BUNGAY Conservation Area

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**Bungay 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 background 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:

- Describes the character of the area,
- Identifies its special character,
- Puts forward a basis for effective policy control of development,
- Identifies proposals for its enhancement.

**Planning Policy Framework**

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now sixteen in Waveney District. Conservation areas are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. The Bungay Conservation Area was first designated in 1970 and amended and enlarged in 1981 and 1997.

Designation as a conservation area is not intended to prevent new development nor stifle the area’s economic life or potential, though the Council will expect a high degree of attention to be paid to design, repair and maintenance of such areas. When exercising planning powers, 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 District Local Plan of November 1996 and Interim Local Plan of May 2004.

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.

**Special Interest in Brief**

Bungay is a small market town, of early medieval foundation, situated on high ground rising above the water meadows and within the neck of a loop of the River Waveney. It has a nucleate plan determined by the ‘Norman’ foundation of castle, market, nunnery and parish church, together with the conjunction of several roads at crossing points of the river.

The town grew first in response to its strategic significance and then through local trade, abetted by improvements in river, road & rail transport in the 17th and 18th centuries. Substantial rebuilding of the town following fires in the late 17th century has determined much of its architectural character. It continued to grow in the 19th & 20th centuries with the success of manufacturing, and in particular in printing.

The spaces within the town are generally linear, enclosed by two or three storey buildings at the street edge.
Bungay Conservation Area

Fig 6
Spatial complexity and variety are provided by roads which follow the curve of the castle bailey, the open space of the Market Place, by road junctions and the historic open green spaces of the castle precincts. Also the two churchyards, the staithe meadows and several fine gardens. The general character is building dominated, and of local vernacular character. There is a significant visual unity in architectural style and materials which imparts a specific character in the identified areas. ‘Georgian’ style, red or yellow brick and colour washed timber-frame with red or black pantile roofs in the central area; 19th-century brick terraced houses with pantile or slate roofs in ‘The Ollands Area’; small scale 19th-century artisan red brick terraces in ‘Southend Road’ and a 19th-century industrial character in the ‘Staithe’ Area.

**Assessment of Special Interest**

**Location & Context**
Bungay is situated on the south bank of the River Waveney where it forms the northern boundary of Suffolk. It has long been an important bridging point and route centre. Norwich via the B1332 is 15 miles to the north, Lowestoft via the A143 is 15 miles to the north-east and Beccles via the B1062 is 6 miles to the east. At the last census there was a population of 4895 living in the parish.

**Landscape Setting**
Bungay is situated on a narrow spur of land which rises above the flood plain formed by a large meander in the ‘mature’ River Waveney. Within this loop of the river are the 160 ha water meadows of Outney Common. The Common and the flood plain to the east are within the Broads Authority Area. To east, the area between Broads Authority Area and the town; and to west between the River and the town is a Special Landscape Area.

The town is surrounded on three sides by verdant water meadows in use as pasture with long rush filled ditches and clumps of willow and alder. Beyond, to north and south, rise the tree covered valley escarpments of the Norfolk and ‘High Suffolk’ boulder clay plateau at Bath Hills and St Margaret’s Hill. The surrounding countryside is frequently visible from within the town’s peripheral streets.

There is a fine view of Bungay and St Mary’s Church tower seen from the A144 where it crosses the valley edge to the south of the town. Also from the west is a fine view of the town seen from the old Earsham Road on Earsham Dam, beyond Cock Bridge, where St Mary’s tower can be seen through the alders and willows in its marshland setting.

From the bypass there are views of the print works and a topographical view of the north end of the town. From Ditchingham there are views from across the river of Bridge Street and the backs of its buildings. Also there are views of the Staithe from the meadows south of Douglas Farm.

**Historic Development & Archaeology**
There is evidence in the locality for at least six thousand years of human activity. The site of the town had strategic potential as a crossing point of the river, and its elevated position made it defensible. Saxon occupiers strengthened the natural defences of the town with a ditch and earthwork following the edge of the higher ground. (See fig 3)

They gave the larger island where they made their town the name of ‘Bunghea’ which in Old English means ‘island of the family or followers of a man called Buna’. They gave the name ‘Outney to the area within the loop to north which means ‘outer island’ and Wahenhe (Waveney) which in Old English means ‘the river by a quagmire’.
Fig 7, Plan of 14th-century landmarks in Bungay superimposed on the map of present day Bungay, after Hugh Braun and with permission of Christopher Reeve and the Bungay Castle Trust.
By the date of the Norman Conquest Bungay was a substantial settlement and there were 10 manors and five churches in Bungay, three within the Saxon Burgh and two without. Of these churches, only Holy Trinity and St Mary’s Churches are extant though the ruins of the Chapel of St Mary Magdalene, in Flixton Road, survived until the 19th-century.

In 1160 a Benedictine priory was founded close to St Mary’s Church which was extended and improved for the use of the nuns. It had a cloister and priory buildings to the south retaining the north aisle for use by the town’s people. The priory precinct lay between St Mary’s Street and Trinity Street and extended from Cross Street to somewhere near to a line drawn through the bifurcation of Olland Street and the south-west corner of Holy Trinity Churchyard. The priory was dissolved in about 1536.

The greater part of Bungay belonged to the Saxon Chief Godric. His lands were taken by order of King William and granted to William de Noyers in 1070. William probably built the first Bungay Castle, reinforcing the south-western quadrant of the Saxon fortification with an earthwork mound and bailey surrounded by a wooden palisade. It is likely that the present street pattern derives from the diversion of the Saxon grid plan of streets around the Norman earthworks. (see fig 7).

In 1103 Henry I gave the castle to Roger Bigod whose son Hugh constructed the stone keep in 1164. In the 13th-century, a later Earl of Suffolk, Roger Bigod, reconstructed the castle with an octagonal ring wall and inner and outer baileys surrounded by a deep wide moat.

By the end of the 14th-century the castle had lost its strategic potential and was ruined. The ramparts were levelled and the ditches filled by the 15th century.

Milling was also a significant trade with 4 watermills and 2 windmills recorded in the 14th-century. Other trades in the 16th-century were weaving, timber, butchery, tanning, glove making and finishing of worsted cloth. In the 17th-century the list also included linen weaving, worsted stocking manufacture and canvas weaving.

16th-century bequests by Christian Wharton in 1577 and Thomas Popson in 1592 established Almshouses.
Fig 8
The market place reconstructed after the great fire painted by C. Dyball in c. 1797.
Reproduced by permission of Norwich Castle Museum

Fig 9, Bungay in 1904 Ordnance Survey map. The railway and station are seen upper left, and the staiths, water mill, maltings bottom right and the water management system is shown coloured blue.
A grammar school was founded in St Mary’s Churchyard in 1565 and a bequest in 1580 by Lionel Throckmorton and Thomas Wingfield, provided a superior building in Earsham Street. A bequest by Thomas Popson provided for scholarships to Emanuel College Cambridge. Streets in Bungay are named after these benefactors.

By the 17th-century, Bungay was populated by 660 adults plus their children, living in closely packed thatched and timber-frame cottages. The buildings stretched from Cock Bridge in Earsham Street, to the edge of the common in Broad Street, and from the Falcon Bridge in Bridge Street, and along St Mary’s Street and well down Upper Olland Street. Nearly all of the buildings north of the Fleece Inn were swept away by two great fires, the first in 1625 and the second in 1688 when 400 buildings including the market shambles, the market crosses, St Mary’s Church and the Grammar School in Earsham Street were burnt.

Despite the fires, Bungay flourished through trade in corn, malt and coal, given an added impetus by the opening of the river navigation between Yarmouth and Bungay in 1670. The height of its success was 1760-1790 with daily wherries to Yarmouth when the owner of the staithe was Mathias Kerrison. This prosperity would have enabled the reconstruction of the town. The corn cross and the butter cross were rebuilt in the Market Place in 1689, a new Grammar School in 1690, followed by the substantial reconstruction of St Mary’s Church and Tower in 1699.

The appearance of the reconstructed market place was recorded by C Dyball in a watercolour of c. 1797. (Fig 8) With the exception of the corn cross, the buildings in the painting have survived, though altered in the 18th & 19th centuries, to suit the taste of local merchants and entrepreneurs.

1785 saw the establishment of Turnpikes between Ipswich and Great Yarmouth and Bungay to Darsham. The railway line to Beccles was opened between 1860 and 1863. The station was on Outney Common opposite the end of Outney Road.

The strength of religious non-conformity in north Suffolk is reflected in the number of chapels and meeting houses. In 1894 there were 2 Baptist Chapels, 1 Primitive Methodist Chapel, 1 Wesleyan Methodist Chapel and 1 Salvation Army Barracks.

During the 19th-century the Duke of Norfolk, a Roman Catholic, provided a piece of land formerly occupied by the Priory in St Mary’s Street, where a small chapel was constructed in 1823. A presbytery and a school followed.

By the end of the 18th-century there were several printing works in the town. In 1810 Brightly & Childs established a printing works in the old workhouse close to Outney Common. Subsequently the business flourished and as The Chaucer Press, the factory expanded, occupying a substantial part of the northern end of the town and becoming its principal employer.

In 1773 Nathanial Godbold opened a theatre in the castle yard. The theatre carpenter David Fisher took the business over expanded it and eventually owned 15 theatres in Norfolk & Suffolk. His new theatre, built in 1828, recently restored, is in Broad Street.

Malting was an important East Anglian Industry. There were malt houses at the Staithe making use of water transport and at Ditchingham alongside the railway line.
There were also tanneries, in Upper Olland Street, in premises close to the river, off Outney Road and southwest of Falcon Bridge.

Rumsby’s Iron works were situated off Earsham Street and Castle Lane. Between lower Olland Street and Upper Olland Street was Honeypot meadow. It was used in part as a wood yard, builders yard and a yard for building wherries. Later it became Charles Early’s cricket bat factory.

The town grew with its industries, with new terraces in the 19th-century, in St John’s Road, Southend Road, and Flixton Road. In the 20th-century there were housing developments for the Council in Beecles Road (1926), Flixton Road of the mid-1930s designed by the architect Hugh Braun and a major development circa 1948 in Joyce Road. Houses were also built in St John’s Road for employees of The Chaucer Press in 1925.

**Archaeology and Scheduled Monuments**

The Suffolk Sites & Monuments Record Identifies the ‘historic core’ of Bungay. This is within a line drawn to correspond with the northern, southern and western parts of the town ditch, a medieval fortification, probable of Saxon origin. In the north the ditch follows the edge of the higher ground, from north of the print works to Castle Hills in the west; and to the south, to immediately north of Quaves Lane. In the east the line follows the course of the River Waveney enclosing an area where there is evidence of prehistoric activity.

There are three Scheduled Ancient Monuments, SAM 1, Bungay Castle, SAM 13, Castle Hills and SAM 14 The Butter Cross.
Urban Spaces, Views and Vistas

The town is located on a low ridge above and looking across water meadows which surround it on three sides. (Fig 10) The town connects visually with the open countryside with views out between buildings in the peripheral streets and via the roads that lead into them. For example Outney Road & Broad Street connect with Outney Common; Bridge Street connects with Ditchingham Dam and Earsham Street with the marshes west of the town.

There is a hierarchy of spaces, connected by roads that are themselves, linear spaces, enclosed by historic buildings of two or three storeys. (Fig 12) The principal spaces are the Market Place, St Mary’s & Trinity Church yards, the Castle Bailey and Castle Hills, car parks in Priory Lane & Wharton Street, large & small private gardens and the spaces formed by road junctions such as the junction of Wingfield Street & Staithe Road.

Key Views and Vistas

St Mary’s Church tower is 27m (90 ft) high and is the major landmark of the town centre. From outside the town the tower is visible from the south across the Ollands meadows, from the A 144 at Dukes Farm (Fig 14); from Earsham Dam, west of the town (Fig 13); and from the northern bypass.

There are fine views out into the surrounding area from;

- Broad Street looking east;
- Castle Hills looking west;
- Castle Lane looking west;
- Cock Bridge at the end of Bridge Street looking north & south;
- Flixton Road looking west;
- Trinity Churchyard looking east
- Outney Road, looking north-west and west;

Character Analysis in Detail

Character zones

The conservation area has been divided into areas with architectural character areas. These are as follows:

Castle Area (page 11): Castle Hills, Castle Precincts, Castle Orchard, Castle Lane Priory Lane

Churchyard Area (page 15): St Mary’s Street & Trinity Street;

Market Area (page 18): Cross Street, Bridge Street, Earsham Street and Market Place;

Outney Area (page 22): Broad Street, Chaucer Street, Nethergate Street, Outney Road, Popson Street and Scales Street;

The Ollands Area (page 26): historic streets outside the medieval ramparts;

South End Road (page 30): an area early 20th-century expansion of artisan housing;

The Staithe (page 33): water associated industrial area.

Castle Area

Castle Hills, Castle Precincts, Castle Orchard, Castle Lane Priory Lane

The area includes and is bounded by the walls of the Pre-conquest ‘town ditch’ and includes, the mounds and ditches of the Norman motte & bailey castle, the Norman keep and remains of the medieval ‘curtain walls’ and the inner & outer baileys of the ‘Edwardian’ castle. This gave form to the line of Earsham Street, St Mary’s Street, Castle Lane, Castle Orchard, and Quaves Lane and the path once through the outer & middle gates of the castle to the keep.

Once the castle had passed out of the hands of the Bigod’s ownership became fragmented and development, within the ‘walls’ was scattered.
Fig 15, Key: Castle, Churchyard, Market, and Outney Areas

- Proposed Additional Areas
- Important green spaces
- Listed buildings
- Building that contribute to the conservation area
- Views and vistas
- Conservation area boundary
- Broads Authority boundary
The stable yards of the Earsham Street and St Mary’s Street buildings extended across the line of the fortification up to the keep and the baileys. (See plan Fig 7) Elsewhere there were orchards, allotments and cottages. The area is of high archaeological potential.

Today it is a low density; landscape dominated, residential area in a predominately pedestrian domain with spaces used for quiet public recreation. The settlement pattern is scattered and low density.

The area is dominated by two landmarks, the castle towers and Castle Hills, and three principal spaces, the keep and inner bailey; Castle Hills; and the Priory Street car park. These spaces are connected by minor roads and footpaths, their linear spatial character formed by substantial boundary walls, hedgerow and trees. Adjoining these spaces is Castle Lane and the rear yards of buildings in Earsham Street, St Mary’s Street and the garden boundaries of the 8 or so 20th-century houses built within the former inner & outer baileys.

**Inner Bailey**
The inner bailey is enclosed to south & west by informal tree belts growing on the earthworks of the former fortifications. The northern boundary planting of coniferous trees is, on a line about 20m south of the fallen remains of the north wall of the inner bailey. The area is mown grass with a scatter of garden trees. The scene is dominated by the twin gate towers of the ring fortification of the Norman castle, a Scheduled Ancient Monument. Attached to the gate towers is the ring wall of the castle. Its remains are continuous around the keep. They form an important archaeological and architectural feature within the garden of the The Keep (which adjoins the castle keep); and within the rear yards of the buildings on the south side of Earsham Street.

the west side of the Market Place and from within the Inner Bailey.

South of the keep is a high brick wall, screening the Castle Visitor Centre from views within the Inner Bailey. There is a footpath leading from the visitor centre to the gate towers, set within iron railings which divide the keep’s precincts from the bailey. A second footpath follows an ancient course to the castle, running from St Mary’s Street to the gate towers, and from there north through a narrow walled space to Earsham Street.

There is potential for good views across the marshes to Earsham from the western edge of the Bailey which are now partially obstructed by trees.

**Castle Hills**
The area is approached from Priory Lane through the ‘Rosalind Messenger’ memorial gates in Priory Lane. It is triangular in plan and contains the remains of the south wall of the outer bailey to north and the Saxon rampart to south. They form a small green valley, with scrub & gorse covered hills, each side. There is a further narrow arm to the ‘valley’, running north-west, hedged to east and tree lined and bosky to west. Along the top of the rampart is a walk, with clearings and seats for canoodling or viewing the Waveney marshes to west. Also there is an attractive series of stone steps with simple wrought iron handrails rising from the northern point at its junction with Castle Lane.

**Priory Lane Car Park**
The car park is a fragmented space, crossed by Priory Lane and formed by the flank walls or backs of buildings. The western boundary is formed by a brick wall, beyond the Castle Arches development and the gates to Castle Hills.
The Castle Arches development is built of red brick and pantiles in a style which reflects the almshouse tradition in Bungay.

Looking east from the car park there is an attractive view of St Mary’s Church tower and the roofs of the buildings and outbuildings of St Mary’s Street.

The public lavatory attains undue prominence from its isolated position within the space, with its lack of soft landscaping and uniform asphalt surface.

**Castle Lane**

The entry into castle lane is pinched between the walls of Scott House and 71 Earsham Street. The high, mellow and varied red brick walls continue on the west side of the lane to the north boundary of Willow Fen, interrupted by a short and overgrown bridleway, going down to the river. The north wall of the bridleway is a high flint rubble wall ending in a turret in imitation of a water gate. It was designed by J B Scott in 1839 and is a convincing and romantic pastiche (Fig 17). Here from the river’s edge there are good views up and down the river.

The east side of the road opens out allowing good views of the roofs, gables and dormers of the backs of buildings in Earsham Street. Here also, behind and above an unsightly row of lock up garages, cut into the castle earthworks, are the buildings of the former Waveney Ironworks and their attractive terraced gardens (Fig 18). The buildings have been nicely converted into dwellings, with a good range of local materials with appropriate timber casement and workshop style windows.

With the Earsham Street buildings, the buildings forms an attractive informal group of good townscape quality.

No 3 closes the space to the south; and then the Lane continues south against the slope of the castle earthworks to east,
confined by the high garden walls of The Moorings to west. Willow Fen is of some architectural interest with the contrast of a modern style with the local vernacular. It was built with pale bricks, large areas of glass and a flat roof; possibly influenced by Frank Lloyd Wright. Minor variations in the course of the lane, close down the vista and provides attractive serial views. On the castle side the vegetation is overgrown and hang nicely over the lane. To the west there are views of water meadow and pasture, with its scatter of alder and willow trees. At the end of the lane, at its junction with Quaves Lane is a small group of cottages in a rural setting clustered around the bend in the road. Here there are fine views over the marshes to west, along Castle Lane and the two alleys leading to Boyscott Lane.

Castle Lane is a source of quiet enjoyment for the walker providing a short circular walk with footpaths which lead back to the Castle and the town centre and into Castle Hills (Fig 18).

**Churchyard Area**

**St Mary’s Street & Trinity Street**

Trinity Street is a residential street and St Mary’s Street is the principle traffic route through the town. It is a secondary shopping street with living accommodation above the shops. The land between St Mary’s Street and Trinity Street is occupied by the Church of St Mary, now in the care of the Churches Conservation Trust and its closed graveyard containing the war memorial. To its south is the Catholic Church of St Edmund with its presbytery and primary school.

In medieval times, the area was occupied by the priory precinct; with Trinity Street on one side and St Mary’s Street on the other. The latter was the main north-south street of the ancient town with the priory precinct on one side and the deep ditch of the castle outer bailey on the other. The houses that followed the infilling of the bailey ditches have been replaced or adapted in the following centuries, though then as now, there was a mix of uses, including dwellings, shops and workshops. The fire of 1688 stopped at the Fleece public house and it follows that there may be late medieval and post medieval fabric behind the 18th-century and 19th-century frontages of the buildings in St Mary’s Street. There are long rear gardens and significant yards including 10 & 14 St Mary’s Street and 1, 7 & 9 Trinity Street. Their boundaries reflect those of the medieval building plots.

The centre piece of the area is the churchyard, an important urban space, enclosed to east by the fine Georgian houses and garden walls of Trinity Street (Fig 19). To south is an old flint rubble wall with a later embattled brick top and re-used Tudor gateway. To the west is the recently installed walls and railings in St Mary’s Street. To north is an eclectic mix of gables and walls of the backs of buildings in Cross Street, including the large red brick gable and bay window of Owle’s Warehouse. The church and the priory ruins sit in a fine churchyard, crossed by paths and planted with prunus which are a magnificent sight in flower in spring. There are some fine views across the churchyard with serried curving ranks of tombstones with elegant and contrasting red brick Georgian buildings as a back drop. The centrepiece of the churchyard is the church tower, rebuilt, high and handsome after the fire. It is the visual marker throughout the conservation area and from beyond the town.
St Mary’s Street
St Mary’s Street runs straight to its northern end where it veers east to circumvent the inner bailey ditch. Here Swansons, and 12-16 Market place end the vista seen from the south. Looking south the vista ends with the pretty Regency bow shop front of No 58 St Mary’s Street. There are also fine views of the church and its tower from the north of St Mary’s Street where it forms an architectural group with the war-memorial.

Trinity Street is a long linear space, with a shallow serpentine curve, enclosed by buildings or high walls built on the back pavement edge, on both sides at the north end. Further south the street, opens into the churchyards; St Mary’s level with the street and Holy Trinity Churchyard, behind a wall and fine wrought iron gate. The Saxon church with its landmark round tower, sits in the centre of the churchyard, together with more serried ranks of tombstones with visually rippling tops and surrounded by an ancient flint rubble and brick wall. Walls make an important contribution to the character of the Street, notable the medieval precinct wall of the priory in the curtilage of the old vicarage and No 10 Trinity Street. Also the brick boundary wall and gate piers of No 19 and the flint & brick boundary wall of Trinity Hall.

The property curtilages in Trinity Street run east and down towards the river. There is a yard behind No 1, with an unspoilt, 18th-century brick and pantile cottage. No 7 has extensive land containing stables, workshops and curing houses (Fig 23). Right of the former Methodist Church is Borough Well Lane, a narrow passage, descending steps into a secret corner, where behind iron gates is a brick well of some antiquity, under a four centred brick arch. There is a good view of roofscape of Bridge Street from the lane. (Fig 22).
At the ‘low’ end of Trinity Street are three important non-listed buildings which make an important contribution to the conservation area.

No. 2, Wightmans, contributes to the conservation area with its contrasting modernist style and shop windows and 1st floor steel casement windows with horizontal emphasis (Fig 30); Owles warehouse, for its Victorian decorative detail and elevation that reflects the scale and bays of its Georgian predecessor and the Methodist Church, for the spatial variety made by its forecourt, and for its fine gault brick elevation.

At the south end of Trinity Street, on its west side are Nos. 6 & 8, fine early Victorian villas. No 6 is hidden behind trees in the appropriate setting of generous gardens and built on land once within the Priory Precinct. It also stands behind a substantial fragment of the medieval flint rubble wall of the Priory.

The east side of Trinity Street, from beginning to end, contains a group of houses and boundary walls of high architectural quality (Fig 25). They range in period from Georgian to Regency, with good doors and door cases, windows and other genuine detail. Among the notable details are the Diocletian window with rusticated brick quoins in the flank wall of No 1, the Doric door case of no 5, the 19th-century shop front and Ionic porch of No 7 and the curved soffit of the gauged brick window lintels of No 19.

St Mary’s Street

The west side of St Mary’s Street is enclosed by a mix of two and three storey houses set in a continuous line on the back pavement edge on the west side of the street. The enclosure is punctuated by the Fleece yard and Priory Lane.

It begins with Nos. 4 & 2, which steps up the scale and the roof line between the Swansons & No 6. The proportion and rhythm of its windows reflect those of the other classically designed buildings in the street (Fig 24).

No 6 is a fine red brick late 18th-century house, of a fashionable design with a central 1st floor Venetian window.

It is prominent in views looking west from the market place and is one of the two most significant buildings in the row. The other and the most significant timber-framed building in the town is No 14-18, a 16th-century building, built for a patron of high status (possibly a guildhall) and later divided into three. The first floor is jettied and there are two original mullioned oriel windows. Between the oriels is a 16th-century shop window relocated onto one of the oriel sills. At ground floor level is a central eight panelled door with an impressive pedimented door case in the Doric order. To its left is a shop front with Doric pilasters with scope for improvement. The other shop windows are disappointing.

The Fleece is three storey to right, with sash windows, and to left two storeys and jettied and covered in poor mock half timbering and with a shallow gable.

The remainder of the row is an attractive mix of vernacular Georgian & Victorian buildings, set mainly side on to the street. There is much subtle variation in design and materials, within the local palate. However there is also an attractive uniformity of scale, rhythm and proportion and attractive detail including windows, doors, oriel windows, and shop fronts. The 19th-century shop front of No 38 (Fig 25) has Tuscan columns and entablature, and next door, there is a pretty bay window and entrance doors of the same date as No 36.
No 64 provides a good 3 storey book end to the row, unlike No 40, where there is an opportunity for harmonious rebuilding and enhancement.

The east side of St Mary’s Street is enclosed by a complex combination of walls & railings. The north end has a somewhat heavy modern ensemble of gault brick walls and iron railings.

At the corner of the churchyard they abut a tall C18th pier with stone cap and urn and a c.1823 gate pier (Fig 26) and fragmentary wrought iron gate. Then follows a plain red brick wall, a replacement for the railings of the former presbytery of the first (c.1820) Roman Catholic Church.

Then a substantial piece of the former Priory Precinct wall and the brick boundary walls of the school, interrupted by the vehicular access. There is a substantial fragment of the flint rubble priory precinct wall. Set back, so that only the upper parts are visible from St Mary’s Street is the Catholic Church, an architecturally exuberant piece of neo Gothic architecture of 1890. The nave gable and tall conical copper baptistery roof are prominent in the street scene. The upper storey and roof of the Presbytery at the back of the site can be seen above the wall. The battlemented base of the once 40ft high bell tower articulates the school rooms and the classroom gables reflect that of the church. The use of similar materials and Gothic styling imparts a pleasing visual unity in the composition of church, presbytery, school and boundary walls.

**Market Area**

**Cross Street, Bridge Street, Earsham Street, Market Place.**

These are the residential and shopping streets of the town centre. The market place is at least as old as the castle and occupied a large area outside the castle gate.
The market contained two market crosses, a corn cross, the centre for trading in cereals and a butter cross for trading in dairy products. Most of the market place is now a busy roundabout and where the Corn Cross once stood there is a traffic island. Between the churchyard and the present market place stood the shambles, or meat market which encroached into the market and was made permanent so that what was once an alley between stalls is now Cross Street.

Bridge Street and Earsham Street were major routes leading to the river bridges and out of the town. There were shops, workshops, houses, inns and beer houses and near the river in both streets there were tanneries. In Earsham Street there was an ironworks and at the bottom of Bridge Street there was a wharf.

The development of the market place has created a close-knit series of interlocking spaces and closed views around the Butter Cross, and the Black Dog standard and the adjoining streets. There are good views down the streets and interesting visual sequences along them. Most notable is the view down Bridge Street, and its slightly winding rows of houses and diverse roofscape. Also the view south from the Three Tuns which includes the Butter Cross, St Mary’s tower and the façade of St Mary’s Street.

The area around the Butter Cross (Fig 27) is triangular in plan, enclosed on three sides by 2½ and 3 storey buildings, whose scale imparts an intimate sense of enclosure. The Butter Cross stands in the centre of an attractively landscaped pedestrian area. Built in 1689, it is circular in plan, with a dome carried on Tuscan columns & entablature surmounted by the statue of Justice added in 1754. It is a rare example of its type, the nearest other is in Swaffham in Norfolk built 100 years later.

Bungay’s cross is a reminder of medieval function, and a symbol of the town’s reconstruction after the fire.

The area around the Black Dog standard is enclosed on four sides by 2½ & 3 storey buildings, though the significant east to west slope across the area changes the perception of their relative visual height. The standard was designed in 1934 to replace the town pump. It commemorates a local legend and is held in esteem locally. It has recently been refurbished.

**Market Place**

The buildings around the market place, including the Butter Cross were built to replace those lost in the great fire of 1688 and while some of their original architectural character has been eroded, their overall form and proportion survive. (figs 28 & 29) The buildings are all listed. Most typical of the period are those with long, hipped tile roofs, with gabled dormer windows such as Nos 7, 9 & 11 Market Place. There are also good details worth noting, including the pub sign brackets of the King’s Head Hotel (Fig 68) and the Three Tuns; the 2 storey height pilasters, entablature and 1st floor bow window of No 7. (Simply Cards) Also the forgotten alley between Nos. 5 and 7, unkindly filled with wheelie bins, which ends with a good Georgian pastiche door case on No 3 Cross Street. The shop fronts are plain and traditional; the best is No 17-21, Cross Street, (Bungay Pet Stores), and the double fronted canted bays windows of no 7.

The focal point at the end of Cross Street is the Wesleyan Methodist Church (Fig 29) and 9, Trinity Street. At the other end is 17-21 Market Place. The former is large scale and late Victorian, and the latter 3 storey and domestic scale. So are the corresponding buildings in Cross Street.
complete with reconstructed gate piers with stone urn finials.

Emmanuel Church (Formerly the Congregational Church) originated in 1776 and is set back behind a burial ground laid out as an attractive garden with its tomb stones set against the boundary walls. The church façade was reconstructed in 1990, though this has not diminished the contribution that it makes to the street and as a ‘back drop’ to the former burial ground. South is No 34, the former Congregational Church manse, another elegantly ordered Georgian façade with an early 19th-century timber door case and fanlight with an unusual enriched decoration (Fig 60).

Across the road, behind a garden wall in a spacious garden with fine trees is No 37, Holmwood, the former vicarage for Holy Trinity Church. This has a 17th-century timber-frame, a 3 cell form, 18th-Century sash widows and a rear wing with a fine door case consistent with the character of the immediate surroundings.

The Georgian terraces are notable for their quality and a subtle variety in design for not one façade is the same. The terraces are of high townscape quality, specifically, the group north of Boyscott Lane, Nos. 34-50 which are aligned on a subtle concave curve and built, in red brick or gault brick, with black glazed pantile roofs (Fig 49).

Nos. 8 &10 is a pair of well preserved late Georgian red brick town houses with fine six pane sashes and fashionable doorways with semicircular fanlights and door cases with open pediments.

Nos. 14 & 16 are timber-frame with brick ends, their form suggesting that they result from the subdivision, of a substantial 17th-century house. At first floor is a regular range of large Victorian sash windows.
Nos. 21-35 is a good group of late Georgian terraces with a fine selection of varied doors, door cases and windows (Fig 47).
No 21 faces north into a secluded garden behind a garden wall and shrubs. No 35 is notable for its 16th-century brick diapered gable wall.

**Turnstile Lane** is a quiet alleyway which links the two Olland Streets. It is a close knit, small scale residential area of cottages with pantiled roofs and red & tarred brickwork in a pleasant confusion.
To the north of the lane are Nos. 7, 9 & 11 Upper Olland Street; 3 storey, early Victorian terraced houses and a shop, which, despite unsympathetic alterations, still contributes to the enclosure of the street by continuing the building line on the back edge of the pavement.

To the south of the Lane is a group of well designed Victorian buildings. No 13, is built in harmonious scale, proportion & materials while No 15 is an attractive house, associated with former workshop ranges, within a courtyard, which have been converted for residential use.

**Lower Olland Street**
Lower Olland Street is a wide traffic dominated street. Approached (Fig 50) from the south it begins in landscape dominated character’ with several large attractive 19th-century houses, (Nos. 59, 61 & 63 and 65) built behind a high garden wall in generous gardens with fine trees. From here St Mary’s Church tower comes into view at the top of the street and remains the focal point.
Travelling north the density increases and the space narrows defined by mid-19th century terraces built on the back edge of the pavement. The enclosure they provide, the scale, rhythm, materials, colour and architectural detail make a positive contribution to the conservation area.

However visual coherence and the small scale enclosure is lost in the forecourt design of No 57a and more significantly by the design of the Wharton Street Car Park.

Of particular note is the row, numbered 31 to 53, which includes Nos. 41-45, which are listed grade II and No 35 which has an attractive and complete Victorian shop front. Nos. 4-16 Lower Olland Street, includes Nos. 6 & 8a, a pair of semi-detached early Victorian gault brick cottages (Fig 52) and No 12 with good architectural detail.

Landmark buildings are No 29, the former fire station with its large curved gables (Fig 51); the gabled elevations and high red brick Georgian boundary wall of No 2 and No 1, the Angel Public House, appearing isolated in the street scene between its own car park and the Wharton Street car park.

On the south side of Wharton Street is a pair of C20th-century red brick houses, and the County Library which contain the space on the south side of the car park.

**Wharton Street**
Wharton Street contains an attractive group of red brick, late 18th-century houses and a high garden wall, which form a group with buildings in Trinity Street. Also set back on the other side of the road is No 14, a good Victorian house which also contributes trees and greenery in its substantial garden.
At the east end of Cross Street is Owles warehouse of similar scale and dimensions to its Georgian predecessor. No 2b, Trinity Street (Wightman's Shop Fig 30) is in a well executed modernist style. At the west end No 3 (south side), has 3 storeys with refined proportion and 3 (north side) a 20th-century rebuild in a Georgian style. Adjacent to it is the public convenience designed in an Arts & Crafts styl by John Doe. Opposite is No 6, a survivor from the fire.

**Bridge Street** drops quite steeply down towards the river. At its beginning it is enclosed by three storey buildings, which soon give way to two storeys, built side on to the street on the back edge of the pavement making an attractive 'human scale' space (Fig 11).

The street follows a gentle serpentine course, which continuously exposes the façade and closes serial views within the street.

The enclosure on the north is broken by a the Bridge Street car park, which forms a subsidiary space at the junction with Nethergate and is its self enclosed on three sides by buildings and by trees on the fourth. The parked cars are successfully screened from the street by a shrubbery. The enclosure is interrupted again for the Chequers car park, and it would be good to see the building line here reinforced in some way. The only break in the building line on the south side of the Street is the access and gardens of No 34 and Bridge House (Fig 31), which enhance the character of the area.

Further east are two more yards. Nearest the river is Wharf Yard as its name suggests it is by the river, its former industrial buildings regenerated to a high standard for office use (Fig 33). From here there are good views across the river, and also of the backs of buildings in Bridge Street. The second yard is at the rear of Nos. 24-26 where a range of little altered 1 ½ and 2 storey, Victorian, brick and pantile workshops and stores enclosing a cobbled court.
Their character and structural condition looks fragile and worth some attention.

The street is also notable for the colour of the buildings; for the variety of natural colour of bricks and roof tiles and also the vibrant artificial colours of painted renders. The most notable buildings in the Street are Bridge House and No 34, the former a nicely Georgianized, C16th timber-frame building, and the latter, a grand road frontage dated 1776. (Fig 31) Also No 36 & 38, three storey Victorian buildings, with nice Italian style detail and an oriel window suitable for a C19th Juliet.

Other notable details include the early 17th-century, 1st floor brick plat band, which indicates the extent of the building before sub-division. For example, No 29, 31, 16-20 (Fig 32). There are also good examples of 18th-century sash windows with thin glazing bars in flush frames, including Nos. 16, 18 and 31. There are also some surviving casement windows; an 18th-century example is in No 44 and a late 17th century cross casement in No 12. No 14, 24 have good traditional shop fronts and No 26 has a good bow bay window with glazing bars.

**Earsham Street**

The buildings in the street are currently in shopping, office and residential uses and the east end of the street carries the majority of the heavy north-west traffic through the town.

Before the Conquest, Earsham Street probably ran directly west to east, from Earsham Dam to the market place where it was displaced to run around the Norman fortifications. The buildings on the west and south sides of the street follow, the outer edge of the castle bailey ditch in a long unwinding curve, and the plots suggest that their lands were extended across the ditch when it was filled in.

This accounts for the depth of their sites and the frequent occurrence of rear yards south and west of the street.

The most notable yards are the King’s Head yard, now a car park, with engaging views of the castle walls and the backs of buildings in Earsham Street. Then there is the yard behind No 21 containing Nos. 23, 23a and 25 Earsham Street; newly and attractively refurbished buildings for residential use and for a pottery. Behind the Castle’s Hotel is an extensive yard, through which runs a public footpath to the castle. The area is untidily used for private car parking and also contains some dilapidated garages within which there are remains of the inner bailey wall. Also the former Rumsby’s Iron Foundry in a yard to the rear of No 57.

The buildings in Earsham Street are mainly two and a half storeys rising to 3 with single pile plans, built side on to the street. The street is wide and spatially feels generous and comfortable. The serial vistas are closed by the buildings on the outer side of the curve, imparting to them additional visual prominence. For example, the group flanking Cork Bricks which include to left Nos. 12 16 and to right Nos. 4 to 8. There is an attractive view through Cork Bricks passage (Fig 37).

The side gables of buildings are exposed to views from the west by set backs in the building line at the Post Office and the road’s junction with Chaucer Street, the latter, exposing the curved gables of Nos 20 & 22.

On both sides of the street is a good sequence of buildings from west to east, where 18th & 19th century classical facades of subtle variety, with a fine visual unity of scale, rhythm of fenestration, and materials.
In the west by Cock Bridge is Waveney House and its gardens within its riverside setting. Then St Mary’s House, good red brick Georgian an appropriate corner piece for Outney Road. To right are Nos. 50 & 52, two high quality Victorian houses with bow sash windows. Then, set back a c.1940 Queen Anne Style, post office. The buildings between it and Chaucer Street possess attractive facades in Suffolk gault brick. Nos. 38 & 40 have 19th-century façades with 20th-century shop fronts, followed by Nos. 32-36, built in the 18th century of stucco on brick. At the time of Survey it was a florist with floriferous displays in a fine 19th-century shop front with Doric columns. Between 32 and 30 is an enticing gap, with a view of the flank of the former chapel in Chaucer Street. Nos. 28 & 30 are two antique shops with good period shop fronts in 18th-century gault brick façades and to the east, Nos. 24 & 26, 17th-century houses with fine gault brick Regency façades.

Notable in Earsham Street is No 2, the Three Tuns Hotel and its assembly rooms. Built immediately after the 1688 fire on the foundations of a 16th-century building. It is prominent in many views, including in Market Place, Earsham Street and Broad Street. The original classical design and that of the later 18th-century changes, are in some disarray, caused by later alterations, accretions and an inappropriate decorative scheme.

There are other fine buildings within the mix, including some fine red brick 5 bay Georgian town houses with well preserved detail. These include, no. 12 and no, 15, both 2½ storeys high and the earlier No 54, St Mary’s House of 3 storeys.

The unlisted buildings which contribute to the character of the conservation area do so for their architectural character and by their contribution to the spatial enclosure of the street. Nos 18a, the former London Provincial bank Ltd., Nos. 35 the former Castle Hotel, and No 37, an attractive late Georgian terraced house, stands out from this group.
Among the wide range of good shop fronts are No 3, No 29, No 33, No 51, No 2, No 32-36, No 38, and No 40.

Of the details of interest are the flint and brick boundary walls at the rear of premises on the south side of the street; the gate and railings adjacent to No 61, the listed K6 red telephone box adjacent to the Post Office.

Outney Area
Broad Street, Chaucer Street Nethergate Street, Outney Road, Popson Street, Scales Street.

Today the area is mainly residential with some shops and offices. Chaucer Street and Broad Street form part of a one way traffic scheme designed to divert traffic out of Bridge Street. The roads are dominated by the presence of the print works which latterly has paid little regard to its historic setting.

Excepting Nethergate Street, the area was within the town defences.

There is archaeological evidence of settlement in the 12th-century and later in the 18th-century there was scattered development of artisan housing in sub-divided cottages or small terrace houses. The buildings were concentrated in Broad Street, Chaucer Street and Popson Street. Broad Street was wide enough to have accommodated a market or possibly a cattle fair and was the direct route to the 400 acres or more of grazing on Outney Common. In the 19th-century it was not densely settled and was the location of the homes of locally prominent people; Bank House was occupied by the Margitsons, ancestors of Lilias Rider Haggard and Earsham Street House was occupied by Frederick Smith, sponsor for the St Edmunds Homes and the rebuilding of the Catholic Church.

Outney Road, for most of its history, was little more than a path until the railway opened and it became the main route to the station.

Nethergate Street is built at the bottom of the slope of the town ridge and runs from Bridge Street to Outney Common. There are long views up and down the street and looking, between houses, a view of the river and its pasture. There is an attractive group of buildings, Nos. 1, 2, and 3, of two and three storeys, which adjoin the Victorian maltings of 4 storeys which dominates the street scene. Brick boundary walls are prominent features in the street.

Broad Street is lined on both sides by 2 and 2½ storey vernacular houses and terraces with classical facades, rising occasionally to 3 storeys and built against the back edge of the pavement. It is a long linear space, beginning in a confined space, formed by the Three Tuns on one side and Nos. 6-10 on the other. At the end of the Three Tuns (No 8 Earsham Street) the street opens out into a long and wide and comfortable human scale space. Looking south, the end elevation of No 8 Earsham Street is prominent in the view. There are long views up and down, south, through to Wightmans shop in the Market Place or out past the print works to Outney Common. Also there are views out between buildings on the east side of the street of the water meadows and a picturesque view of No 15 Earsham Street through Cork Bricks, a view recently enhanced by a gateway sign (Fig 37).

There are interesting alleys between Broad Street and Nethergate Street, exposing in flank walls the earlier fabric behind the 19th-century facades.
For example in Brandy Lane (Between 16a &18), sloping down to Nethergate Street is a narrow secretive alley lined by tarred and bulging brickwork. Also there are alleys leading to yards, for example, beside the Fisher Theatre with a small yard at its end and the former maltings now occupied by ‘Drag an Fly Motorcycle Supplies’. (Fig 40)

The street contains a fine and varied ensemble of buildings, the higher status buildings giving way to smaller terrace houses which reduced in scale to the town outskirts. The architectural character of the area is 18th and 19th century, with vertical proportion in the doors, windows and in the facades of the buildings. Prominent at the start of the street are the Three Tuns (Fig 34) and Nos. 2 & 4, part of the immediate post fire reconstruction and given later Georgian facades and door cases. Then there is the newly restored symmetrical stucco façade of the Fisher Theatre (Fig 39) with its fine entrance doors within an arch; double storey height pilasters and entablature; and a pedimented parapet. Also of interest are its roof lantern lights. On the same side and set back from the pavement is Nos 12-16, Barclays Bank, a fine three storey early Victorian house with a fine semi-circular timber porch and attached banking hall. Opposite is the tall, sumptuous, Edwardian billiard room of Earsham House, converted to new uses as part of the District Council Offices.

Following the construction of Nos. 3-7, new apartments replacing the old cinema, Broad Street House is dwarfed by its neighbours. The many gables of the flats look alien in a street where roofs are generally side on to the street. Nos. 18 & 18a have mock half timbering of little value, though inside there is a 15th-century timber-frame. No 20 (Cransford) (Fig 41) has a good late Georgian façade. Standing out in the street is the former Church Rooms & Mission Hall of St Mary’s, built in 1882 of red brick and pantile.
It is out of scale with its cottage neighbours, though elegantly simple in design and proportion (Fig 42). Opposite and where the print works are a dominant presence, there is the courtyard of the former Horse & Groom with the remains of its 19th-century stables and stores (Fig 43). It was replaced in the 1920s by the recently renamed the Green Dragon. Also of note, No. 19, a small 18th-century cottage, and across the road, Nos. 37-43, a late 19th-century terrace built in brick, (now painted) and flint rubble.

The best details are found in the fine Georgian porches of No 1, Broad Street House, No 12’s “Greek mutular porch”, No 19 and also the oriel window of the billiard room of Earsham House. Nos. 6-8 have interesting Art deco detailing which is unusual and worth conserving.

**Outney Road** is a residential street and also an access road for the print works. It runs along the western edge of the former town ditch so that the buildings to east are on high ground, and those to west are at the base of the slope.

Between the two sides of the street on the west side of the road is a grass ridge, on the line of the town rampart, which slopes towards the river.

At its northern end it becomes a field where the road ends at the Print works gate, with views of the bypass and the trees of Bath Hills in the distance. The wedge is planted with a row of mature hawthorn trees.

On the west side of the road is picturesque group of 18th-century houses at the level of the water meadows, with clay tile roofs and rendered and painted walls. No 7, Waveney Cottage has a 16th-century core, good 18th century detail and a pretty coach house with a weathervane with a heron and a good walled courtyard. No 9 is a picturesque cottage, tucked in low with a pretty garden behind railings.

The group is completed by No 13 with parapet gables and Georgian style detail. Between Waveney Cottage and Waveney House is a fine, long and high 18th-century red brick boundary wall with a corbelled coping that partially screens the gardens of Waveney House and the new houses and coach house conversions of the late 20th-century (Fig 44).

On the east side of the road the buildings resemble town ramparts looking out over the water meadows to west and down onto the roofs and into the gardens of the houses opposite. The buildings here have been built in isolation and also separated by Scales Street and Webster Street; streets which lead towards the printing works and its car parks. However there are three buildings which stand out in the area. The first towards the centre of the street is Cherry Tree House, built as a public house and altered in the 20th century. It is long and low, has tall chimneys, parapet gables, black pantiles and gabled dormers. Also it has a good flint rubble boundary wall with brick piers. Next and set back from road by a dwarf wall and wide garden are St Edmunds Homes, quintessential Victorian country almshouses in the Tudor style and with no expense spared for appearance (Fig 45). The detail is very good, with tall star topped chimneys, hipped and half hipped clay tile roofs with fretted ridge tiles, half timbered gables, fine brickwork with stone dressings and pretty shared porches with decorated columns and turned balusters. Externally none of the detail has been lost. Thirdly, at the end of the street is Waveney Terrace, built in 1881 in gault brick with slate roofs. The detail is good and the original joinery remains unaltered.

**Popson Street**

The street has been widened and buildings on the south side demolished to accommodate the one way circulation of traffic.
The street is fragmented leaving a car park with some old flint boundary walls. On the north side is the yard of the former Horse and Groom (Fig 43).

**Scales Street.**
There is an interesting group of buildings at the west end of the street abutting the conservation area in Outney Road. No 12 the former church or school rooms being the largest has the greatest impact. Its eastern flank wall and north wall, seen from Webster Street give some idea of its original character. To its right is a house with a good classical façade while to its left is a pair of early 20th-century houses in an Arts & Crafts Style by local builder and architect John Doe. He designed many properties with similar detailing around the town.
The Olland Area

Boycott Lane, Lower Olland Street, Rose Lane, Turnstile Lane, Upper Olland Street, Wharton Street & Wingfield Street

The area is now mainly residential with high traffic flows through Lower Olland Street. The area begins on the southern edge of the historic core where St Mary’s Street divided into Upper & Lower Olland Street at the gate across the Town Ditch. Further south in the early 19th-century the town ended in the vicinity of Boycott Lane and Wingfield Street, and open countryside began.

The area of the Olland Streets was engaged in a mix of uses, with many small artisan shops, workshops, offices, a livery stable and a tannery operating in the buildings lining the street and in the yards behind them.

The density is high towards the town centre, diminishing towards the south. The area is building dominated, becoming landscape dominated further south, towards Wingfield Road and Boyscott Lane. The predominate architectural character is of two storey ‘Georgian’ terraced houses, built or refaced in the 18th & 19th centuries.

They have a single pile plan built along the back edge of the pavement, creating a comfortable human scale environment. Pitched roofs predominate with 30 or 50 degree pitches depending on whether the roofing material is pantile, plain tile or slate.

Chimney stacks are at the end or in the middle of the ranges, many indicating the possibility of 16th-17th century planning and subsequent subdivision. There is an attractive, subtle variation of roof line and eaves line making beautifully irregular roofs of shiny black tiles.

There is an important uniformity in the vertical proportion of doors and windows, so the repetition of the openings contrasts with the horizontal proportion of the terraces and introduce a visual rhythm into the ensemble. There is a good variety of sash windows, mainly in flush sash boxes, with usually, 6 pane sashes without and with ‘horns’. The glazing bars are usually Georgian & later, fine in profile with ‘ogee’ mouldings. The hard gloss of fine painted timber detailing contrasts well with the richly varied red brick of the walls. There are many fine classical timber door cases, raised & fielded panel doors and some attractive surviving Georgian & Victorian shop fronts.

Upper Olland Street

Upper Olland Street has higher architectural consistency and greater variety of original buildings. The Street begins with the 16th-century complex situated at the bifurcation of St Mary’s Street and consists of No 58 St Mary’s Street, Nos. 1, 3 & 3a, Upper Olland Street and 2 Lower Olland Street, all of High streetscape value. In Upper Olland Street Nos. 1-3a have a mid-Georgian façade built with beautiful dark red bricks with glazed headers and black glazed pantile roof. The irregular arrangement of this façade hints at the 16th-century structure, more obvious in the gables to the north, and in the pretty oriel window with tracery lights.

The southern end of the street is less enclosed than the northern end. It is dominated by large houses in generous grounds. Dominating views up and down the street is Rose Hall, a fine and substantial mid-Georgian house in the English Palladian tradition, set back behind high and substantial enclosing garden walls,
Boyscott Lane, Rose Lane and Quaves Lane

The Lanes evolved from a network of paths joining Castle Lane, providing access to the back of the buildings in Upper Olland Street.

Most important of these buildings is the Congregational Church which was extended to provide a Lecture Hall on the site of the old vestry and cottages. Remnants of the cottages survive in the flint and brick walls south of the Lecture Rooms. Across the road, a new Sunday school was built in 1869 and extended in 1913.

The roads make spaces which have an attractive and varied arrangement formed by boundary walls and buildings on the carriageway edge. The spatial sequence begins with the car park bounded by the high, curved red brick boundary wall of Rose Hall and the wall at the rear of No 46 Upper Olland Street (Fig 53) and the cottages Nos. 1-5 Boyscott Lane. The roads divide twice where the buildings within the forks are prominent. The first is the south gable of the Sunday School, and the second is the gable and garage door of No???. There are good sequential views along the length of the street, particularly at the north end of the lane where the space is narrow and tightly confined by high walls. It opens out further west into an attractive space of rural character looking out over pasture and dykes.

Key: Southend Road Area

Proposed Additional Areas

Listed buildings

Building that contribute to the conservation area

Views and vistas

Area to be removed from conservation area

Conservation area boundary
**Wingfield Street**

Until 1877 it was called Plough Street, named after the public house which stood opposite Nos. 1 & 3 where the town merged into the countryside.

With the exception of the small group of houses, Nos. 5-11 & 14-22 at the west end of the street, all the buildings were constructed after 1877. The street is residential with local shops which add vitality and focus into the area. There are two good terraces, Nos. 5-11, early 19th century and listed. Built in gault brick with a black pantile roof and attractive detail and set back behind a painted timber picket fence. The other, Nos. 38-44 is also in gault brick and with similar detail and much altered. Elsewhere within the street are mainly pre-war semi-detached houses set back behind front gardens with a pleasing uniformity of detail with red brick walls and clay pantile roofs. However it is the former Board School, now the Primary School, at the east end of the street which dominated the local scene both, architecturally and functionally, with much coming and going. (Fig 54) It is an imposing building, with a strong presence, with high gables and bell cote, in a Gothic style and set back well from the street behind a fine brick wall and wrought iron railings (Fig 60).

**Southend Road Area**

**Flixton Rd, Laburnham Road, St Johns Road and Southend Road**

Now residential, the Southend Road area was developed in the sixty years before the 1st World War, with houses for the workers in Bungay's prospering industries. The houses were built along and between the main roads leading into the town from the south either as speculative development or for 'estate' workers.

The density is high and the landscape is building dominated and formed by the interconnected linear spaces of the streets enclosed by the houses. Generally the streets are straight, with long views which are closed at road junctions and bends.

**Flixton Road** is on the town edge, curving slightly to east and west. The road is on the town edge and abuts the marshes to the west. There are generously spaced houses, well set back from the street on the east side so that development within the conservation area is less dense and more landscape dominant than the adjacent area. Most of the houses are two storeys high.

**St John's Road** is straight & wide with a good view looking north, from the vicinity of Pilgrims Way, the built up frontages of terraces to east and semi-detached villas to west are the gateway to the town after the pasture of Ollands Farm and the former playing fields of the Old Grammar School.

**Laburnham Road** is straight, confined at its north end by the high red brick garden walls of 1 Flixton Road. At the other end, the central gault brick gable of 35-41 Southend Road, is symmetrically arranged across the road junction to catch the eye.

The houses in the Southend Road Area are arranged in pairs or terraces of four and five, aligned with the street and set back from the pavement with space for a small front garden, sometimes with an enclosing wall or railings. Visually each terrace or pairs of houses have a uniformity of detail and attractive materials, notable warm red brick, gault brick and black glazed pantiles. They have vertically proportioned window or door openings with timber panelled doors and, where they survive, Victorian sash windows with glazing bars.
The door & window openings follow a regular pattern introducing a strong vertical rhythm into the horizontal facades of the houses. The many chimneys add interest & contrast into the roofscape.

The oldest of the houses in the area and probably early 19th-century in origin, are Nos. 13-15, 17-19 (Fig 55) & 21-23 Flixton Road. Nos. 13-15 is listed, though the group are all similar in design, materials and in their picturesque character. Of the same date and now much altered is a group of four semidetached cottages, Nos 5 to 15 at the east end of Southend Road. Only No 7 (Fig 56) survives externally in anything like its original form with picturesque Gothic windows and door. Set back behind generous gardens is 1-9 Laburnham Road, one of the finest and best preserved terraces in Bungay, while No 1 has been unsympathetically changed, the others have a pleasing uniformity of materials, design and rich ornament.
There is a fine group of imposing detached Victorian houses in spacious grounds, behind boundary walls, on the east side at the beginning of Flixton road. These include No 2 Bardolph Road, a pretty villa; its neighbour, 1 & 3 Flixton Road which with Nos. 7 make a significant group with Nos. 9 & 11, both listed buildings.

Of the other buildings, No 14 Flixton Road is a good late Georgian farm house, (listed grade II) built gable end on to the road behind a 1.6m high red brick boundary wall. To the north of the farmhouse and within its curtilage is an attractive coach house & stable, with two gables, hay loft, carriage house and stable doors.

Lost to view behind a tangle of garden trees is No 16, formerly a miller’s house, which has a smart gault brick façade with sash windows and a good Ionic porch looking in need of repair. Behind it is a range of buildings probably associated with the tower mill that stood there?

In Tower Mill Road is the brick tower of the tower mill, and its out buildings, the one surviving relic of Bungay’s five windmills. It is a significant a local landmark. Now without its gallery, cap, fan stage and sails, and with the addition of a smart battlemented parapet, it is to be found tucked away within streets of 20th-century houses, on rising ground on the edge of the conservation area and visible above the houses in the adjoining streets. The prevalent materials in the area are red or black glazed pantiles or slate for roofs, and gault brick and red brick for walls.

**Staithe Area**

**The Maltings & Staithe Road**

Here for over 200 years existed the powerhouse of the town’s economy, where the watermill ground corn, the extensive maltings made malt and the Staithe; immediately down stream of the mill’s sluices, was the place for importing coal and exporting cheese, leather and malt.

Much has been swept away by redundancy, though the 19th-century structure of the staithe and its buildings can clearly be discerned. The 1907 map (fig 9) shows seven fingers of water radiating away from the mill and into the Waveney. Two, fingers up stream of the sluices, connected the river with the mill. Two more connected the mill pool to the river, down stream of the sluices. A further two, to the east connected the river with the malt house yards and it was here that the staithe, used for loading and unloading the wherries was located. With the exception of the mill stream, the watercourses remain. Those upstream, are within a fen landscape of willow, alder, watercourses and sedge. Down stream, the banks are more ordered, laid down to grass or made into gardens.

North of the water mill is a new car park and a two storey community hall of traditional form and modern materials. It was built where a maltings range once stood and where to north a growing floor range survives with its back to a marshy dyke leading to the river. North is the wide expanse of the slowly flowing River Waveney. Here there are fine views of the water meadows and the buildings of Bridge Street.

At the centre of the Staithe Area are Marston’s Mill (Fig 62) (in a watery setting) and ‘The Maltings’ (Fig 61), both buildings altered significantly to adapt them for residential use. The mill now has domestic entrance doors with pentice porches designed to soften its industrial character, though it still retains its large black weather board lucam, bridging over the road to the staithe. The road here is guarded by railings on a gault brick wall on the site of the mill race and mill pool.
This area of water and its banks are important part of the setting of the water mill. Between the mill and the maltings and forming a group with them is Nos 51-53, the former miller’s house, now rendered and painted with a black pantile roof and divided into two. The Maltings have painted brick walls and a slate roof. They retain some of the form and massing of the original buildings though the kiln roofs have been lost.

Numerically, density in the vicinity of the maltings may be high, however visual density is low in the area, with a scatter of buildings in a landscape dominated environment of high quality.

North of the maltings is a parking area and late 20th-century houses on the site of the staithe.

**Staithe Road**

Staithe Road is west of The Maltings which follows a serpentine course on a gentle decline from Trinity Street to the former watermill. It divides around a triangular green where at a second green it joins Wingfield Street. There are good serial views enclosed by buildings on the outside of the curve including the view looking North-West of the Dreyer Almshouses. At its east end, on its west side is a group of cottages, gable end onto the street, forming a group with No 45, the former White Horse Inn.

A garage & sawmill between Nos. 29 & 45 continue the former light industrial activity of the area and while the garage might make an informal architectural contribution to the conservation area, the sawmill office in yellow brick with a mansard roof does not.

The west side of Staithe Road is enclosed by groups of good early 20th-century terraced houses, with small front gardens enclosed by low walls.
The terraces are of an attractive human scale, built with a uniform use of red brick and black pantile, with a continuity of roof line, and a regular rhythm of vertically proportioned windows and doors contrasting with the horizontal proportion of the terraces. Where original detail survives, such as the gabled porches, there is also an enjoyable variety of design.

**Significant Green Spaces within the conservation area**

**Bridge Street**
Garden land of No 45

**Castle Lane**
Land including gardens of houses between Wolds Dyke and Castle Lane. (Fig 63)

**Land between Castle Lane and inner bailey**
Part of a steep bank on the site of the town ditch and the castle bailey. Part of the earthworks which are continuous along castle lane. (Fig 65)

**Castle Hills**
A grass valley between high gorse covered hillocks comprised of the outer bailey bank and the town ditch. (Fig 66)

**Castle Orchard**
Inner Bailey and Castle.
A quiet green space, traversed by footpaths, in the heart of the town.

**Earsham Street**
Gardens of No 55, Waveney House.
Gardens of No 73, Scott House.

**Flixton Road**
No 14.

**Lower Olland Street**
Gardens of No 37 (Holmwood)
Outney Road
Green wedge west of the carriageway
Gardens of Nos 7, 6 & 13.
Gardens of St Edmunds Homes

Trinity Street
Gardens of No 6, The Old Vicarage
Gardens of 8 Trinity Street
Gardens of 19 Trinity Street
Gardens of Trinity Hall

St Mary’s Street
St Mary’s Churchyard.
St Edmund’s Churchyard.

St John’s Road
The meadow south and east of The Ollands and Ollands Farm Barn, which are part of their rural setting, and important in views of the town from the river valley edge

Staithe Road
Land including gardens between Staithe Road and the River Waveney.
The area includes water management systems of the water mill and watercourses which connected the Staithe to the river.

Upper Olland Street
Garden of No 37, Holmwood.
Burial Ground of Emmanuel Church.

The Public Realm
A survey of highway surfaces and fittings has been commissioned from the Bungay Society to identify special highway finishes and fittings. Generally some surviving examples of cobbled surfaces may be found. However the pavements are asphalt, concrete paving slab or exposed aggregate concrete. There is good reuse of granite curbs. There is an attractive landscape scheme at Buttercross using York stone paving and sets and recently in St Mary’s Street.
Community involvement
A draft of this document was distributed for stakeholder consultation. External consultees included The Secretary of State, English Heritage, Suffolk County Council, Bungay Town Council & The Bungay Society.

In addition, a public exhibition was held in the Bungay Community Centre on 26th & 27th of September 2006. Questionnaires completed by the public at the time indicated broad support for the proposals contained in the conservation area appraisal and concern over the impact of traffic on the economy and the environment of the town. There was concern about the appearance and safety of public places, about the condition of historic walls and requests for the extension of the conservation area to include the farm buildings and meadows of Ollands Farm in St John’s Road. (Area L on the map on page 62)

A further consultation process was then carried out over the proposal to extend the conservation area to include Area L. In addition to statutory consultees, all owners of properties within this area were written to with details of the proposal. It was decided on the basis of a largely positive response that Area L should be included.

In response to comments received, management proposals were modified, including the proposed extensions to the conservation area. These are incorporated into the Bungay Conservation Area Management Plan, which appears here as part 2 of this document.

Full details of comments received during the consultation processes, and how these were dealt with, are available at the Waveney District Council Planning Department.

Local Generic Guidance
Guidance is contained in
‘A guide for owners and occupiers of properties in conservation areas’, Waveney District Council’
and;
A guide for owners and occupiers of listed buildings’.
Waveney District Council

Copies can be obtained from the Design & Conservation Team at Waveney District Council. Tel: (01502) 523047
Appendix 1
Bungay Non-Listed Buildings, that Contribute to the Character of the Conservation Area
For listed buildings see statutory list

Bardolph Road
No 2
Henham Villa, a 19th-century house built of painted brick with a hipped, pantile roof with central gault brick stack. Symmetrical façade of two windows with a central gabled porch with semi-circular arched entrance and a moulded brick verge. 4 pane sash windows. Also garden walls and at the east end of the garden a 19th-century lean-to vine house with chimney stack.

Boyscott Lane
Red brick Walls of Rose Hall (Curtilage listed).

Kean Cottage, C17th red & yellow brick fragment of barn at the rear of 46 Upper Olland Street

Bridge Street Evens
Rear No 26 & 28 (Bucks Yard)
A range of 3 stables, coach houses or workshops, ranged on the sides of an original cobbled courtyard C19th, red brick and pantile and in need of repair.

Rear of No 34, The Lawns
Barn converted to house, C18th, red brick with hipped pantiled roof.

Curtilage the lawns
Barn, probably modern, now garden house, black weatherboard and pantile.

Rear No 44, Wharf Yard
A range of buildings, the site of a tannery, a coal merchant, and herring curing business on the south-west side of a yard. Here also was a wharf, in use before the construction of the sluices near Bungay Staithes. It is now offices. C18th, red brick with glazed headers matching No 44’s flank wall. Pantile roof. Good timber joinery. The buildings have historic and architectural significance.

Bridge Street Odds
(All listed)

Broad Street Evens
18a
House, C19th façade, black pantile roof, rendered & colour washed walls, C19th casement in gabled dormer, C19th sash windows with margin lights and 6 panelled door.

22-24
C19th terraced houses, black pantile roofs, red brick walls. 4 pane sash windows, C20th glazed door all under segmental brick arches.

44-40
3 terraced houses, C 19th. 44 & 42 are red brick with polychrome brick segmental arches and reveals. No 40 is rendered. Black pantile roof and sash windows.

No 38, Former chapel. C19th, red brick walls and pantile roofs.

56-58
Pair of cottages, C19th, possible with earlier core. Red brick with pantile roof with off centre axial stack. C 19th casement windows with flat gauged brick arches.

64-58
Terrace of 4 cottages, C19th though possibly with earlier core. Red brick with pantile roof. Roof of No 58 is steep pitched. No 62 retains its C19th casements.

80-66 (St Mary’s Rooms)
Former church rooms, built 1882, red brick and pantile. 2 storey 4 window façade with casement windows under cambered brick arches with key blocks. Double height panelled entrance door under gabled bay to right. 1st floor used as mission hall & ground floor used as Sunday school. Memorial stone was laid by Rev. T K Weatherhead, Vicar of St Mary’s Bungay, 21 June 1882.

Broad Street Odds
1a
Former billiard room to 10 Earsham Street, now council offices. 1892 by Bernard Smith FRIBA of London for Frederick Smith. High quality design exhibited RA in 1893. Hipped plain tile roof, red-brick walls with decorated plaster cornice below eaves. 1st floor 7 light oak oriel window overlooking the street. Listable.

Castle Lane
West Side
Boundary wall of Scott house, Earsham Street, built in red brick and flint rubble including the return section running down to the river as a ‘folly’. Built to the design of JB Scott in 1839. The section in the bridleway begins in flint rubble, continues in red brick and terminates in a flint bastion in the form of a water gate tower. The wall top undulates in height in imitation of ruination. Delightfully romantic and convincing and should be considered for listing.

Castle Orchard
Fleece Yard. A small red brick & black weatherboarded barn with a gables. Black and red pantile roof; probably 19th-century in origin.
Garage of ‘The Keep’.
Formerly a small barn or wagon shed, the building is probably 19th-century in origin, is built of random coursed brick with a pantile roof. A link with more bucolic uses of the castle grounds.

Castle Yard
12
Castle Cottage is an attractive late 20th-century refur-
bishment of a 19th-century cottage, with rendered walls and pantiled roof with ridge stack. It is 2 sto-
reys with a single storey range to east. The fenestra-
tion is well designed and modern. The house is lo-
cated behind a 2m high tarred brick & flint wall with
a slatted stained timber gate.

Keepers Cottage
A 19th-century cottage, with rendered & painted
walls with a black pantile roof. It has two storeys
with a single storey range to east. There are parapet
gables and a ridge stack. The fenestration is modern.
The building sits within a pretty garden enclosed to
north and east by the castle walls and to south by a
19th-century flint and brick wall.

Cross St
2b (Wightmans)
Shop, mid-C20th, rendered brick with a flat roof and
parapet cornice. The building introduces a variety of
period and style into the area. Horizontal proportion
is emphasised by the parapet cornice band, the steel
windows and the double shop front fascia.

Earsham Street
Odds (S)
21
C19th shop, colour washed brick with a black pantile
roof. Three 4 pane sash windows at 1st floor. C 19th
shop front with facia & pilasters, with modern door.
Former door replaced by window for residence to
right with double reveal and semi-circular arched
opening
23, 25, 29
Attractively converted artisan cottages. C18th, colour
washed brick with steep pitched pantile roof with
parapet gables. Good C20th dormers and joinery.

31
C19th shop of colour washed brick with black pan-
tile roof. 4 pane sash windows and altered and plain
C19th shop front with console brackets.

35
Public house, 18th C origins with painted slope dash
walls and black pantile roof. The roof has parapet
gables and end stacks. The C20th façade has an odd
stepped parapet. There are 24 pane sash windows
and a central entrance door with pentice porch on
console brackets.

37
Late C18th 3 storey terraced house. Red brick, black
pantile roof with parapet gable. 12 pane sash win-
dows with gauged brick arches. There is a good en-
trance door in a double reveal opening with a semicircular head. 4 panelled
door with fanlight & ‘Y’ tracer fanlight.

47
The Folly. A 19th-century bungalow with hipped roof
and later extensions to west and east. Painted render
walls and pantiled hipped roof. (Black to east &
north). The building is obscured by garden and pe-
rimeter planting. The later additions to east, seen
across the carpark do not contribute positively to the
character of the conservation area.

Between 55 & 57
The buildings of Rumsby’s Waveney Iron Works.
Built in the 19th-century of brick, weatherboard, flint
rubble generally with pantile roofs. The principal
access is from Earsham Street through an open log-
ggia with two ironworks windows at the back. They
have semi-circular heads and radial glazing bars.
Above is a restored, painted weatherboard 1st floor
with a pantile roof to north and a slate ‘cat slide’ roof
to rear. The ironworks with its buildings and former
yard can be seen from Castle Lane looking east.
There is a range with four semi-circular headed win-
dows and another with new windows reflecting the
design of the original lapped glass workshop win-
dows. North of the range is a short flint range with
brick quoins and a hipped roof suggesting a kiln.
With the Earsham Street buildings, the whole forms
an attractive informal group of good townscape qual-
ity.

Earsham Street Evens
18a
Former Bank for the London Provincial Bank Ltd.
Late C19th and built of red brick with brick and
stone dressings with a slate roof in Edwardian Ba-
roque style. Much decoration including a Dutch ga-
bale, a panelled parapet, finials, scrolled cornice and
arched openings with alternating brick and stone
voussoirs. The original joinery remains intact

42
Post Office, c. 1940, built of brick with a hipped
plain tile roof in the traditional Post Office Queen
Anne style. Tall sash windows at 1st floor and large
semi-circular arched windows to ground floor. Origi-
nal joinery in tact

44
Fragment of late C18th cottage, built of red brick
with a pantile roof. C19th, 3 light casement at 1st
floor, and modern joinery in original openings be-
low.
50 & 52
A pair of C19th 3 storey houses built of red brick with black pantile roofs with fretted clay ridge tiles and 3 gables dormers with decorated bargeboards. 4 pane sash windows under flat gauged brick arches. Each house has a fine ground floor semicircular brick bay window with battlemented parapets. Each bay has three sash windows, curved in plan. Entrance doors have panelled pilasters, and console brackets supporting pentice canopies. The original joinery is intact.

Chaucer St Evens
2 & 4
A pair of C19th terraced cottages, built of red brick with pantiled roofs and tall axial stack. Modern timber casements and good C19th timber door cases. Unsightly garage doors inserted into No 2

No 6
An attractive 1½ storey C19th cottage built of red brick with black pantile roof with gabled dormer and end stack. Good C19th joinery including the entrance door and door case.

10 & 12
C19th artisans cottage with cart entrance. Render and colour-washed walls and slate roof with end stack. Original door surround with pilasters, console brackets and pentice canopy.

14 & 16
C 19th pair of cottages built of red brick with black pantile roof with fretted red clay ridge tiles, parapet gables and axial stacks. Terracotta dentil eaves course. Semi-circular arched windows over arched entrances within recesses. Canted bay windows with shallow slated hipped roofs with windows under segmental brick arches. No 12 retains its original sash windows. Stub garden walls to left and right with semi-circular arched openings. Diapered red & gault brick garden walls with gate piers on Flixton Road.

No 8 faces south and is attached to north to No 6. It is built of gault brick with a hipped slate roof with lead hip flashing. The façade has three bays, the outer bays containing canting bay windows with 2 and 3 pane sash windows in segmental arched openings. The central bay has a 1st floor semi-circular arched opening with 2 pane sashes and below a 4 panel entrance door with 2 glazed panels and a fanlight. The porch has attached stone piers of the ‘Tuscan’ order with console brackets supporting a stone pediment.

10 & 12
Late C 19th semi-detached houses, faced in gault brick with black pantile roof with fretted red clay ridge tiles, parapet gables and axial stacks. Terracotta dentil eaves course. Semi-circular arched windows over arched entrances within recesses. Each side, at 1st floor level, in recessed panels, are single openings under segmental gauged brick arches. Canted bay windows with shallow slated hipped roofs with windows under segmental brick arches. No 12 retains its original sash windows. Stub garden walls to left and right with semi-circular arched openings. Diapered red & gault brick garden walls with gate piers on Flixton Road.

Chaucer Street, Odds
Former Baptist Chapel
Well proportioned and architecturally fine former chapel, now workshop, built of red brick with gault brick façade. Roof of slate with clay fretted ridge tiles. The façade of 3 bays is formed with recessed brick panels.

The gable contains a circular florate vent formed with gauged bricks. Three 1st floor windows have semicircular arched heads and glazing bars. At ground floor 16 pane sash windows flank the entrance door, now replaced by a modern opening. The flank walls are two storeys, divided into bays, each containing 16 pane sashes at ground and gallery floor levels.

Flixton Rd Odds
1 & 3
Substantial late C19th house built of gault brick with slate hipped roofs with lead hip flashings and substantial ridge stacks and eaves corbel table. Asymmetric two storey ‘L’ plan ranged north-south and east west. A short wing projects west towards the street and ends with a canted bay. Also there is a canted bay at the south end. The façades are articulated with shallow recessed panels with dentil corbels at their upper angles corresponding with lower & upper floor levels. There are 2 and 4 pane sashes under segmental arches. The garden front is the grandest and faces south.
It has three bays, the outer bay containing 4 pane sash windows and at 1st floor the central bay contains a semicircular arched window with moulded brick architraves and at ground floor an entrance door with fanlight and porch formed with attached ‘Tuscan’ piers, with console brackets and cornice.

5
House, C19th, built of gault brick, colour washed render with black pantile roof with red clay finial ridge tiles on north wing. Flank wall stacks. ‘L’ shaped plan with No 7. No 5 consists of east-west range to north with gable to road. Parapet gable verge consists of an odd deep red brick band with dentil corbels. There are shallow clasping buttresses and large 12 pane sash windows on each floor facing the road. The windows have stone cornice on console brackets. The façade to north is three bays with subsidiary wing to east. 12 pane sash windows under rendered flat arches each side of a central gabled brick porch. Gault brick garden wall with saddle back coping.

No 7
Possibly C18th & attached to the south side of No 5. Colour washed brick with black pantile roof with parapet gable and end stack. Casement windows and below a timber loggia with hipped black pantile roof.

17 & 19
A pair of early C19th estate cottages built of gault brick with hipped black pantile roof with central axial stack. There are entrances north and south and four windows facing the road. Interesting detail such as the ridge finials, eaves brackets, and castellated chimney caps, ornate rendered window architraves and brick ballastered garden wall. 13-15, (Grade II listed) 17-19, 21-23 are similar and are a significant group.

21 & 23
A pair of early C19th estate cottages built of gault brick with hipped black pantile roof with central axial stack. There are entrances north and south and four modern three light casement windows inserted into the west elevations.

Some interesting detail such as, eaves brackets, and castellated chimney caps and brick ballastered garden wall. Similar to 13-19 Flixton Road 13-15, (Grade II listed) 17-19, 21-23 are similar and are a significant group.

Laburnham Road
Rear of 1 Flixton Road
1.8m high red brick garden wall and
1.2 M high flint & red brick garden wall with brick coping.

2 & 4
House, now divided into two, C19th, built of red brick and rendered and painted brick with a slate roof, with an off centre axial stack. 3 cell plan with rear flat-roofed outshut. Original 19th-century windows in No 2, 3 light casements at 1st floor and mullion & transom window with rendered segmental arch at ground floor level.

No 4, refenestrated and rendered. Low red brick forecourt walls. The house was occupied by the Parravani family, ice-cream makers.

1-9
A terrace of 5 houses, built in the 3rd quarter of the 19th-century, of gault brick with a black pantile roof and rear wings. The roof steps slightly between 3 & 5, has parapet gables with brick kneelers and a brick dentil verge and modillion eaves course. There are Ridge stacks on the line of the party walls. Façade of 12 bays, A,B,A,B,C,B,A,B,A,B, formed by recessed planes in the brick façade. Bay B contains the 4 panel entrance door with fanlight and timber door casement with cornice supported by consoles Above is a 6 pane casement window with a semicircular arched head. Bay A is recessed with brick dentil soft and dogtooth moulded string course at 1st floor level. There are nine pane sashes at 1st floor and 12 pane sashes at ground floor with flat gauged brick lintels. Bay C resembles A though it contains in addition a semicircular casement at 1st floor and a through passage at ground floor with a semicircular arch in gauged brickwork.

Much of the front boundary wall is in tact. No 1 has been altered by painting the brickwork and the insertion of a bow window at ground floor and the insertion of a top hung casement window at 1st floor which significantly detracts from the character of one of the finest Victorian Terraces in Bungay.

Boundary Wall of 2 Bardolph Road
Boundary wall, about 2.2m high. Built in the 19th century of red brick with a brick coping with tile creasing.

Lower Olland Street
Odd
29
Former fire station, now ambulance station, built 1930. Red brick with concrete pantiles in a “T” shaped plan with curved parapet gables. The gable facing the road has 4 tie irons numbered 1930. The windows are 4 light small pane metal casements, and the 5 leaf timber garage doors are below the gable facing the street.

41 & 33
A pair of mid-C19th cottages, No 31, appearing to have been added to 33. Built of red brick with a black pantile roof, central axial stack and end stack to left. Each has and entrance door and window with segmental brick arches. No 33 retains its Victorian 4 pane sash windows and 4 panel entrance door.
35 & 37
A pair of C19th-century cottages, rendered and colour washed with black pantile roof. End stack to left and rear stack to right. No 35 has one 12 light sash at 1st floor level and good unspoilt shop front at ground floor with 8 light projecting window and half glazed entrance door with glazing bars under simple fascia and cornice.
No 37 has one sash window with glazing bars per floor with through passage to right with semicircular head, and to left a 6 panel door with simple timber door case with pilasters cornice and pentice canopy.

47-51
Three 19th-century terraced cottages of painted brick with black glazed pantile roof. Axial stack and end stacks. One window at ground and 1st floor with a shared blind panel between 49 & 51 at 1st floor. 47 & 51 retain sash windows and all three have timber door cases with plasters, cornice and pentice canopy.

53
Former public house, C18 or early 19th century, with painted ‘slop-dash’ walls and black pantile gambrel roof which has a 2 light raking dormer, parapet gables and end stacks. The façade has a central door with a wrought iron pub sign bracket above, Modern 3 light windows in original openings, two per floor each side of the door.

55
Detached house, dated 1888 or 1883, built with gault brick and red brick with a slate roof and end stacks. 3 bays, with 2 and 4 pane sash windows at 1st floor and brick canted bay windows at ground floor level with 2 and 4 pane sash windows. 4 panelled entrance door with semicircular fanlight and stone architrave. Semicircular lead porch canopy carried by cantilever brackets off timber posts. Dwarf garden wall with gate piers and iron gate.

Wall of No 59
Approximately 2.1 M high garden wall, built of gault brick, and divided into 4 bays by shallow recessed panels. Cantilever copings.

61 & 63
House, early 19th-century, now divided into two. Unequal ‘U’ plan with longer hipped wing to left and short gable wing to right. Built of gault brick with slate roof with red brick and gault brick axial and flank stacks, some with good gault clay pots. Parapet gable and eaves to right. Generally there are 12 pane sashes with incised and painted stone lintels. 1st floor plat band in right gable wall. An attractive composition of classical informality in the elevation and proportion of window to wall.

65
Imposing late C19th-century villa, built of gault brick and some red brick with hipped slate roof and paired rear stacks. Symmetrical plan rising to three storeys and with single storey flank elements. Flat roofed brick bays rise to two storeys each side of a canted porch with 6 panelled doors and windows with leaded lights. Also a covered balcony above. Sash windows with margin lights at 1st floor and 2nd floor levels and Mullion & transom casements at ground floor level. There is a single storey flat roofed element with 4 light casement window looking south west. Modern boundary wall with gate piers, reconstituted stone copings and steel gate & railings.

Lower Olland St Evens
48 & 46
Pair of C19th Cottages, much altered, providing enclosure on the back pavement edge. Rendered brick with black glazed pantile roof. Axial and end stacks. Panelled entrance door to 46 with timber door case with pentice canopy supported in ‘antique’ style console brackets.

40 & 38, Laurel Villas
Pair of cottages, dated 1893 on date stone and built of brick with pantile roof with fretted ridge tiles and central axial stack. 4 pane sash windows with stone lintels and half glazed entrance doors. Lozenge pattern picked out with blue header bricks at 1st floor and moulded terracotta band at 1st floor level. Front garden wall.

36
Half a pair of C19th cottages with gault brick façade and black glazed pantile roof with end stack. 4 pane sash window at 1st & ground floor with segmental brick arches. Half glazed entrance door with fanlight. Brick forecourt wall.

34 & 32
A pair of C19th cottages, built of brick with black glazed pantile roof with parapet gable to left and two axial stacks. No 34 has entrance door to left and one window per floor. No 32 has 6 panel part glazed entrance door with sash windows each side at ground and 1st floor. Through passage at right hand end. Windows are 6 and 12 pane sashes with glazing bars and flat gauged brick arches.

28-22
A terrace of 4 C19th-century houses, built of red brick with black pantile roofs and end and central axial stack. Each house has an entrance door and one window at ground and 1st floor. The entrance doors, except for 24, are set back and have 4 part glazed panels and fanlight with stone lintels. No 24 has modern joinery, while 28, 26 and 22 have 4 pane sash windows with segmental arched stone lintels.
20 & 18
A pair of early 19th-century cottages, built of red brick with a black glazed pantile roof with parapet gables and end stacks. One window at 1st floor level and ground floor level. 6 panel entrance doors towards the centre, that of No 18 part glazed. No 20 has modern windows, No 18 has sash windows with glazing bars.

14 & 16
A pair of C18 cottages, built of red brick with red pantile roof. No 14 has one window per floor and entrance door to right. It has a 6 pane casement at 1st floor and 16 pane sash at ground floor. No 16 was probably mirror image of 14 though now the entrance door has been moved and modern windows have been inserted.

12 & 10
Two C18th cottages, built of red brick with smut pantile roofs and axial stacks. The façade of No 12 has been altered and is now asymmetric but may have been similar to No 14. There is a 9 pane C18th casement at 1st floor and a 12 pane sash window. Two 6 pane sash windows flank a 4 panel door. There is evidence in the brick work that only the casement window is in an original opening. No 10 may have a ground floor window in an original opening. Evidence in the brickwork that the single storey wing to right with a black glazed pantile roof is an addition. The alterations described above do not diminish, but add archaeological interest to the positive contribution made by the building to the character of the conservation area.

6 & 8
Fine early 19th-century pair of cottages built of gault brick with black pantile roof and end stacks. The entrance doors are paired centrally under a flat gauged brick arch. Each side are 12 pane sashes with margin lights under flat gauged brick arches. At 1st floor is a blank window flanked each side by 12 pane sash windows. A rare example of its type. Listable.

Nethergate Street
Modern Link between No 3 and old maltings range. House, built of painted brick, render and some coursed rubble and brick with black glazed pantile roof. Modern detailing which continues the built up frontage and enclosure in a compatible scale and materials in character with the conservation area.

No 10.
Works, possibly former growing floors of maltings. C19th, brick with pantile roof. 4 storeys and 7 bays, separated by shallow pilasters and containing one three light casement window with segmental brick arch per floor.

No 10a
Built across the line of the town wall. Built in the C18th or earlier of painted brick with parapet gable and modern casements. Exact contribution to the conservation area requires further investigation of archaeological interest.

Outney Road,
Odds
Walls and Coach House of No 7
Built in the 18th-century the front boundary wall is red brick & tarred brick, and the courtyard walls are rendered and painted. The coach house is rendered & painted brickwork, with a patched black pantile roof with parapet gables. The building has 1½ storeys with a hay loft door in the NE gable. Facing NE are a pair of carriage doors and to left a 12 pane casement window stable door. There is an attractive weather vane with a heron on the SW gable and a clock face enclosed in a box on the NE elevation above the coach house doors.

No 9
19th-century cottage, built of rendered & painted brickwork. Main range is 1½ storeys with a single storey outshut to SE. The SE gable and the roof is of an asymmetric pitch.

No 13
18th-century house, built of rendered & painted brickwork with pantile roof. ‘T’ shaped plan of two storeys with single storey range to NE. Parapet gables with brick kneelers. Gable wall to SE has a cantilevered bay window at ground floor level with sash windows with glazing bars. The façade has two sash windows with glazing bars with segmental arches. Elevation to east contains sash windows with glazing bars.

Outney Road
Evens
Rear of No 54 Earsham Street
18th-century Crinkle-crankly garden wall at the rear of 54 Earsham Street, about 1.8m high and built with 7 piers. It now has in addition 3 raking brick buttresses on its SW side.
On the corner of Outney Road, 19th-century house, built of rendered & painted brick with a hipped pantile roof. Two storeys with a single storey lean-to addition to south. Modern scattered fenestration, some in original openings.

No 4
Former Cherry Tree public house, now a house. 18th-century though probably with a 17th-century core. Rendered & painted brick, red brick and timber-frame with black pantile roof.

4 cell plan of two storeys with continuous rear out-shut and with two symmetrically placed ridge stacks. The roof has a brick parapet gable to right. There are 3 gabled dormers with modern 2 light casements. At ground floor level are 8 bays containing 20th-century windows and doors. Bay 1, to left, has a C20th glazed entrance door with glazing bars. Bay 5 has a panelled entrance door with a pentice porch on brackets above. The windows are two light metal casements with top hung vents and glazing bars.

8-22
The St Edmund’s Almshouses
8 almshouses, built in 1895, probably to the design of Bernard Smith FRIBA of London, in an accomplished ‘Tudor’ style. They were built with brick with stone dressings and ‘half timbered’ gables. The roof is plain tiled with decorated ridge tiles and tall brick chimneys with long, paired octagonal shafts, moulded bases and star tops. The single storey plan is symmetrical, A-B-C-B-A, the outer wings are gabled and the inner three are half hipped. The gable spandrels are attractive with applied half timbering. The central gable contains a date plaque. Pairs of houses are accessed through a logia within the internal angle of the outer wings or each side of the central wing. The loggias have brick plinths and timber turned balusters with carved timber posts and tracery heads. The central bay has a six light oriel window with a central commemorative panel. The outer bays have four light Mullion & transom windows; timber to left and stone to right. The inner bays have 2 cross casement windows with stone dressings, separated by brick stone buttresses. The left hand gable has windows with semi-circular heads under a stone hood mould, while those to right have flat heads under a hood mould. The almshouses are set back from the road across a grassed lawn retained by a dwarf brick wall. Listable

34-24
Waveney Terrace
A row of 6 terrace houses built in three pairs in 1881 on the site of the ‘National School’. The terrace is built of gault brick with a stone lintels & dressings. The bay windows are hipped and like the main roof are slate with parapet gables and ridge stacks. Each pair has a pair of 3 panel part glazed entrance doors flanked by brick canted bay windows.

The ground floor openings have semi-circular arches with ‘dogtooth’ ornament and the 1st floor openings have segmental arches. The sash windows have 2 & 4 panes per window. The outer sashes in the bays have semi-circular heads. There is a modillion coves course supporting a dogtooth frieze. There is a low forecourt gault brick wall with a stone coping. All the original joinery survived in the Outney Road façade at the time of survey.

Quaves Lane

11 & 15
Semi-detached houses, built in the 19th-century of red brick with a hipped pantile roof. 2 storeys with a single storey lean-to to north-east. The east wall is turreted. There are modern timber doors and casement windows in existing openings.

28
Attached cottage, 19th-century, built of painted brick with a pantiled roof with parapet gable to west. Tall ridge stack to east. 2 storeys with 2 windows. Ground floor central entrance door with gabled timber porch. Windows are 2 light casements with glazing bars.

Rose Lane

South of No 9, at rear of and attached to Emmanuel Church
Late C19th and built of brick with a gabled slate roofs with ridge stack. There are 6 bays, of single storey, the 4 bays to north being higher than those to the south. The façade has a plinth and corbelled eaves and brick pilasters. The windows have two lights, stone sills and gauged brick segmental arches, the four to north having transoms. The building is attached to Emmanuel Church though not included in the list description. It bears a stone plaque inscribed ‘Congregational Lecture Room. 1892, Rev M Tomlin, Pastor’

5-9
House, probably early 19th-century, built of painted brick and painted rendered brick with a gabled pantile roof. ‘T’ shaped plan of two storeys with a 4 window range facing Rose Lane. The 1st floor windows have three lights and 9 panes. The 3 windows to left are C19th and have wrought iron casements. The ground floor windows are modern 3 light timber casements under rendered flat arches. There is evidence for a blocked door opening off centre to right.
3
Former pair of cottages, much altered and converted into 1.
Built of red brick with a gabled pantile roof with ridge stack. Modern windows in original openings to left. Door & window opening to right have been blocked.

St John's Road
Odds
1-7
2 storey, 'T' plan terrace of four houses built of gault brick with a black pantile roof. It has 4 internal ridge stacks end parapet gables and modillion eaves course. Façade arranged ‘ABBAABBA’. Each house has a façade of two windows on the 1st floor. The windows are two & four light sashes with gauged brick arches. The window over the door has a semi-circular gauged brick arch. At ground floor level there is a brick canted bay window with a hipped slate roof and sash windows. There is a four panel entrance door with glazed top panels. The doorway has a stone surround with a cornice supported on consoles. There is a dwarf forecourt wall, possibly once supporting railings. The terrace is little altered.

9
Mid-19th-century house, attached to terrace, built with painted brickwork and a slate roof. ‘L’ shaped plan of two storeys, with parapet gables and axial central stack with three separate shafts. Two window façade, with to right, a 2 storey canted bay window with modern timber cornice and top hung casement windows with glazing bars. Ground floor entrance door to left and the window above have cornice canopies carried on consoles. There are modern forecourt railings with a dwarf brick wall.

11
House, at some time two houses, dated 1829, built of painted brickwork with a black pantile roof. ‘L’ shaped plan of two storeys, with parapet gables and end stack to right. Façade has 2 bays, with modern top hung casement windows with glazing bars. There are 2 entrance doors, that to left has a 6 panel door with timber door case with pilasters and cornice. The door to right is flush with a timber door case with pilasters, patera stops and cornice. There is a dwarf gault brick forecourt wall. Date stone between 1st floor windows inscribed ‘ST 1829’.

13
19th-century 2 storey cottage, built of red brick with a black pantile roof. It has brick corbel eaves. The 2 bay façade has windows with segmental brick arches at ground floor level. The window are modern top hung casements. The central door has 6 panels and a timber door case with pilasters and modillion cornice. There is an attractive set of forecourt railings between red brick piers.

15
Early 20th-century 2 storey house, built of red brick with a black pantile roof with parapet gables and end stack to left and rear stack to right. Symmetrical 3 bay façade with canted brick bay windows with hipped slate roofs each side of central entrance door. The bay windows have stone wedge lintels with key blocks. The door surround has console brackets supporting a cornice. There are hooped forecourt railings on a dwarf brick wall with gate piers.

St Mary's Street
Odds
Churchyard Wall
Late C 20th Conservation Area enhancement.
Built of gault brick with engineering brick copings, and wrought iron railings between brick piers.

St Mary's St Evens
No 2
Late C19th former house, now shop and offices. Built of gault brick in three storeys with slate roof. Two bay façade with modillion cornice below parapet eaves and 4 pane sash windows and second floor level. Canted bay brick window at 1st floor level with hipped slate roof and dentil cornice. 4 pane sash windows with stone architrave face the street. Modern shop front at ground floor level.

No 4
Late C19th shop with living accommodation on upper floors. Built of gault brick with slate roofs. Three storey, 2 bay façade, articulated by double pilasters supporting a dentil cornice at 1st floor level with attic storey above. Sash windows in attic storey have stilted arches. 1st floor sash windows have semicircular brick heads with key blocks. At ground floor level is a traditionally designed modern double shop front with glazing bars.

30 & 32
Shops, 2 storeys and attics with living accommodation above. Late C19th façade of gault brick with black pantile roof with Lombard eaves course. The brickwork of No 32 is painted; also No 32 has a flat-roofed dormer.
Façade has three windows at 1st floor with large pane sashes with cornices supported on consoles. At ground floor No 30 has canted bay plate glass shop window with entrance door to right flanked by pilasters under continuous cornice. Canted shop window and entrance door to No 32 under a continuous cornice.

34
Shop, C19th façade, 2 storeys with attic. Built of painted brick with a black pantile roof. Modern shop front and fascia at ground floor level with façade above flanked by pilasters with finials rising above an eaves parapet with modillion cornice. There is a central 12 light sash window.

36 & 38
Shop (No 38) with accommodation over and house (No 36), mid-19th-century. Built of red brick with a gault brick façade with slate roof. 3 storeys with shop to left and house to right. Shop three windows with parapet gable. Windows, sashes with glazing bars, stone sills and stone hood moulds on consoles. There are unequal sashes at 2nd floor level. Good shop front at ground floor level with an entablature across the shop front carried on 4 ‘Tuscan’ columns. There is a central entrance door with fanlight, the stall riser has a diamond relief pattern and the shop window has a transom at fanlight height and plate glass windows. No 36 matches 38 above ground floor level where there is a good original elliptical bay window supported on a timber bracket, with large panes with glazing bars and an entablature. The window is flanked to left by a part glazed door with glazing bars and timber hood mould on consoles, and to right by a pair of 2 panelled doors for deliveries. An attractive and rare survival of mid C19th shop front ensemble. No. 36 is listable.

Priory Lane
Rosalind Messenger memorial gates, 1938 made of wrought iron with brick piers and flanking walls. The gates have two leafs and are decorated with heraldic Bigod Lions. There is a wrought iron ‘kissing gate’ to right. The gates commemorate the 1st female Town Reeve and benefactress who purchased Castle Hills for use as a public park.

1-3
Pair of well preserved terraced houses of c.1900. built of brick with a pantile roof and central ridge stack. One 1st floor window per cottage. Ground floor doors and windows have stone wedge lintels. The windows contain four pane horned sashes and the doors have 6 panels. There is a dwarf garden wall on the back pavement line. The houses are the last remaining of a built up frontage on the south side of the Lane.

Rear of 1-3
In a yard behind 1-3 and 48 St Mary’s Street. Former workshops, now offices, probably mid-19th-century and built of red brick with a pantile roof. 2½ storeys, with windows with glazing bars under segmental brick arches. There are two ground floor doors, that to left has 6 panels and the central door is wider and has 9 panels. The building has been restored and looks attractive.

Southend Road
Odds
1-3
A pair of mid 19th-century cottages, built with rendered & painted brick and a hipped pantile roof and shared ridge stack. Its appearance is greatly altered. One window per pair of 2 storey cottages. Now modern 2 light casement windows with glazing bars. The entrance door are now at the side. (See No 7)

5
Mid 19th-century and now part of No 7 and one of the pair. Its façade lost and replaced by modern casement windows.

7
Built in the mid-19th-century of red brick with burnt headers, stone dressings, quoins and slate roof. One of a pair, two storeys, with a shared ridge stack, parapet gable with stone kneelers. It has a single window façade. There are two light windows with stone mullions and jambs with double two centred cusped arches and wrought iron casements. The entrance door to right is a 6 panel door with semi-circular arched head. The door frame is made of stone decorated with a ‘billet’ moulding. This façade is the only surviving façade between the four pairs of agricultural workers cottages (1-3, 5 & 7, 9 & 11; & 13 & 15) readily identified by their proportion and matching chimney stacks. They were built in the ‘cotage orne’ tradition, possibly associated with the Flixton Estate.

9 & 11
A pair of mid 19th-century cottages, built of red brick with burnt headers, painted brick and stone quoins and black pantile roof with parapet gable and shared gable stack. One window per pair of 2 storey cottages. No 9 has modern two light casements with shutters at ground floor level. No 11 has large pane sash windows. Both retain their 6 panel entrance doors with semi-circular heads and stone dressings, in this case decorated with Romanesque style angle shafts and ‘dog tooth ornament’. (See No 7)

13 & 15
A pair of 19th-century cottages, built of red brick with burnt headers and stone quoins and tiled roof with shared ridge stack. Refenestrated with windows and door moved around to the side.
33-41
A terrace of 5 houses built 1895 of gault brick with a black pantile roof. The two storey, 10 window façade is symmetrically planned about a central 2 window gable facing the street. Ridge stacks, brick dentil eaves and verge. The original openings with segmental gauged brick arches survive, though the joinery is modern in Nos 33,35, and 41. Original windows include the 4 pane sash widows in the terrace and the box bay windows flanking the entrance door of No 37. Date stone in gable inscribed ‘Windsor Terrace, 1895’.

47 & 49
A pair of houses, 19th-century and built of gault brick, rendered and painted brick with a slate roof and end ridge stacks. Each pair is 2 storey and have 2 windows with entrance doors at the centre. Wedge lintels over ground floor openings. Windows and doors are modern. Similar to 51-53.

51 -53
A pair of houses, 19th-century and built of gault brick, and red brick with a slate roof and end ridge stacks. Each pair is 2 storey and have 2 windows with entrance doors at the centre. Wedge lintels over ground floor openings. Windows and doors are modern. Similar to 47-49.

55-63
Terrace of 5 houses, built 1907 in Fletton brick with a red pantile roof over 2 storeys. End ridge stacks and axial stack. 5 windows at 1st floor level. Ground floor openings with paired entrance doors (except 55) have brick on edge segmental arches. The doors & windows are modern. The brick forecourt walls have gate piers and copings. Date stone at 1st floor level is inscribed ‘Sunnyside Cottages, 1907’.

Southend Road
Evens
2 & 4
A pair of early 19th-century cottages built of red brick with black pantile roof. T shaped plan with end stacks and parapet gables. One window per house, the entrance doors placed centrally. Sash windows with glazing bars, the outer sashes at 1st floor are unequal and have three panes. Ground floor window of no 2 replaced with fixed lights. Boarded door to No 4 and part glazed door to No 2. Wedge lintels at ground floor level.

6- 20
A terrace of 8 houses, built in two phases in the late 19th-century, Nos 6 -12 were probably built first. Nos 6-10 are red brick, Nos 12 painted brick and 14-20 in red brick with gault brick bands and diaper patterns in burnt headers. Also 14-20 have gault brick dentil eaves course. Black glazed pantile roof with parapet gables between 12 & 14 and at the ends. Shared ridge chimney stacks. Four through passages between paired entrance doors. One window per house. Original pattern of openings survive, though only No 10 retains original joinery. Nos. 6-12 have gauged brick arches with a semicircular arch over the through passage entry. Nos 14-20 have gauged gault brick arches at ground floor level, mostly rendered over, and gault brick dentil canopies (mostly painted) over the entrance doors. No 10 has 6 pane sash windows at 1st floor level and 12 pane sashes, with fine section glazing bars and a 4 panel front door.

22-28
Terrace of 4 houses, built 1867 and extended by one bay to the east in the late 20th-century. Built of red brick with gault brick pilasters and lintels. Black pantile roof with ridge stacks. 22 & 24 and 24 & 28 are paired with a central through passage between them. No. 22 incorporates the end of the terrace, the original bay marked by a gault brick pilaster. The door has been blocked, though the original openings remain, the lintels rendered and the windows replaced. The extension has a hipped roof and contains one top hung casement window per floor plus the entrance door at ground floor level. Nos 24, 26 & 28 have their original openings, one window per house, though No 24 has a small inserted casement at 1st floor level. 26 & 28 have gauged gault brick lintels while those of 24 has rendered lintels. 24 has large pane sash windows, 26 has sash widows with glazing bars and 28 has uPVC casements. 24 has a part glazed 4 panel door, No 28 has a boarded door and 28 has a uPVC door. The doorways have flat stone canopies on consoles. The through passage has a semi-circular gault brick arch. There are forecourt walls of red brick to No 26. Date stone at 1st floor level inscribed ‘South End Cottages, 1867’.

Staithe Road
19
Pair of houses, Early 19th-century built of gault brick with gabled black pantile roof and with central axial stack. The façade of 19 has been altered, No 21 being closer to the original. No 21 has at ground floor level a canted 3 light bay window with hipped slate roof and sashes with glazing bars. The entrance is to right with a gabled porch. At first floor level, a top hung casement replaced a sash window and to right over the porch is a window with a semi-circular arched opening. There is a gault brick garden wall. There is a date stone inscribed Pretoria Villa and dated 1901.

23 -25
A pair of rendered, 2 storey, 19th-century cottages with painted brick walls and pantile roof with red brick axial stacks.
No 23 has modern fenestration, symmetrically arranged with casements each side of a central entrance door. No 25 is rendered and painted and has a single casement at 1st floor and a 4 pane sash window at ground floor level, adjacent to a half glazed entrance door.

29
C19th 2 storey cottage built of rendered and painted brickwork with a black pantile roof and a parapet gable and axial stack. It has modern fenestration.

61 & 63
A pair of C18th cottages, built of red brick with a pantile roof with parapet gable and axial stack. No 61 has sash widows with glazing bars and segmental gauged brick arches and part glazed entrance door under a segmental gauged brick arch. No 63 was extended to right and a cross wing added. The cross wing is not of interest. The brickwork of No 63 is painted and the façade contains modern windows in existing openings with similar openings to 61. There is an attractive Front garden wall of flint with brick dressings and moulded brick coping.

71
An ornate late C19th house, two storeys and an ‘L’ shaped plan. Built of painted brick with stucco panels with a black glazed pantile roof with parapet gables and axial and end stacks. The façade is articulated by a series of vertical brick panels dividing the visual elements into three with the central band containing 4 pane sash windows at ground and 1st floor. There is much use of ‘neoclassical moulded bricks include a guilloche band in the gable, modillion eaves and 1st floor band. There is also a low garden wall with stone copings and piers.

1-5 Marston’s Mill
C19th watermill, divided into five flats. Built of brick, now painted, on three floors with a slate roof with roof windows on south slope. Small pane windows ranged vertically with segmental brick arches. New entrance doors with pentice canopies. A two storey black weather boarded lucam projects to east at attic floor level. The lucam is supported on a pair of steel columns and bridges the quay edge.

Scout Hut, waterside malting
Former growing floor of malting range much altered. Built of brick, now rendered with asbestos cement sheet roof.

1-26. The Maltings
C19th Malthouse converted to apartments. Built of red brick, now painted and slate roofs. A large rectangular plan of two storeys with two storey attics, now much altered. Brick walls with shallow pilasters survive, though roof line altered with the loss of kiln roofs and vents.

Turnstile Lane
1-3
Late 18th-century cottage, formerly part of a terrace of 4. Built of rendered and painted brickwork with pantile roof and central axial stack. Appropriate 2, 2 light modern timber casements at 1st floor and ground floor level. Part glazed entrance door to left.

5-7
Late 18th-century cottage, formerly part of a terrace of 4. Built of rendered and painted brickwork with pantile roof and central axial stack. 2, 2 light modern timber casements at 1st floor and ground floor level. Panelled entrance door to right.

No 8
19th-century cottage, built of rendered and painted brickwork and red brickwork with hipped pantile roof and central axial stack. 2, 2 light modern timber casements at 1st floor and ground floor level. Attached to its west end a gabled brick building of red brick with burnt headers & pantile roof. The wall contains a pair of blocked openings with segmental brick arches.

No 10 & 12
Behind No 8 and attached to it is a C 19th house, formerly two cottages, built of painted part render and brick with a pantile roof. Three windows at 1st floor level and axial and ridge stacks. 1st floor windows are modern 4 pane two light timber casements. Boarded door and French casements at ground floor level.

Rear of 11 Upper Olland Street
18th & 19th century house in two parts, to left, two windows and two storeys and the older to right, one window and one and a half storeys. Built in painted brickwork with pantile roof. Left hand section has original 16 pane sashes and 4 panel door under segmental brick arches. The right hand section has a brick corbelled eaves and 2 light casement windows, notable at 1st floor for the survival of the wrought iron casement and lead cames.

Out buildings and walls of 13 Upper Olland St
C19th painted brick garden wall with spayed brick coping and outbuilding with pantile roof contribute enclosing wall to south side of the lane.

Trinity Street
Odds
Wesleyan Methodist Church between Nos 5 & 7 on the site of two shops, built in 1836 with a basement storey for a Sunday school and altered in c.1900. It is built in red brick with a gault brick façade and with a slate roof.
It has a three bay façade, set back from the street with clasping pilasters and three windows with gauged brick semicircular arches. There is a parapet gable to a brick pediment with brick finials and brick cornice. The gable contains a keyed oculus. There are double entrance doors each with a raised and fielded lower panel and glazed openings with lead lights. The gault brick porch is also classical in detail with a central portico with a central circular arched opening under a pediment and cornice supported on pilasters. Two semicircular windows flank the main opening which is approached by a flight of steps. The right hand wall contains an entran to 'The School' under the church. A gault brick forecourt wall separates the church from No 7.

In the curtilage of No 7 (listed grade ll)
No 7 was the general store of the Owle family. Their warehouse is situated opposite (See Trinity Street Evens) and to the rear of No 7 are a number of buildings surviving from a range of buildings associated with their activities. Across the yard to the right of No 7 is a 19th-century, two storey painted brick and pantile workshop and store.

At the rear of No 7 and attached to it, is a C18th, 2 cell house, of two storeys and attics, with central axial stack. It is built of red brick with a gabled pantile roof. The 3 bay façade faces south. It has 16 pane sash windows under flat gauged brick arches flanking at ground floor level a central 6 panel door with timber door case with pilasters, entablature with key block and cornice. The upper central window is blind with an inserted small 4 pane light. In side are fireplaces and a winding internal stair to attic level. The roof is double framed with wedge tenoned butt purlins and timber-frame partitions have through braces suggesting a late 18th-century date of construction.

Further to the east and down the slope is a smoke house and salt house, the surviving parts of a longer range. The smoke house has a pyramidal slate roof. There is a three bay façade, set back from the street with clasping pilasters and three windows with gauged brick semicircular arches. There is a parapet gable to a brick pediment with brick finials and brick cornice. The gable contains a keyed oculus. There are double entrance doors each with a raised and fielded lower panel and glazed openings with lead lights. The gault brick porch is also classical in detail with a central portico with a central circular arched opening under a pediment and cornice supported on pilasters. Two semicircular windows flank the main opening which is approached by a flight of steps. The right hand wall contains an entran to 'The School' under the church. A gault brick forecourt wall separates the church from No 7.

At 1st floor level are Critall type steel windows. It is connected to No 5 Market Place, a grade ll listed building and mentioned in the description. The building contributes to the CA with its contrasting modernist style employing stucco, flat roofs with parapets, range of large shop windows, steel casement windows, all with a horizontal emphasis;

Owles Warehouse
A provisions warehouse for general traders, and now a furniture works, dance studio and apartment. Built in circa 1904 of red brick with a slate roof with 2 storeys and basements. Its façade is divided into bays by storey height pilasters and its ground floor marked by a plinth and its 1st floor by a 'plat band'. Each bay contains a window at each floor; 1st floor windows having segmental arches and 9 panes, ground floor windows having semicircular arches and 13 panes. The windows are made of cast iron and have top hung opening vents. The residential element facing St Mary's churchyard has a flat roof and a 2 storey façade of 4 bays, with a single storey canted bay to right and 3 windows to left. The windows are sash windows with single light outer sashes and two light inner sashes, the former having cambered top rails to coincide with the segmental arch of the stone lintels above. The warehouse is a well proportioned and vigorous design of the late Victorian period. It is of a similar mass and materials as that of the mid-Georgian 7 bay house, occupied by Daniel & Eliza Bonhote.

Gate pier in St Mary's churchyard adjacent to Owles Warehouse. Probably 19th-century and all that remains of the churchyard east wall and railings. Built of gault brick with a stone ball finial.

South of the smoke house is a range of brick and pantile stores, with lean-to roofs built against the south boundary wall, and stepped as they run down hill. Also the property boundaries are formed by high brick walls, presumably for security. Further research is desirable into the former use of these buildings.

Trinity St Evens
2a (Wightmans)
Shop, mid, 20th-century built of painted stuccoed brickwork with flat roofs. 2 storeys in Cross Street with single storey link in Trinity Street. Large plate glass windows at ground floor with plain columns and low stall risers.

Upper Olland Street Odds
No 5,
An early C19th cottage, built of red brick with a pantile roof with parapet gable to left and end stacks. Modern fenestration in existing openings which at ground floor level have elliptical gauged brick arches.

Nos 5-11
A late 19th-century three storey terrace of houses and shop, much altered in the 20th-century
Built in red brick with a pantile roof with parapet gable and central axial stack. Nos 7 & 9 rendered and painted. Original sash widows at 2nd floor level of No 7 & 11.
There is a cart passage to left of No 11 and paired entrance doors with C19th timber door cases with reeded pilasters, patera stops and fascia. The shop window of No. 11 is early C20th and retains its stall riser, 4 pane part glazed entrance door, pilasters and fascia. Included because of the door case and shop window.

13
19th-century house, built of red brick with black pantile roof and end stack.
2 storey and 2 windows. The 1st floor sashes have been replaced with glass lights. There is a canted bay at ground floor level with a slate hipped roof and 4 pane and 2 pane sashes. The part glazed entrance door is to right and has a timber door case with architrave and cornice.

15 -17
Nos 15 & 17 appear to have been a proprietors or manager’s house and yard with workshop. No 15 is a well designed mid-19th century house of 3 windows and 2 storeys and attics with outshut to north and lower 1 window 2 storey wing to east. The principal range has brick walls and a gabled black pantile roof with central axial stack. There are decorated barge-boards. The windows have been replaced and some openings altered, though the character of the building survives. A pair of brick bay windows flank the porch which is constructed of timber trellis with a gabled roof of fish scale tiles and decorated barge-board. There is a 6 panel part glazed entrance door.

No 17 & 17a
Probably former workshops of 5 windows on two storeys. Link section to left is 1½ storeys with gabled dormer. Dated 1900, the ground floor is constructed with red brick, and part weatherboard at 1st floor level, with slate roofs and gables. Each house has a modern gabled porch, to left on brackets with a pantile roof and to right on columns with a slate roof. The windows are generally 2 light 8 pane stained timber casements. The lower section bears a date stone with the initials JAB and the date Feb 9th 1900. The weatherboard may replace a range of workshop windows.

Upper Olland Street, Evens
No 18
19th-century shop with living accommodation above. 2 storeys, with ‘L’ shaped plan with a two window range to the Street. The walls are painted render and the hipped roof is black pantiles with a ridge stack. The 1st floor windows are large pane sashes while the ground floor is taken up by the shop front. This has a shop window with a modern entrance door to left. There are pilasters, fascia with patera stops and cornice. The shop window which incorporates a large double hung sash is especially of interest.

No 26
C19th house and shop, built with painted and rendered brick with a red pantile roof & parapet gable. 3 window façade to street.
The 1st floor windows are 2 light 12 pane casements. On the ground floor to right is a traditional modern double fronted shop front with central glazed door. The window has thick glazing bars and fascia. To the left is a part glazed 6 panel entrance door with panelled pilasters with shields in the capitals supporting an entablature and pediment.

28
Former Rose & Crown public house, rebuilt in 1913 in an Edwardian Tudor style. The ground floor is red brick and the first floor is slop dash with applied timber-framing. The roof is plain tiled with open eaves, and gabled with fretted ridge tiles and gable finials. There are two ridge stacks. There is a 3 window façade with a central gable, below which is an oriel window. The 1st floor windows have 3 lights with glazing bars, and the oriel window has 4 lights. There are large 4 light mullion & transom windows at ground floor level. The entrance is off centre to left and has a Tudor arch. Above the entrance at 1st floor level is a blank stucco plaque, bearing a small rose & crown in plaster. To its left is a wrought iron bracket for a hanging pub sign.

Wharton Street
9

Garden wall of 11a
19th-century, red brick and 1.5m high.

No 12
19th century house, with rendered and painted brick walls and hipped black pantile roof. with a stack at the apex. Square plan with later addition to west with hipped red pantile roof all of 2 storeys. Sash windows in C19th block and modern casements in extension.

No 14
19th-century house, built of painted brickwork with a black glazed pantile roof. The roof has a modillion eaves and verge. ‘L’ shaped plan of 2 storeys with the principal façade facing east. Three windows with a central gabled porch with a pantile roof. Large pane sashes with chamfered stone lintels.
Wingfield Street
Odd

1
Villa dated 1899, built of red brick with gault brick bands with hipped black glazed pantile roof with ridge stack. 2 window façade of 2 storeys with canted brick bay to left with hipped slate roof. The entrance is to right with a part glazed 4 panel door with fanlight. The gabled timber-framed porch has gothic detailing including a tie beam with brattishing. The windows are large pane sashes, those to the bay have stone wedge lintels with key blocks. Stone plaque at 1st floor level inscribed 'Virginia house, 1899'.

3
Late 19th-century house built of red brick with a machine made plain tile roof with end stacks. It has a symmetrical façade of 3 windows. The ground floor has two brick canted bays with hipped slate roofs. There is a central gabled timber porch with fretted brackets under the tie beam. Within is a 6 panel entrance door with fanlight. The bays have a stone lintel cornice with dentil eaves course and floral decoration and raised key blocks. The windows are 4 pane sashes.

The front garden wall is built of brick with piers and arrow head railings.

13-19
19th-century terrace of 4 houses with rear wings, built of painted brick with a black pantile roof with ridge and end stacks. Each house has one window and original, one entrance and one canted brick bay. The façade is now confused by 20th-century changes. There is a steel hooped forecourt railing on a dwarf gault brick wall.

Bungay County Primary School
Board School, now a primary school, built 1877 in a Gothic style to the design of John Bond Pearce of Norwich. Built with red, St Cross bricks with lime stone slips and slate roof. The plan, ‘E’ shaped to Wingfield Street divides into three for infants and for boys and girls, reflected by the gables facing the street. The gables have large 4 light windows with stone plate tracery and 2 centred arches in gauged brick. The central gable bears a stone bellcote. Generally windows are two and three light mullion and transom windows, yet, like the principal façade, to undergo radical alteration.

The playground wall piers and railings with spear top finials are very fine and remain unaltered at the time of survey. The 6th pier from the left is surmounted by the skeleton of an original gas lamp. Considered to be listable.

Wingfield Street
Even

Garage Attached to 14
Listed by attachment to No 14
Coach house or barn, probably late 18th-century extended by about 1m towards the road. Built in red brick and rendered brick with a gabled pantile roof. There are garage doors on the left hand side.

16, 18, 20 & 22
Terrace of 4 cottages, c.1800, built of red brick with pantile roofs. Nos. 22 & 20 are painted brick. The cottages are 2 storeys and each pair shares an axial stack. No 22 has a single storey porch at its north end. Each cottage has one window per floor. Those in 22 & 20 are modern, and those in 16 & 18 are original with segmental brick arches, three lights with wrought iron casements at 1st floor level and top hung vents at ground floor level. The entrance doors are under segmental brick arches, 16 & 18 having 6 panelled doors.

Buildings in Areas Considered for Adding to Conservation Area

Broad Street Evens

86
18th-century cottage with rendered and painted walls, tarred plinth and machine made plain tile roof. ‘T’ shaped plan of 1 ½ storeys with end stack to left, parapet gables and 2 gabled dormers with 19th-century 2 light casements. The cottage has a symmetrical façade with 2 modern windows flanking an original boarded door.

Green Dragon Public House
A mid 20th-century public house built of red brick, painted rough cast with a hipped pantile roof. ‘T’ shaped in plan, 2 storeys, with off-ridge chimney stacks. The façade towards Broad Street has 4 irregularly spaced windows with 4 light and single light casements with glazing bars. The ground floor has a 4 light mullion & transom window with lead lights and a later glazed loggia in Arts & Crafts idiom. The windows are mullion & transom with lead lights. On Popson Street is a single storey brick block for utilities.

At the rear is a yard, possibly that of the Horse & Groom, the predecessor of the Green Dragon. On the north-west side is a 19th-century 2 storey stable with brick walls and pantile roof. On the south-east side is a surviving element of a range of C18th outbuildings with red brick walls, pantile roof with brick corbel eaves.
37, 39, 41 & 43
A terrace of four 2 storey cottages, built in the 19th-century, of flint & brick (37) and painted brick with pantile roofs (No 43 has concrete tiles). 2 Storeys with an end stack to No 41. Nos 37 has modern fenestration, Nos 41 has 19th-century fenestration, the others have modern windows & doors in original openings. No 41 has wedge lintels at ground floor level.

Chaucer Street
Centenary Rooms
An architecturally attractive polychromatic brick 2 storey meeting room and offices built c. 1911 of red and blue brick with a red and black chequer pattern pantile roof with end stack to left and to right where the stack has been taken down. 4 bay façade with storey height brick pilasters, modillion eaves, moulded brick plat band and ground floor plinth. The 3 first floor bays to left contain 2 light windows with transoms under cambered brick arches. At ground floor the left bay contains a carriage entrance. Bays 2 & 3 contain pairs of cross casement windows under segmental brick arches.

Right hand bay is gabled with finial cross, stone parapets and kneelers. The gable contains a central blind two centred arch with stone roundel within. The 1st floor windows are paired under a stone lintel. At ground floor the entrance door is under a semi-circular arch. The door has two panels and a circular light with glazing bars. Original timber joinery

24 & 26
A pair of altered C19th red brick cottages with pantile roof and end stack to left.  No 24 is rendered and painted. There is modern joinery in existing openings.

30 & 28
A pair of C19th cottages built of red brick with a red brick roof with central axial stack. The entrance to No 30 is in Popson Street, the entrance from Chaucer Street being closed up.  No 28 still retains its original casement windows and entrance door under segmental brick arches.

Rose Lane
Sunday School
Former Sunday School, 1869 and later. Two aligned single storey blocks linked by a once glass roofed atrium. North block has six windows and is built of red brick with gault brick piers and a black pantile roof with parapet gables and late 20th-century outshut to west. The sash widows have 12 panes and semi-circular heads with stone sills and flat gauged brick arches.

St. Johns Road
Odd
17, 19, 21
Terrace of three houses built in 1908 in red brick with a black pantile roof.  The terrace is two storied each house having a 'L' shaped plan, parapet gables and ridge stacks. Each dwelling has two windows at 1st floor, those to left with semicircular heads with decorated stone lintels. At ground floor level there are an entrance door with a fanlight and a brick canted bay with a hipped slate roof. The openings have stone lintels and the fenestration is modern. There are front gardens with enclosing 1m high brick walls with piers. Date stone inscribed Belle Vue Villas, 1908.

23-37
A row of eight terrace houses, built in the early 20th-century of red brick with a hipped slate roof. Façade is A,B,A,B,A,B,A,B with a continuous plain tile outshut forming bay window and porch between pairs. Only 27 has fenestration anything like the original building. It has at 1st floor, 2 pane sash windows, and 2 pane sash window with margin lights in the bay at ground floor level, in openings with gauged brick arches. There is a half glazed entrance door with glazing bars and fanlight. The terrace is set back behind a low brick wall, rebuilt in modern materials in 23-29. Similar in layout and design to 39-49.

39-49
A row of six early 20th-century terraced houses built of red brick with hipped pantile roof.  The façade is A,B,A,B,A,B,A,B with a continuous plain tile outshut forming a bay window and porch between pairs. The window and door openings have gauged brick arches. The joinery is modern. The terrace is set back behind a low brick wall with stone copings. Similar in layout and design to 23-37.
No 53
Garage & Store in the curtilage of The Gables a grade II* listed building. Former stable and carriage house, built in the mid-19th-century of timber-frame and clay lump with a hipped black pantile roof. Rendered and weather boarded.

No 53
19th-century boundary wall to the south built of brick and flint rubble. The wall contains a blocked gateway into No 55

No 55
A pair of mid-19th century agricultural workers cottages being altered into a single dwelling at the time of survey. Built of red brick with gault brick detail and hipped slate roof with end stacks. A rectangular two storey plan with central projecting wing containing entrance doors on the north and south faces, paired windows at ground floor and a single cross casement at first floor with semi-circular painted brick arched heads. (The north door is blocked). The outer windows on each floor have new 3 light casements in original openings made at ground floor level with gauged brick segmental arches. The façade is decorated with an Italianate eaves console frieze and a first floor band with a gault brick nail head frieze.

No 55, Range of 19th-century privies and stores or pig sties. Built of brick and flint and brick in two phases with a lean-to pantile roof. L ledged and braced stable doors alternating with timber slatted doors.

Barns Adjoining No 55
C17th –19th century barns stock houses, stables and implement sheds. ‘L’ shaped plan barn; the range parallel to the road is 18th-century and part timber-frame and part C19th-century brick. It has a black pantiled and weather-boarded extension to south. The range at right angle to the road is 17th-century with a 19th-century extension to east and clad in tarred weatherboard. The principal barns have painted corrugated iron roofs. Further to east is a 19th-century brick stable with a pitched roof and south outshut clad in red pantiles. The stock houses and implement sheds project south and form south facing yards. They are timber-framed and clad in tarred weatherboard and have pantiled roofs. The south yards have been partially filled with 20th-century steel roofs, and weather boarded and concrete block walls.

To west of the barns is a 19th-century wall, with gault brick piers and copings and red brick plinth and panels.

The grade II* listed houses of The Ollands and The Gables; the garage and boundary wall to south of The Gables; No 55, its privy and storage buildings, the adjoining barn complex; and the boundary wall to west and the adjacent meadow to east and south are important as a group and for the setting of the town and its conservation area.

St. Johns Road
Even
No 4
A mid-19th-century cottage, built of brick, later painted, with a hipped black glazed pantile roof, offset axial stack and brick corbelled eaves. The façade is symmetrical with 2 windows at 1st floor level and with segmental arches at ground floor level. The windows are two pane sashes and the entrance has a four panel part glazed door.

There is a timber door case with a moulded cornice carried on consoles. The cottage is set back from the road behind an attractive garden.

No 6
A pair of mid-19th-century cottages, built of gault brick with a hipped, black glazed pantile roof with wide eaves and a pair of rear chimney stacks. The façade has 3, 1st floor windows and 2 at ground floor paired with the entrance doors, under segmental brick arches. There is a scar surviving from the removal of gabled porch canopies over the entrance doors. Well set back from the road behind a generous front garden, enclosed by a wooden fence.

10-12
An early C19th-century house, extended both ends and to rear and now two residences. Built of gault brick with a gabled, black glazed pantile roof. Formerly with gable end stacks which are now incorporated into the roof. No 10 has 3, 1st floor sash windows with glazing bars and an entrance door, a sash window with glazing bars, and a large pane casement window at ground floor level. The door has a Regency door case with pilasters and entablature.

There is a forecourt with low wall with a battlemented profile.

No 12 has a flat-roofed extension to south which incorporates a brick and flint wall with louvered openings into the side passage. It has a front garden with a flush boundary wall to the south and a brick wall to the east.

No 14 & 16
Formerly a single house but now divided into two. Built in the late 18th-century of gault brick with a black glazed pantile roof with parapet gable and end stack to the north. There are two windows at 1st floor level with a central blank window. There are three windows at ground floor level with gauged brick arches. The fenestration is modern. The offset centre entrance door has a timber door case with pilasters and entablature. There is a front garden with a brick boundary wall.
18 & 20
Attached pair of early 19th-century cottages built of random coursed flint with a hipped slate roof and large central chimney stack with decorated chimney pots. The building has a square plan with rear wings on the diagonals.

The façade facing the road has 2 bays with the entrance door at the side. The ground floor windows have polychromatic rustic brick arches. There is a low wall enclosing the forecourt.

22 & 24
An attached pair of early 19th-century houses, built of red brick and rendered brick with a hipped slate roof. They have a square plan with a pair of rear stacks and later added wings to north & south. The façade has two windows and a central blank window. The windows have sashes with glazing bars. The entrance doors are close together and have 6 panels and are part glazed. The door cases have pilasters and an entablature.

Scales Street
10
House, 19th-century, built of rendered and painted brick with a black pantile roof. ‘L’ shaped plan with parapet gables and end chimney stack. Asymmetric façade of 4 windows. Sash windows with glazing bars at first floor level, 16 pane sashes at ground floor level. There is a cantilevered timber bay to right and an off-centre part glazed entrance door to left with a timber door case with pilasters cornice and pediment. The hard render disguises the period and style of this building.

12 (Belcher’s Garage)
Former drill hall and now a vehicle repair workshop designed by John Doe, Architect & Builder of Bungay. Built in the 1st quarter of the 20th-century of red brick with a slate roof. The west and south elevations are painted. Rectangular in plan, there is a short wing to west and a gable to east with a chimney stack at its apex above a window. The roof has parapets and the base of a ridge ventilator.

14
House, 1st quarter of the 20th-century in an Arts & Crafts style and designed by John Doe, Architect & Builder of Bungay. Built of rendered masonry with timber-framing on a brick plinth and with a black glazed pantile roof. ‘T’ shaped plan with gable facing road. The ridge stack is shared. Two window, openings with segmental red brick arches per floor. There is a 1st floor plat band in red brick. The doors and windows and porches are modern. Good forecourt wall with canted brick coping.
38 & 40
2 storey, ‘T’ plan, early 20th-century, semi-detached cottages built with Fletton brick with a black glazed pantile roof. The ridge stack is shared. One window per floor, the openings with segmental brick arches. There is a 1st floor plat band and lozenge decoration in red brick. The doors and windows and porch of 38 are modern. However No 40 retains its original 4 pane sashes with segmental red brick arches. The entrance door has 4 panels & is part glazed. The slate -roofed gabled porch has trellis side panels with ballusters and a spandrel decorated with a fretted bargeboard, tie beam, arch braces and king post finial. There is a good forecourt wall with canted brick coping.

42
2 storey, ‘T’ plan, early 20th-century, cottages built with Fletton brick with a black glazed pantile roof. Internal end ridge stack. Two windows per floor, the openings with segmental brick arches. There are two 1st floor bands in red brick. The doors and windows are modern. No 40 retains its original slate -roofed gabled porch with trellis side panel with ballusters. There is a good forecourt wall with canted brick coping.

44
Detached house, early C20th reflecting no in design. Built of gault brick with red brick bands and window arches. Smut pantile roof with end stack at the left hand end. Façade has two windows at 1st floor. $ pane sashes with segmental brick arches. Gabled timber porch with slate roof and trellis slides. Good forecourt wall with canted brick coping. Original detail survives.

46 -48
A pair of cottages, built of red brick with gault brick quoins and arches. Black glazed pantile roof with central axial stack. Façade was originally 2 windows, retained in No 46 but altered in 48. There is a gabled pentice porch on No 46 and a modern porch on 48. Good forecourt wall with canted brick coping.

Webster Street
2-4
Pair of 19th-century cottages built of brick with a pantile roof. ‘T’ shaped plan with central axial stack and parapet gables. Modern windows in existing openings, reflecting the original glazing style. Two windows, three lights to 1st floor three lights with transom on ground floor. The doors have gabled porches supported on brackets. The door to left is original. A nice example of a small artisan cottage.

Wingfield Street Odds
39-41
A pair of early C20th ‘semi-detached’ houses built of red brick with gault brick plat band. Black pantile roofs with central axial stacks and parapet gables. Façade of one window. The ground floor windows have wedge lintels and modern casements and entrance doors. Good forecourt wall with canted brick coping.

Wingfield Street Evens
28-36
A group of semidetached houses built c. 1936 of red brick with hipped pantile roofs. They contribute to the spatial enclosure in the street and provide an element of continuity of design in housing in the area.

38-44
Terrace of four houses known as Prospect Place, and built before 1860 in gault brick with a slate roof. Built in 2 stories, each house has a central axial stack and the terrace has parapet gables. Each house has 2 windows, the fenestration being under segmental gauged brick arches. The entrance doors have double brick reveals and semi-circular arches in the early Victorian tradition. Original doors and windows survive only in No 42. The widows are sash with glazing bars and the entrance door has 6 panels with a fanlight above with radial glazing bars. No 38 has a ground floor, flat roofed, brick and timber canted bay window with 5 light casements windows with a transom.
Appendix 2
Significant Green spaces
In describing a green space there is a presumption that it will be preserved.

Bridge Street
Garden land of No 45
The open space is important in views of Bridge Street across Falcon Bridge.

1, Castle Lane
Land including the gardens of houses between Wolds Dyke and Castle Lane.
The area is seen in important long views of St Mary’s Tower and Bungay in its rural setting seen from the west.

Land between Castle Lane and the Inner Bailey
Part of a steep bank on the site of the town ditch and the castle bailey. Part of the earthwork that is continuous along Castle Lane.

Castle Hills
A small quiet green space, comprised of a grassed valley between high gorse covered hillocks comprised of the outer bailey bank and the town ditch. The west end of the valley looks down on Castle Lane where the informal planting is continuous along the eastern side of the lane and the sides of the inner bailey.

The top of outer bailey bank can be approached by shady stone steps from the junction of Castle Lane and Castle Orchard. Also there are steps up to a walk on the top of the southern hillock with views looking west. The area is part of a network of quiet walks along Castle Lane and the western edge of the town.

Castle Orchard
Inner Bailey and Castle.
A quiet green space, traversed by footpaths, in the heart of the town, enclosed by hedges and trees and dominated by the drum towers of the castle ruins. The space is defined by grass covered banks, the remains of the castle fortifications, suggesting the layout of the castle. The castle ruins provide a significant ecological habitat.

Earsham Street
Gardens of No 55, Waveney House
The Georgian façade of the house and the stable yard wall and the stables can be seen across the generous gardens laid out across the façade of the house and which slope down to the river edge. The spacious and mature gardens with walls and trees, contribute to the appearance of the area and the setting of the listed building.

Gardens of No 73, Scott House
A spacious and mature garden, laid out behind the historic walls of the building. They are part of the setting of the listed building which can be glimpsed from the public realm through gateways and from the river edge.

Flixton Road
No 14
The garden contributes to the rural setting of the listed building and its relationship with its coach house and views west across the marshes.

Lower Olland Street
Gardens of No 37 (Holmwood)
Originally the Vicarage garden, it provides a generous garden commensurate with the historic character of the building and containing garden trees and shrubs. Part of the setting of the listed building.

Outney Road
Green wedge west of the carriageway
A sloping green that divides the street and part of the earthworks of the town ditch, that continues out on to the marshes and Outney Common north of the conservation area.

Gardens of Nos. 7, 6 & 13.
Part of the rural setting of the buildings, continuous with the countryside to north and west.

Gardens of St Edmunds Homes
Part of the setting of the buildings with an area of grassed forecourt providing views of the building from the road.

Trinity Street
Gardens of No 6, The Old Vicarage
Generous gardens appropriate for the setting of the listed building. Contributes to the financial and practical viability of the listed building. Contains trees and shrubs which make a visual contribution to the conservation area. Attractive gates & railings.

Gardens of 8 Trinity Street
Generous gardens appropriate for the setting of the listed building. Contributes to the financial and practical viability of the listed building. Spatially continuous with Trinity Churchyard. Contains trees and shrubs which make a visual contribution to the conservation area.

Gardens of 19 Trinity Street
Spacious gardens stretching from Trinity Street down to the Waveney marshes. They contribute to the financial and practical viability of the listed building.
Part of the ‘green setting’ of the town seen from
the north west.

**Gardens of Trinity Hall**
Extensive gardens behind the garden walls in Trinity Street. Contributes to the financial and practical viability of Trinity Hall. Part of the ‘green setting’ of the town seen from the north west.

**Upper Olland Street**
**Garden of No 37, Holmwood**
The garden of the former vicarage, that adds spatial variety to Upper Olland street. Contains mature trees which contribute to the character of the conservation area. The setting of the building should be generous reflecting its historic use. Contributes to its functional and financial viability.

**Burial Ground of Emmanuel Church**
Enclosed on three sides, an attractive and domestic scale space adding spatial variety to Upper Olland Street. Integral part of the setting of the listed church.

**St Mary’s Street**
**St Mary’s Churchyard**
Represents the Priory Precinct. Fine views across the space of buildings in the adjoining streets. Essential element of the setting of the church. Attractive ensemble of grave stones. Church yard trees contribute to the conservation area. Important below ground Archaeology

**St Edmunds Churchyard**
Part of the setting of the listed church, presbytery and walls. Its trees, seen above the boundary wall, contribute to the conservation area. Important below ground Archaeology

**Staithe Road**
**Land including gardens between Staithe Road and the River Waveney.**
Area includes water management systems of the water mill and watercourses which connected the Staithe to the river. Also the area contributes to the setting of the water mill and the former maltings. Significant in views of the town from the northeast.

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**Appendix 3**
**Prevalent & traditional building materials**

**Walls**
**Flint & field stone**
The local geology is without building stone except for stones from the fields and flints, used whole, or broken open to expose their black vitreous interior. Laid random coursed or in decorative patterns they were combined with imported stone, used to make corners, window reveals, window tracery and door openings. Later, brick was substituted for stone. Examples of random coursed flint rubble is the castle. An example of flush work is found on St Mary’s Church.

**Timber-frame**
Employed for less prestigious projects, an oak framework, in filled with clay daub on timber wattles was used. The frame might be elaborate and for display or covered in lime and sand render and lime washed. Coloured lime washes were derived from earth pigments and could be pink or pale ochre.
Industrial timber buildings were clad in timber boards and either tarred or painted. White or red lead paint would be used to preserve the boards.

**Brick**
Brick was widely used and laid using several jointing patterns depending on age and wall thickness. The colour of the brick varies with the iron content in the clay and the temperature of firing. Red bricks can vary from pale red to blue. Blue bricks were used to make patterns in the brick while darker and lighter mixes of brick providing a rich variety of colour and tone.
Bricks were made locally. Some Bungay buildings are made from St Cross Bricks, with cross shaped frogs.
Yellow or white bricks became fashionable in the 18th-century, resembling stone and being hard and durable. They are made from gault clay which is without iron.

**Roofs**
**Clay tiles**
Roofs were originally thatched, a material abandoned in towns because of the risk of fire. Red clay plain tiles took the place of thatch. They are half lapped and hooked on to battens with timber pegs. Roofs needed a steep pitch to insure water run off.
Clay pantiles are found in all shades of red, in grey or smut colour. In north Suffolk and southern Norfolk, shiny black glazed pantiles are common. Pantiles are larger than plain tiles and used with about a quarter lap. They are hooked onto roof battens with integral clay nibs. Their profiles can be corrugated, flat and the more common ‘s’-shape. Roof pitches for pantiles can be significantly less than for plain tiles.

Slate
Slate roofs allowed the use of roof pitches of about 30 degrees. The slate was nailed through holes in the head or centre of the slate to roof battens with iron nails. There should be three thicknesses of slate at the lap. A slate roof imposed a lighter load on the roof than clay so the structure could be lighter and cheaper.

Slate was imported into Suffolk following improvements in transporting bulk goods. Welsh slate is generally blue grey in colour and was widely used and is known to be durable. Prestigious buildings often required Westmorland slate which is green. Slates come in a variety of sizes sometimes laid in diminishing courses and at others, with the bottom clipped into a curve to look like scales.

Appendix 4:
Useful information

Useful Web addresses

Department of Culture Media & Sport (DCMS) www.culture.gov.uk

Broads Authority www.broads-authority.gov.uk

English Heritage: www.english-heritage.org.uk

Institute of Historic Building Conservation www.ihbc.org.uk

The Society for the Protection of Ancient Buildings www.spab.org.uk

Ancient Monuments Society www.ancientmonumentssociety.org.uk

Council for British Archaeology www.britarch.ac.uk

The Twentieth Century Society www.c20society.org.uk

The Victorian Society www.victoriansociety.org.uk

The Georgian Group www.georgiangroup.org.uk

The Garden History Society www.gardenhistorysociety.org.uk
Appendix 5

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Pages 62 & 63 have been found to contain errors. We have corrected these to accurately reflect that which was approved by Full Council on March 26th 2007.
Suggested Boundary Changes to the Conservation Area
(Capital letters in brackets refer to ‘additions and deletions’ map on page 62)

Outney Area
(A) 37-43a Broad Street (odds) and 82-86 Broad Street (evens)
To include a 19th-century terrace and an 18th-century cottage.

(B) Green Dragon Popson Street
To include the public house and the 19th-century yard buildings.

(C) 18-30 Chaucer Street (evens)
To include the Centenary Rooms and a row of 19th-century artisan cottages.

D) Nos. 2 & 4 Webster Street
To include a pair of attractive simple 19th-century terraced cottages.

(E) 10-16 Scales Street (evens)
To include a former church hall, an early Victorian House and two ‘Arts & Crafts’ style houses.

The Ollands Area
(F) Sunday School and Garden Walls, Boyscott Lane
To include the Victorian Sunday school and part of the long linear space lined by red brick garden walls in Boyscott Lane.

(G) 14-52 Staithe Road (evens), 26-44 Wingfield Street (evens), 31-37 Wingfield Street (odds) and 2 & 4 Beccles Road
To include good Victorian terraces Nos. 30-38 Staithe Road and Nos. 36-41 Wingfield Street.

Southend Road Area
(H) 17-49 St John’s Road (odds) and 4-24 St John’s Road (evens).
To add Edwardian & Victorian cottages at the gateway of the town to the conservation area.

(L) 51-55 St John’s Road (odds) and Ollands Farm Barn & Meadow
To add an historic group of farm buildings including 51, The Ollands; 53, The Gables; 55, & outbuildings and curtilage walls; and the farm buildings including barns sheds and covered yards. Also the adjoining pasture.

Suggested Omissions to the Conservation Area

(J) 20 & 18 Flixton Road.
To omit buildings on the edge of the conservation area that are not of special architectural interest.

(K) 30-40 Southend Road (evens)
Buildings on the edge of the conservation area that are not of special architectural interest.
**Intrusion or Damage**
*Suggested remedial action in italics*

**Castle Hills.** The wall top walks are no longer accessible and the area is populated by trees and gorse. There are items of children’s play equipment and park benches, informally laid out. There is no overall visual coherence. Views out of the area becoming obscured by trees.

*A conservation plan should be commissioned with clear objectives, which take into account the requirements of public amenity, nature conservation, visual amenity, archaeology and visual impact on the conservation area.*

**Castle Inner Bailey**
Despite its location and history, the inner bailey is lacking in visual interest and is blighted in a minor way by fences and railings and park benches.

*A conservation plan should be commissioned with clear objectives, which take into account the requirements of public amenity, nature conservation, visual amenity, archaeology and the visual impact on the conservation area.*

**Castle Lane**
**Short Bridleway at the South end of No 73 Earsham Street**
The short bridleway is lined either side by flint and brick walls leading to the river. It is obstructed by vigorous brambles which obstruct the way down to the river.

*Control Brambles and clear bridleway. Repair walls.*

**Earsham Street**
**Land at the rear of No 37, The Castle Hotel.**

A footpath runs from Earsham Street to the Castle bailey from which the area is visible. It contains a car park and some shabby lock up garages. The area is across the line of the castle ditch and contains fragments of the medieval walls and later old brick and flint walls on the lines of medieval property boundaries.

*The area has potential for change, though first there should be a thorough archaeological examination and consideration for scheduling. (see Walls)*

**Traffic**
**St Mary’s Street, Market Place, Earsham Street & Broad Street**

There is a high volume of traffic including large heavy goods vehicles passing through the central streets of the town. The traffic is detrimental to pedestrian comfort, safety and health and impedes pedestrian movements in the streets.

*Recent measures have reduced traffic flows in Bridge Street, and consideration is being given to provide an access from the by pass to the printing works.*

7.73 of the Draft Local Plan states that: ‘Heavy goods traffic travelling through Bungay town centre remain a cause for concern’…..’There is considerable local support for a north-south by-pass’…..’Waveney generally supports the principle of a scheme although no route has been identified at this stage’

**Chaucer Press Print Works.**
The Chaucer Press has had a long and productive association with Bungay which it is hoped will continue into the future. The works are situated within the historic core of the town, in an area of archaeological importance on the northern edge of the conservation area and have an impact on views into and out of the conservation.
area. The increasing scale of industrial development can result in development of inappropriate scale and massing and use of materials out of context with its location. The works have an impact on views: from the A143 and Outney Common; from north and east from Outney Road; north from Chaucer Street; from Scales Street and from Broad Street.

Development proposals should include measures for archaeological mitigation and recording together with measures to visually integrate new buildings into the local scene by designing in an appropriate scale, massing and materials.

The urban grain and spatial enclosure of Chaucer Street, Popson Street, Scales Street and Webster Street have become fragmented by industrial development and traffic mitigation.

Future development should aim to restore the urban grain and spatial enclosure around the periphery of the works.

Priory Lane
There is a gap site and dereliction in the south side of Priory Lane at the rear of 42 St Mary’s Street.

The owners should be encouraged to bring forward proposals for the development of the site.

Priory Lane Car Park
The area occupied by the Priory Lane car park is visually incoherent without shape or focus, with the public toilet as its centre. The area should be considered in future enhancement programmes.

St Mary’s Street
No 40
Formerly the Co-Op and latterly a small supermarket, it is now closed and boarded up. While appropriate redevelopment could positively enhance the character of the area, the retention of retail use may help to sustain retail activity in the Street.

Staithe Area
The area between the mill and the river is an area where the natural environment predominates and where there is the potential for a quiet riverside walk. The area contains a redundant floor maltings and some small riverside houses. There is a danger of sporadic development here which could quickly erode the areas special character.

The area is within the Broads Authority Area and can be protected from inappropriate development.

No 31 & 33 Staithe Road and the adjoining garage
The three storey buildings are in harmony with the scale and character of the buildings within the conservation area. The garage workshop appears to be redundant.

Walls
Brick and brick and flint boundary walls are a significant feature of the conservation area and are too numerous to identify in this appraisal. Some are in good order while others are in a poor state of repair.

Resources should be found to commission a survey of the boundary walls within the conservation area which would include their architectural or historic importance, the contribution the make to the character or appearance of the conservation area and their state of repair. This survey would be a useful too in ensuring their
protection and also for preparing a prioritised action plan for their conservation.

Wharton Street
Carpark
The car park was formed by clearing the area of cottages, so that the visual enclosure of Upper Olland Street and Wharton Street was lost, and subsequently an area of parked cars and a bottle bank exposed to view.

The attractive tree screen could be enhanced with shrubs or hedge with the loss of a few car parking spaces to screen the cars and reinforce the street enclosure.

Windows and Doors
A high proportion of the traditional timber joinery in areas of terraced housing has been lost and been replaced by uPVC components. Sash windows, are an important visual and historic element in a Georgian or Victorian terraced house, and their loss robs the buildings of a significant part of their character.

The further removal of traditional timber windows and doors from buildings within the conservation area should be resisted though the use of Article 4 Directions. The practical and environmental advantages of sash windows should be promoted.

Opportunities for spot listing

Broad Street
Former billiard room of 10 Earsham Street
Centenary rooms of c.1911

Castle Lane
Boundary Wall of Scott house, leading down to the river

Earsham Street
35, Castle Hotel
18a Former London & Provincial Bank
50 & 52
A pair of C19th houses with semicircular bay windows

Flixton Road
Coach house of No 14
17 & 19
More complete than the grade II listed 13-15.

Lower Olland Street
No 29, Former fire station to be recommended for historic interest
6 & 8
Fine pair of early 19th cottages, inexplicably omitted from the original list.
35-37
Recommended for the shop front and windows

Nethergate Street
Former maltings

Outney Road
8-22, The St Edmund’s Almshouses
St John’s Road

No 55, out buildings and garden walls for group value with the Barns to Ollands Farm

Barns of Ollands Farm

St Mary’s Street
St Edmund’s Church Wall

Scales Street
No 14, Arts & Crafts style house by John Doe

No 16, Arts & Crafts style house by John Doe

Southend Road
7, Surviving pair of 4 estate cottages with Gothic detail

Trinity Street
Wesleyan Methodist Church

No 7
Garden buildings of No 7 including walls, smoke house and ice house.

House attached to the rear of No 7

Front garden wall of no 6

Upper Olland Street

No 18 included for the shop front.

Wingfield Street
Bungay Primary School of 1877 by John Bond Pearce.
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