did not prosper in later years however because of his notorious lack of respect for clients and his quarrels with other architects. His nationally designated buildings include the Grade II\* Bearwood House, Berkshire and London Road North United Reformed Church in Lowestoft.

*Kerridge, James (1830-1911)* Nonconformist architect with a practice in Wisbech. Kerridge designed Primitive Methodist Chapels throughout southern and central England as well as schools and private houses in East Anglia.

*Roberts, William James (1852-1918)* Born in Hopton he trained in the office of William Oldham Chambers and later became a partner in the firm. The partnership was dissolved c1890. In 1901 he was described as having designed many houses and shops in Lowestoft, Cromer and Overstrand. He designed his own house in Regent Road Lowestoft which still survives.