



BECCLES Conservation Area

Management Plan

*Written by
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in conjunction with
The Beccles Society
on behalf of
Waveney District Council and
the Broads Authority*

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Boundary wall to Lavinia Cottages, from Fen Lane



Lavinia Cottages from the south



North Northgate from the river



St Michaels Church and Tower seen from the river

Beccles Conservation Area Management proposals

Introduction

This plan addresses the issues and recommendations for action arising from the conservation area appraisal undertaken in the spring of 2009. Change will be regularly monitored and a photographic survey has been completed.

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EXTENSION AND CHARACTER
AREA BOUNDARY REVISION*

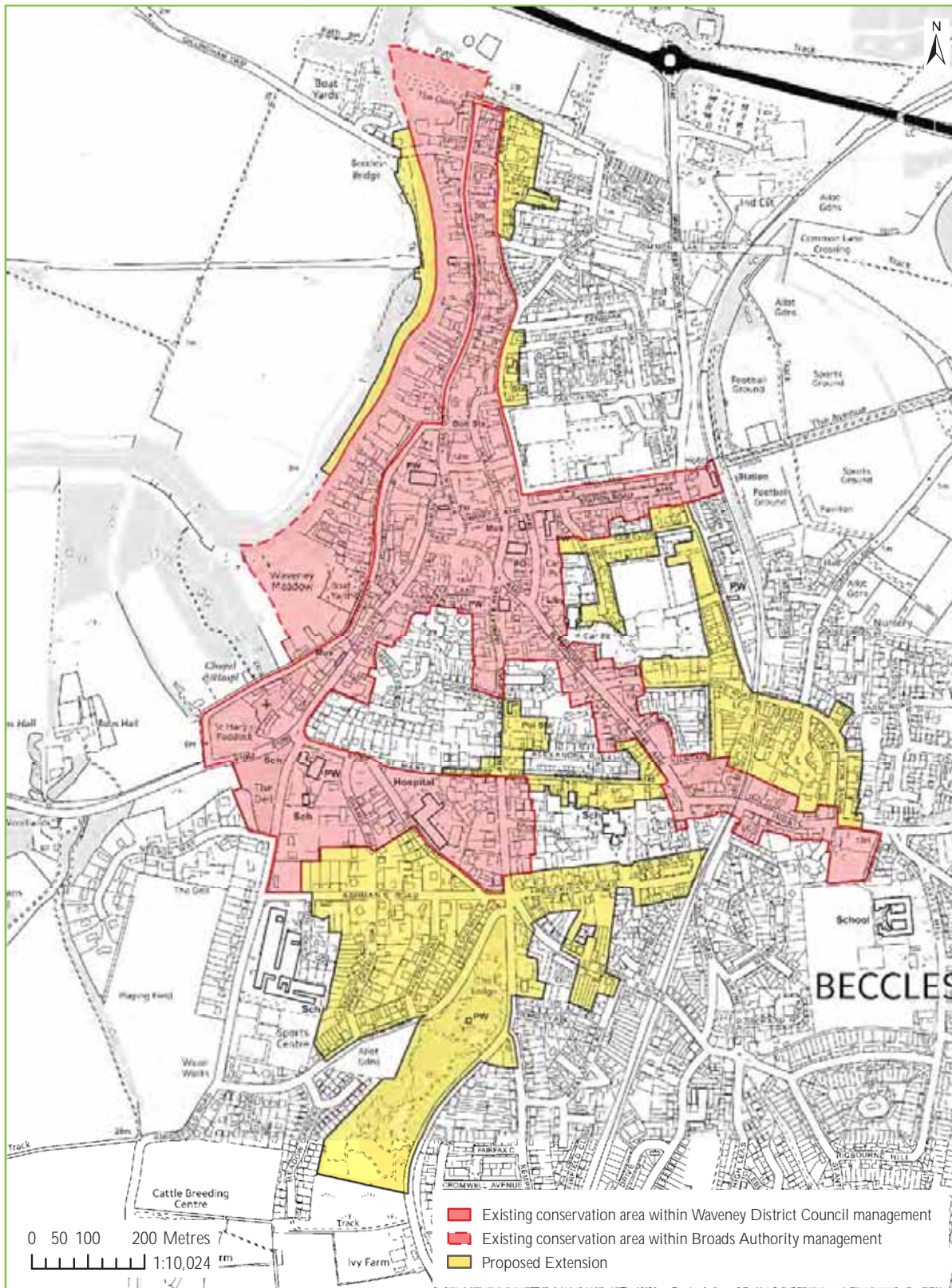
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Map of Beccles showing proposed revisions to the boundary of the conservation area

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*Puddingmoor and
Ballygate from the river*



Upper Grange Road



Gosford Road, west side



58 and 60 Fair Close

Conservation Area Extension and Character Area Boundary Revision

It is proposed to extend the conservation area to include all parts of Beccles thought to be of special architectural or historic interest. Please see map on the previous page.

It is also proposed to reconfigure the existing character areas within the Beccles conservation area, to better align with the town's historic development. Please see map on page 7.

Proposed Extensions to the Beccles Conservation Area

Currently excluded from the Beccles conservation area, in addition to significant twentieth and twenty first century development, are significant historic elements of the town. It is therefore recommended that the conservation area be extended to include the following areas; this would also give added protection to significant green spaces and important views. See map on page 13.

- The North Beccles Character Area 2 would benefit greatly from an extension to the east to include Lavinia Cottages and New House in New Road and their northern boundary wall, plus parts of the east side of Ravensmere and Ravensmere East odd house numbers. A small proposed extension to the North Beccles area takes in properties and public gardens to the east of Ravensmere between Denmark Road and Caxton Road. A further small extension across the river to the west of the area takes in a river walk, enabling the attractive river frontages of properties in Northgate to be seen and an understanding of the historic use of the River Waveney to be gained.
- The Cliff Character Area 3 is proposed to be extended westwards to extend the river walk into the Puddingmoor area.

- An extension to the South Beccles Character Area 4 to include the Grange Estate which, as an example of town planning fed purely by speculative development, is of importance. Some parts of the estate have been much modified and are therefore excluded.
- The Station Road Character Area 6 is proposed to be extended southwards to include parts of the west side of Gosford Road and further areas of Fair Close.
- A London Road Character Area 7 is proposed, comprising parts of the historic 'South Extension' to the conservation area, with further extensions to include parts of London and Alexandra Roads to the north, areas to the west of Blyburgate and the south of Peddars Lane to the north east, Fredericks and parts of St George's Roads to the east and London and South Roads and the cemetery to the south.
- Finally the entirely new Grove Road Character Area 8 is proposed to include much of Grove Road, the east side of Kilbrack, parts of Ingate, Holly Grove and The Harbourage.

No parts of the existing Beccles conservation area are proposed to be removed.

Notes on Character Area Boundary Reconfiguration

The existing divisions resulted from the designation and subsequent extension of the Beccles conservation area and do not properly reflect the town's historic development. However, detailed analysis of the area and resulting proposed extensions suggest different character area boundaries which more closely follow the historic sequence and significance.

Character Area 1: Town Centre (amended)

Medieval core based on burgage plot pattern emanating from the two market squares.

Character Area 2: North Beccles (amended and extended)

The proposed New Road extension should certainly have been included before now. A further extension to include the Denmark Road/Caxton Road area in its entirety was considered but not thought to be appropriate due to the level of loss of features that the properties had sustained, but a smaller extension of the east side of Ravensmere between these two roads is now proposed.

Character Area 3: The Cliff (amended)

This previously divided Ballygate into 3 separate character areas. Ballygate is very much part of medieval Beccles in its entirety. New character areas 1, 2, 3 and 5 contain the medieval footprint.

Character Area 4: South Beccles (amended and extended)

Previously contained parts of Ballygate, The Grange Estate and London Road. These are now proposed to be separated leaving mostly early twentieth century properties forming part of the Grange Estate, a fine suburban development with many individual houses of architectural interest, within this character area. Many very good quality homes reflect the affluence of the 'market' at that time.

Character Area 5: Ingate (amended)

Needed to be redrawn to better demarcate the medieval core from its arteries. Northgate, Ballygate and Blyburgate are the three principal medieval and pre-medieval routes converging and crossing the river.

Character Area 6: Station Road (extended)

This area is proposed to be significantly extended but in a somewhat fragmentary fashion owing to much poor quality twentieth century modification. It is therefore proposed to extend only for historic or social reasons or where sufficient architectural character remains to justify inclusion. Fair Close nurses' houses



*Fredericks Road,
from the east*



The Cemetery Chapel



Grove Road, west side



2 The Harbourage

built by the town inspired by the Crowfoots and of local historic significance (Fair Close has ancient history). Properties on the west side of Gosford Road, both commercial and residential, retain their original form in the main and have a strong character. This area needs to be controlled as it is the edge of the conservation area. Gresham Road was considered for inclusion but it was decided that the properties had suffered too much loss of historic detailing.

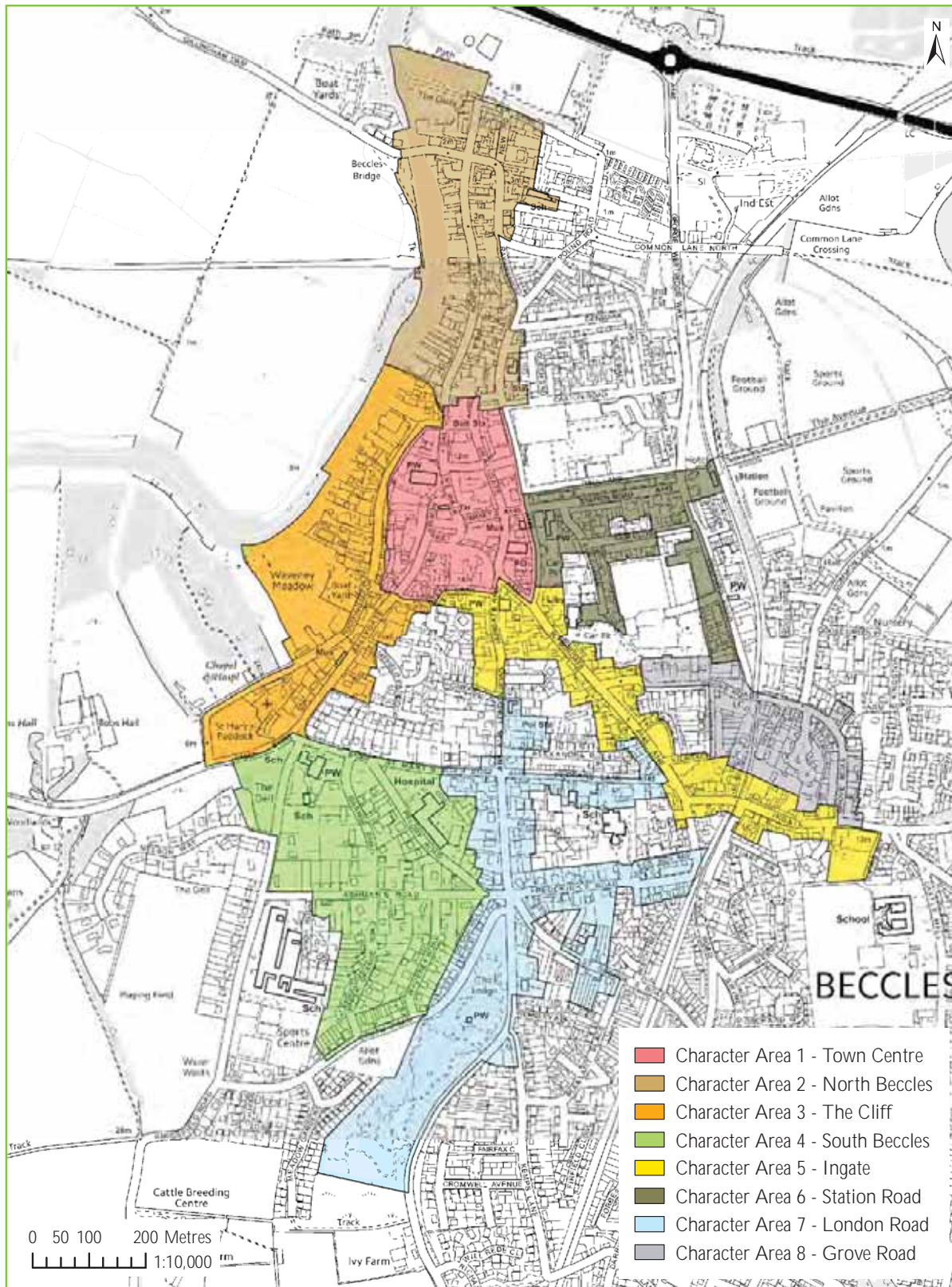
Character Area 7: London Road (new character area, extended)

Comprising parts of London Road, Peddars Lane, Alexandra Road, Fredericks Road, St George's Road, South Road and Beccles cemetery, a hinterland between eighteenth and nineteenth century development. Peddars Lane is a historic route of importance and remains so today. Its south side includes some remnants of the late eighteenth century and London Road many good mainly early nineteenth century buildings. A few late nineteenth century properties in Alexandra Road are included, not for its unusual cast iron lintels. The remainder of Alexandra Road was considered to be too much modified to include.

Fredericks and St Georges Roads continue the early nineteenth century town house tradition and, including the cemetery and London Road, the main thoroughfare, readjust the boundary of the town. Victorian cemeteries and chapels are now in 'vogue' and are an excellent open and green space with much historic interest.

Character Area 8: Grove Road (new character area)

Includes Grove Road west of railway, an historic route, possibly medieval, nevertheless with some individual early nineteenth century properties. Quality is generally good. Kilbrack and Grove Road east of the railway continue the late nineteenth century theme of boom development. The Harbourage is a 'garden suburb'-inspired development of slightly idyllic



Character area boundaries

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Historic dormer windows in Northgate



Upvc replacement windows either side of originals in London Road



33 Blyburgate



Flint House, Puddingmoor

rural charm yet so close to the centre and of very good quality.

Article 4 directions for extensions

It is recommended that the article 4 direction, already in place within the Beccles conservation area, be imposed also within the proposed extensions to it.

Article 4 directions make further restrictions on permitted development rights to residential properties in conservation areas. Once these have been imposed in an area, it means that planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare. Because these controls are a removal of what would otherwise be 'permitted development', the planning application is free. Elevations of a property not visible from a public place are not affected and these enjoy the normal 'permitted development' rights for a conservation area.

Further information on article 4 directions can be found in chapter 5 of the Council's Built Heritage and Design Supplementary Planning Document, available at www.waveney.gov.uk/LDF.

Further general Conservation Area advice can be found in the Council's Guide for Owners and Occupiers of Properties in Conservation Areas, available at <http://www.waveney.gov.uk/site/scripts/download.php?fileID=579>

Maintenance and conservation

Prevalent and Traditional Building Materials and Details

All new development within the conservation area should demonstrate an awareness of vernacular forms, materials and details. For reference, a selection of these is shown overleaf. Georgian & Victorian windows, doors and door

cases, with their upright proportion and classical detail, have a major impact on the architectural character of the town, which should be reinforced in new development.

Roof Lights & Dormer Windows

The appropriateness or otherwise of adding such features to existing buildings will differ from one property to another, and will be considered as part of planning applications as they occur. However, as a general rule, roof lights will be supported only on rear roof slopes, and dormers only where they are contextually appropriate.

Upvc Replacement Windows

There has been much replacement in upvc of windows and doors around the town and this has been a major contributor to the degradation of architectural interest in some areas. Although the design and detailing of upvc vertical sliding sash windows has improved significantly in recent years, generally upvc is not considered to be visually appropriate in the conservation area and, where subject to control, will normally be resisted.

Condition and Buildings at Risk

Generally the buildings of Beccles are well cared for. 33 Blyburgate is on the Suffolk Buildings at Risk Register, however, and is cause for concern.

Spot List Candidates

31 Northgate
Flint House, Puddingmoor

Green Spaces and Trees

Whether public or private, the spaces between buildings, as much as the buildings themselves, contribute to the character of the conservation area and it is desirable to preserve them. This is particularly the case with the large garden areas along the east bank of the river Waveney and Puddingmoor, of the Grange Estate and The Harbourage. Where development within open

areas is proposed, consideration should be given to whether this adversely impacts on the conservation area. If so, development should be resisted or modified.

Walls

Boundary walls, built of yellow or red brick or of cobbles with brick quoins, crinkle-crankle or straight, contribute to the special character of the conservation area. The contribution they make is often due to their appearance alone, and by the continuation of a building frontage and its visual enclosure. All historic walls make a positive contribution to the conservation area.

The Public Realm

The Council will take every opportunity to improve the appearance of the streets. The underlying principle is to reduce clutter, co-ordinate design and reinforce local character. Enhancement proposals for paving should retain historic surfaces, and contractors who disturb these surfaces are required to reinstate them. New signs or street furniture should be integrated into the design of the street and historic features, such as red telephone boxes, should remain in their original locations. A proliferation of signs and posts will be discouraged. Undergrounding of overhead power cables will be encouraged. Note that the District Council has only limited control in these areas, where the many statutory undertakers have some permitted development rights.

Further guidance on many of the above issues can be found in the Council's Built Heritage and Design Supplementary Planning Document, available at www.waveney.gov.uk/LDF.



*Modern metalwork
in Newgate*



*Stone details and cast iron flat
arches in London Road*



*Coursed brick and flint
in a Northgate gable*



*Stonework of St
Michael's Church porch*



*A Dutch gable and painted
signage in Northgate*



*Black pantiles and historic
joinery in Old Market*



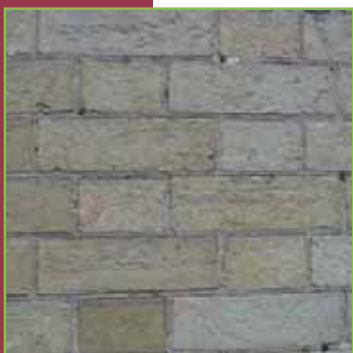
*Decorative iron tie
in Fen Lane*



*Brickwork quoins, cast iron downpipes
and flint cobble surfacing in Northgate*



*Flint cobbles in a modern
development in Puddingmoor*



*Mortar joints with a
'penny roll' in Hungate*



*Stone steps and metal
handrails in Northgate*



*Red brick and flint cobble combined in
a modern wall in Puddingmoor*



Painted brick and coursed, knapped flintwork in Puddingmoor, with decorative bargeboards, slates and chimney stack.



Moulded brickwork and cast iron in Smallgate



Coloured glass in Station Road



A mix of brick and stone in a wall in Puddingmoor



A fine shopfront in Smallgate



Moulded white brickwork in Station Road



Gothic detailing to the rear of St Peter's House, Old Market



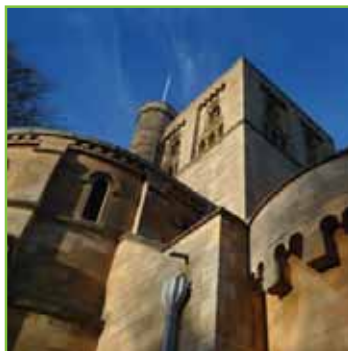
Burnt headers used in Flemish Bond brickwork combined with a blind central window, and decorative eaves detailing. A steep pantile roof with dormer windows



Gauged brick arches and a reeded string course in Station Road



Terracotta detailing at the former Co-op store, Smallgate



Victorian stonework at St Benet's Catholic Church



Modern decorative red brickwork in St Mary's Road



31 Northgate



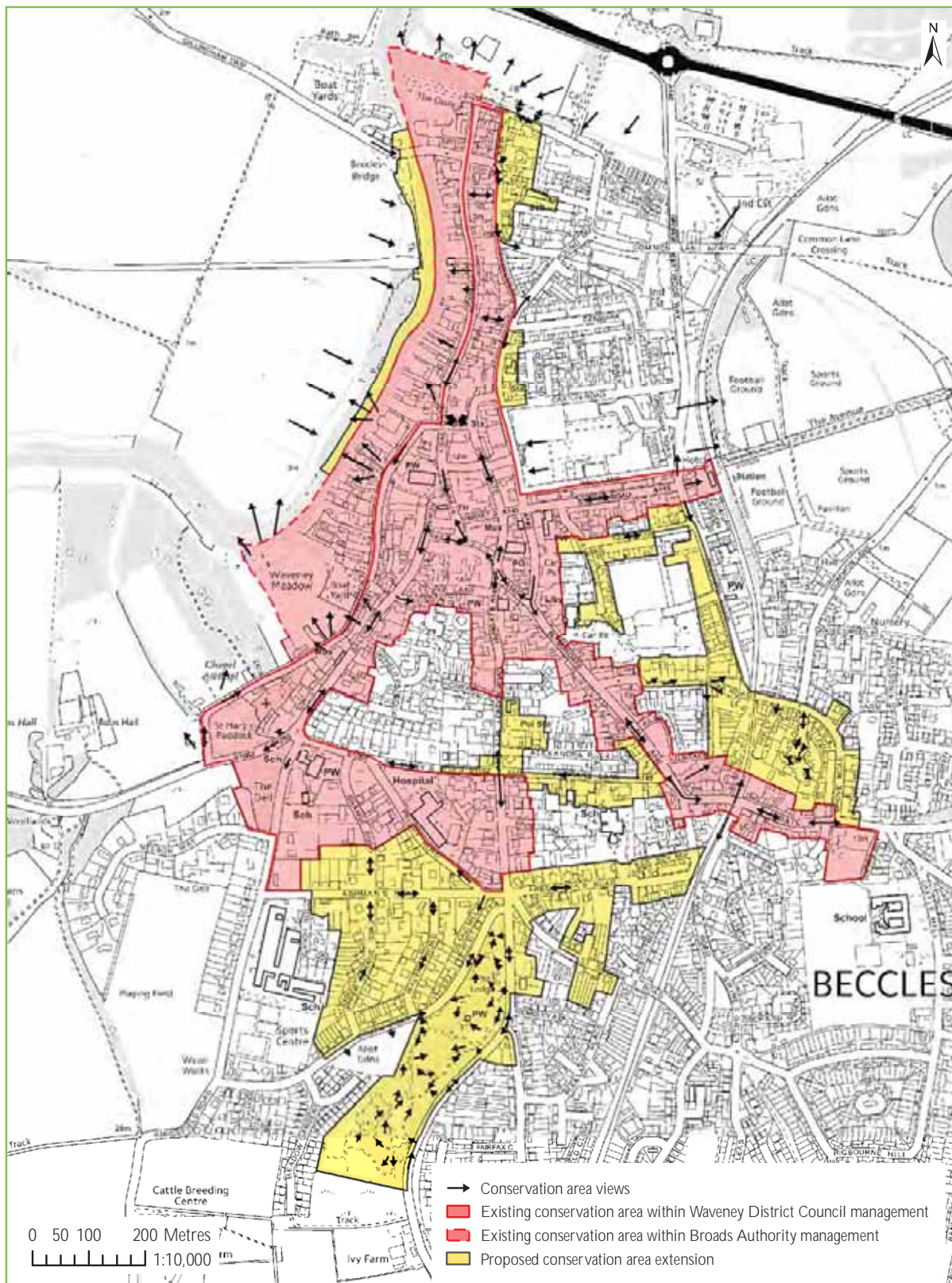
*Gardens along the
riverbank*



*Historic walls in
Puddingmoor*



*Interesting paving design
and proliferation of A-
boards in Exchange Square*



Important views both within the Beccles conservation area and within proposed extensions to it

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7 Waveney Road



The Job Centre, Hungate fails to follow established height, building line or style of its historic neighbours



Congestion in the Old Market



Parked cars dominate in New Market

Action

The Local List

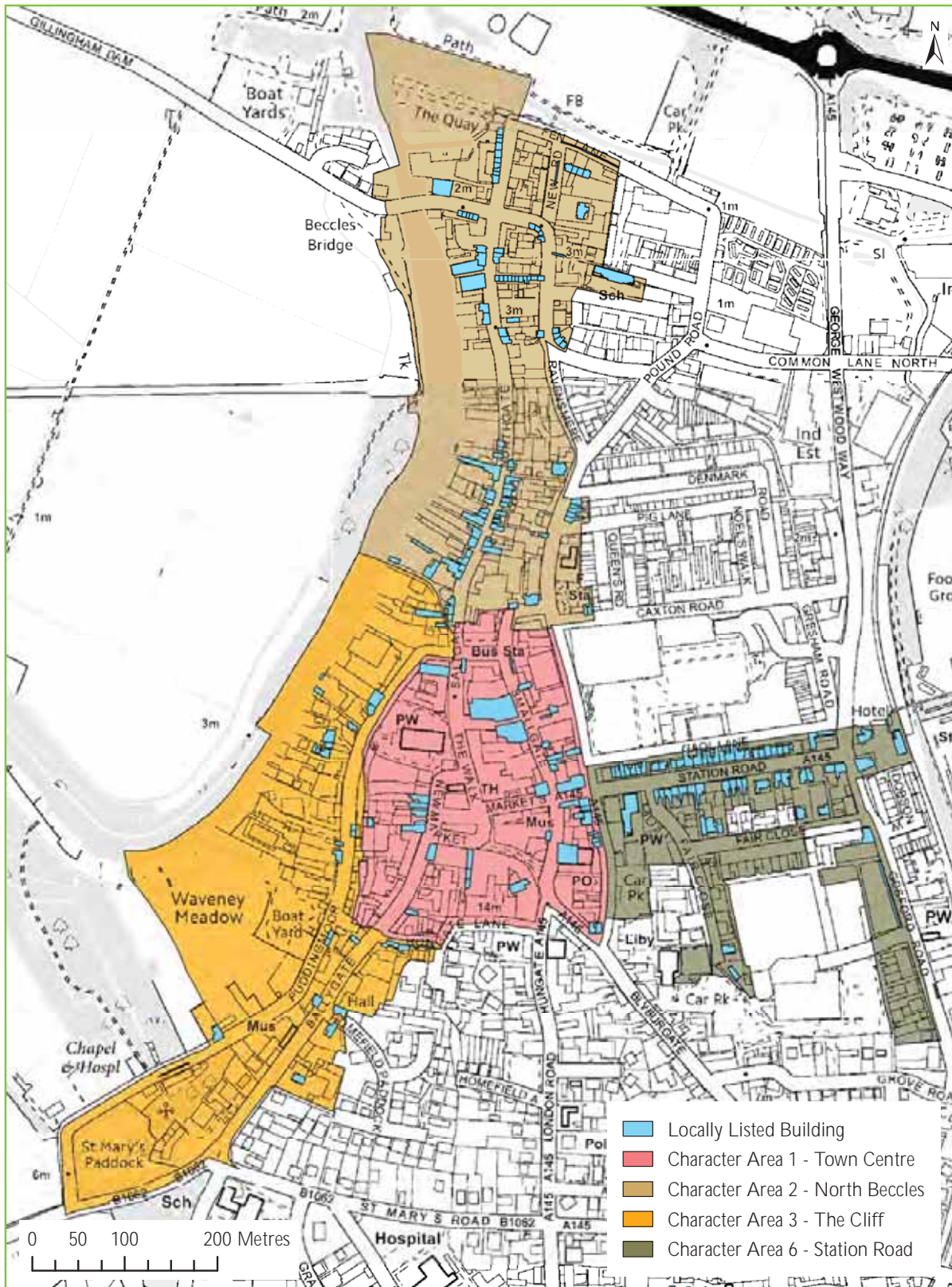
As part of its ongoing programme of conservation area appraisal work, Waveney District Council, with assistance from the Beccles Society and the Broads Authority, has identified buildings which make a positive contribution to the Beccles conservation area, and to proposed extensions to it. These buildings are referred to as 'locally listed', and this is a 'material consideration' in any planning application.

Local listing can apply to buildings, monuments, sites, places, areas or landscapes that have a degree of significance that should be taken into account in planning decisions. Buildings of different designs, styles, uses and eras can be locally listed – including modern buildings. The Council has used the following criteria for assessing candidate buildings, spaces and places which meet one or more of these criteria to merit local listing:

- A. Contribute to the value of the townscape
- B. Be a good or relatively unaltered example of a structure constructed in the local vernacular building tradition
- C. Be a good example of the work of a respected local architect
- D. Have a strong association with a prominent historical figure and/or event
- E. Form a notable example of a coherent planned housing or commercial development.

Buildings are assessed by trained professionals who decide whether they justify local listing.

Further guidance on locally listed buildings can be found in chapter 4 of the Council's Built Heritage and Design Supplementary Planning Document, available at www.waveney.gov.uk/LDF.



Map showing locally listed buildings in character areas 1, 2, 3 & 6

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*Insensitive signage in
Smallgate*

Future Development

Policy CS01 of the Waveney Core Strategy 2009 directs most new development, including housing, to the main towns, with only limited opportunities within larger villages. Generally, it will be expected that development will take place on previously developed land and take into particular account Core Strategy Policies CS02, CS11 and CS17, Development Management Policies DM02, DM22 and DM30 (www.waveney.gov.uk/LDF), and the National Planning Policy Framework (www.planningguidance.planningportal.gov.uk). It would be beneficial to the character of the conservation area as a whole if any future development in close proximity to it could more closely follow the established height, materials and styles employed within its borders.

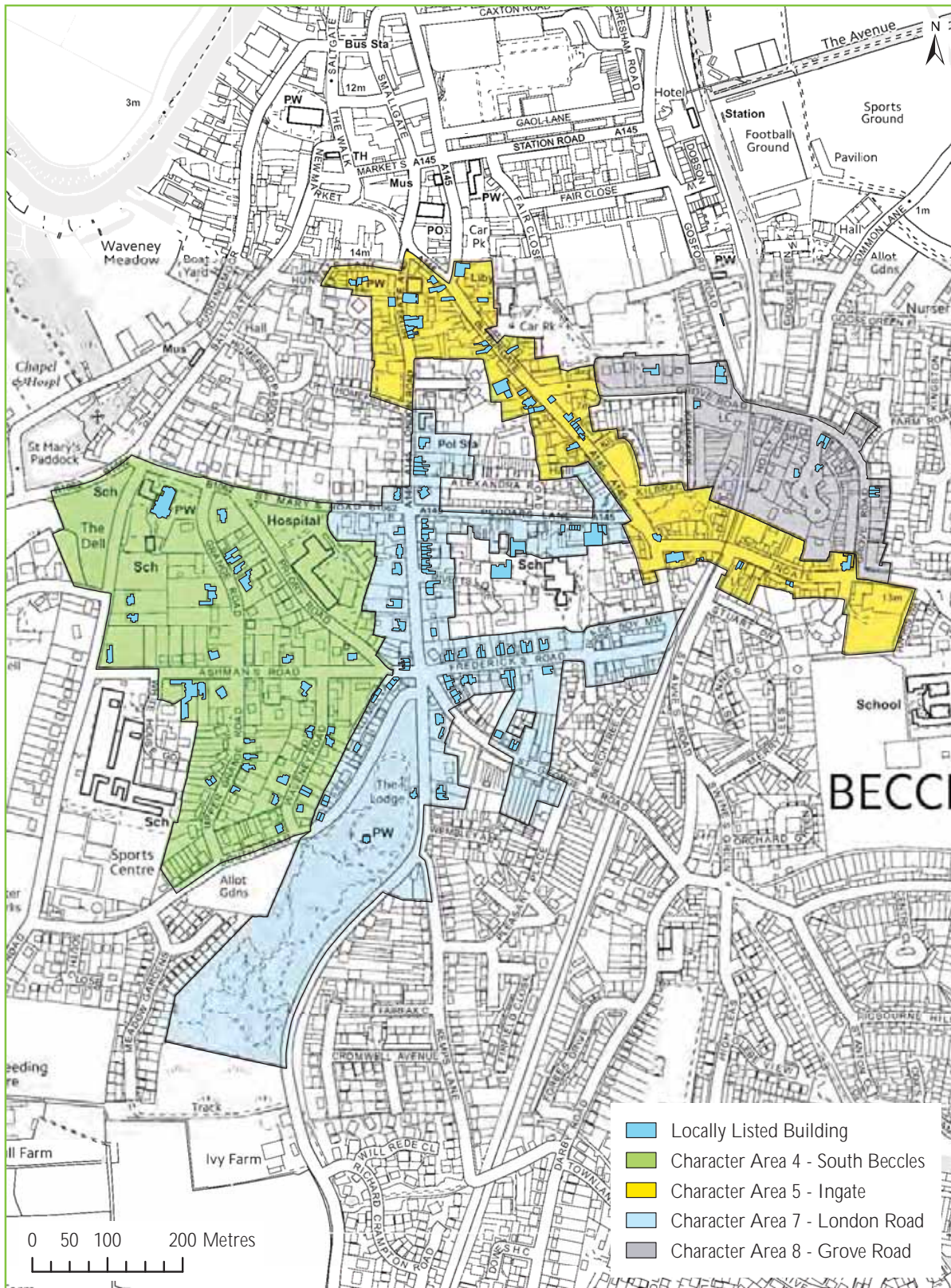
North of Gaol Lane (Character Area 6), the land off Gresham Road has been allocated for housing (28 dwellings) and a customer access centre. Consideration should be given to how development proposals will fit in with the characteristics that have warranted the conservation area designation.

The site located adjacent to the existing Roys retail outlet north of Blyburgate (Character Area 5) has potential to be developed in the future. Proposals should consider how they maximise their location close to the town centre and sensitively address the characteristics of the surrounding conservation area. Access to the site is likely to be from Blyburgate and consideration should be given to how traffic flows may be affected.

Traffic Domination and Congestion

Beccles Southern Relief Road

The delivery of the Beccles southern relief road has been a longstanding aspiration for the Council and is identified in the Core Strategy. This infrastructure will improve connections between the Beccles Business Park in Ellough and the A145. This will reduce traffic flow



Map showing locally listed buildings in character areas 4, 5, 7 & 8

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*Bus domination
in Old Market*



*Hungate Lane - Opportunities for
upgrading the backs of properties*



*Potential for enhanced tourism
offering at Fen Lane Quayside*



*Improvement
opportunities in Saltgate*



Potential for improvement at 12 Smallgate



*Appropriate maintenance of historic
walls is a priority in Puddingmoor*



*New Market - Potential to
improve shopfront design*



Enhancement potential in south Newgate



*Satellite dishes, wheelie bins and
upvc features in Ingate*



*Insensitive twentieth
century replacement
windows at 6 and 10
Hungate, both listed
buildings*



*Successful brownfield
development in Ravensmere*



Redevelopment in Station Square

through the town centre, particularly for heavy goods vehicles, and should improve public amenity and the attributes of the Conservation Area.

Parking

New Market

Most of the open space around the market is devoted to parking. However, it is not considered feasible to reduce parking provision in the town centre at this time.

Advertisements

The proliferation of signage in the town centre is cause for concern.

Guidance on advertising on historic buildings or within conservation areas can be found in chapter 12 of the Council's Built Heritage and Design Supplementary Planning Document, available at www.waveney.gov.uk/LDF.

Intrusion and Damage, Enhancement Potential

Old Market

The bus shelter and the south elevation generally are areas where improvements could be made. However, the recent improvements in the public realm coupled with improvements by owners has left the Old Market looking better than it has for some time.

Saltgate

The modern garage and rear of the former Co-op site (now Beales) are key areas for improvement. The existing buildings are not sympathetic to any historic layout or design, and are of unsympathetic materials, and therefore allow for a significant opportunity to complete the regeneration of this part of the town. However, extreme care should be taken, as obvious historic precedent may damage some of the current qualities that the low roofs allow.

New Market

Attention should be focused on improving the

quality of design of shopfronts and the retention of historic features. Guidance on shopfront design can be found in chapter 10 of the Council's Built Heritage and Design Supplementary Planning Document, available at www.waveney.gov.uk/LDF.

Hungate, Hungate Lane and North Blyburgate

Sensitively designed shopfronts are a target also in these areas, as are historically appropriate window designs. The Hungate Lane car park affords views of the backs of many buildings which would benefit from sensitive upgrading.

Smallgate

The most significant impact on this area would be the improvement of the view where no 12 Smallgate once stood. This is a private yard used for car parking. When facing this one sees the church tower soaring above the roofs but the views at lower level are not a good visual juxtaposition. A corrugated roof and essay in air-conditioning units are hardly appropriate. Restoration of a pantiled roof and either removal or re-siting of air conditioning units should be considered a priority.

Newgate

More than any other part of the core conservation area, there is potential for enhancement of the southern part of Newgate, which presents a mixed bag of space and building. This area has been the scene of significant redevelopment in the twentieth century. It presents no cohesive qualities and appears a jumble of disjointed properties. The car showroom and assorted car parks are not features that enhance the conservation area. A number of development opportunities exist, and potential to upgrade fenestration and roofing materials.

Ravensmere

Attention should be paid to the growing pressures for brownfield development and the opportunities provided by the remaining yards

and outbuildings in this area. As with any new building in the conservation area, proposals need to be well informed by the historic grain and palette of materials if they are to be successful.

Fen Lane Quayside

There is potential for an enhanced tourism offering in this location, in line with its importance as the 'southern gateway to the Broads'.

Puddingmoor and the Cliff

Appropriate maintenance of the retaining walls is a priority here to avoid further degradation, and management of vegetation that is contributing to the problem.

South Beccles

There is a need here, as elsewhere, for more proactive design advice and appropriate features for alterations, coupled with monitoring and enforcement of planning indiscretions.

Ingate

There is significant room for improving the quality of this area, where recent losses of original fabric have led to a disjointed and fragmentary appearance, by exerting proper controls over window and door replacement and keeping a close eye on unauthorised works. It would also be advantageous for a way to be found to resite wheelie bins away from the pavement.

Station Road and Station Square

Station Square is at an important point where development around it, and to the station building itself, is ongoing. Crucial elements remain unresolved and it is not until then that a sensible final outcome for this important public space can be enacted. The Station Square Development Brief is still extant and can be found at www.waveney.gov.uk/site/scripts/download_info.php?fileID=2719. Undergrounding of overhead cables and restoring of slate roofs would also be highly beneficial.

Appendices to the Beccles Conservation Area Management Plan

Appendix A: Addresses within the proposed extensions to the Beccles Conservation Area

Alexandra Road

1, 3, 5, The Bungalow, 7, 9, NR34 9UD

Ashmans Road

Appleacre (1), 2, 2A, 3, 4, 5, 6, The Firs (7), 10, 12, Pantiles (14), The Lilacs (18), NR34 9NP

Kyerdale (13), The White House (15), 20, 22, 24, 26, 28, NR34 9NS

Black Boy Meadow

17, NR34 9UQ

Blyburgate

Salvation Army Hall, 74, 76, NR34 9TQ

Bridge Street, Gillingham (Broads Authority)

Bridge House, Building opposite Bridge House, NR34 0PA

Caxton Road

Oak Lodge, Norfolk House (1), 3-5, NR34 9DS

Denmark Road

2, 2A, NR34 9DN

Eileen Crisp Court

1, 2, 3, 4, 5, 7, 8, 9, 10, 11, NR34 9TD

Fair Close

1 (Hope Villa), 3, 28, 28A, 30, 30A, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, Gosford House (Suites 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 11, 12), NR34 9QR

63, 65, 67, 69, 71, 73, 78, 80, 82, 84, 86, 88, 90, 98, 100, 102 (Victoria House), 102A (Albert House), 104, 106, Bowling Green and premises, NR34 9QT

Fredericks Road

Walsingham, Langton, St Edmunds, Northbury, 2, 4, 6, 8, Wisteria House (10), 12, 14, 16, Providence Lodge, The Hollies East, Hulvers, Holly Cottage, 3, 5, Cylva, The Old Manse (7), NR34 9UL

36, 38, 40, Silverdale (40A), 42, 44, 46, 48, 50, 52, 54, 56,

58, 60, 62, 64, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, NR34 9UG

Gosford Road

Star House (Flat 5), 2, 4, 6, 8, 10, 12, Beccles Tile Centre, Units 5-6, NR34 9QW

Premier Garage, Beccles Carpet Centre, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 42A, Building rear of 42 (Noels Yard), Restcott, 44, 46, 48, Copperfield, 54 (South Lodge), NR34 9QP

Grange Road

Lyncroft (12), Cedar Lodge (14), Osterley (15), Lyngate (17), NR34 9NR

Grove Road

Beechgate House, Verdala House, Cavendish, The Beeches, Redwood, The Folly, Ingate Lodge, Mulberry House, NR34 9QY

26, 28, 30, 32, 34, 36, 40, 41, 42, 43, 44, 44A, 45, Poppies (47), 48, Fernleigh (49), 50, 51, 52, 54, 56, 58, NR34 9RD

59, 60, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 106, NR34 9RE

Holly Grove

1, 2, Orchard House (3), 4, NR34 9SG

Kemps Lane

2, 4, NR34 9XA

Kilbrack

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, NR34 9SH

Laurels End, Ingate

4, 6, 8, NR34 9SS

London Road

Police Station, 5, 7, 9, 11, Flat1 Rookwood, Flat 2 Rookwood, Flat 3 Rookwood, Flat 4 Rookwood, Flat 5 Rookwood, The Lodge, Cemetery Chapel, NR34 9TZ

Dwelling north of Ingate House, Ingate House, Oakwood Cottage, Ben Aigen, 47, 47A, 49, Cemetery Lodge, NR34 9YR

32, 34, NR34 9NH

36, NR34 9YP

New Road

1-5 Lavinia Cottages, NR34 9BQ

Old Mill Lane

1, Holly Cottage (2), NR34 9NL

Peddars Lane

Byeways, 2, 4, 6, 8, 10, 12, 14, The Old School House, 16, 18, Durrants Auction Rooms, 20, 22, 24, 26, 28, Building to rear of 26-28, 30, Building to rear of 30, 32, 34, 36, 38, 40, 42, 44, 46, Army Cadet Force, Air Training Corps, 50, L C Green and Son (Beccles) Ltd., NR34 9UE

15, 17, 19, NR34 9UH

Priory Road

Heather Bank, Lindum Lodge, Dysart, Little Spinney, NR34 9NJ

Ravensmere

2, 2A, 2B, 4, 6, 8, Fire Station, NR34 9DX

Priory Farming Supplies, 38, 38A, 38B, 40, 40A, 40B, 40C, North House (42), Abbeyfield House, NR34 9BE

Ravensmere East

1-19 (odds), NR34 9DG

St Benedicts Road

Ravensmere Infant School, NR34 9DE

St Georges Road

1, 3, 5, Fernbank (7), 9, Hollybell, 11, 13, 15, 17, 19, 20, 21, 22, 24, 26, 28, 30, 32, 34, NR34 9YQ
Dwelling north of Ingate House NR34 9YR.

South Road

20, 22, 24, 26, 28, 30, NR34 9NY

Hornbeam Cottage, 34, 36, 38, 40, 42, 44, 46, NR34 9NZ

2, 2A, 4, 4A, 6, 6A, 8, Red House (8A), The Old Mill House (10), 10A, 10B,
Sandy Bank, South Bank, Seton, 12, 14, 16, 18, NR34 9NN

The Harbourage

1, 2, 3, 4, 5, 6, 7, 8, 9, NR34 9RN

Upper Grange Road

Corner House (1), 2, Longlands (3), 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, Providence Cottage (18), 19, 20, 21, Ferndale (22), 23, Fairfield (24), 25, 26, 27, 28, 30, 32, 34,

36, 38, Hartfield, NR34 9NU

Waveney Road

1, 2, 3, 4, 5, 7, 8, 9, 10, Belvedere (11), 14, 15, Cranhurst (17), Pytchley (18), Avondale (19), 21, 22, 23, Melford House (24), 26, Briarwood (28), NR34 9NW

Appendix B: Locally Listed Buildings within the proposed extensions to the Beccles Conservation Area

With thanks to the Beccles Society for providing some of the following building descriptions and historical data.

It is considered that all the buildings in appendix B contribute to the value of the townscape (local list criterion A – see page 14). Where additional criteria apply, these are shown in brackets after the address to which they apply.

Alexandra Road

1

See 9 & 11 London Road

Ashmans Road

Odds:

13

Two storey, red brick with painted quoins and hipped, slate roof. Three window front, 4/1 pane vertical sliding sashes. Two single storey square bay projections are unified under a single fishscale slated lean-to roof creating an open central porch. Four panel door.

15 (*White House*)

Two and a half storey, painted brick with plain tiled roof, Principal elevation faces west and has single storey canted bays to either side of a central doorway. 9/9 and 6/6 pane sashes to first floor and 15/15 panes below.

Evens:

2

Arts & Crafts. Smooth render, red clay pantiled roof, projecting gable, 8 pane mullion windows to first floor with 4/1 pane mullion and transome windows below. Veranda.

10

Pebbledashed with half timbering in gable and red brick and flint to ground floor, concrete tiled roof, mullion and transome windows.

20

Pebbledash with red brick to ground floor and an elaborate moulded frieze between, apparently of stone. Casement windows with brick aprons and some stained glass.

Bridge Street/Gillingham Dam

Bridge House

Two storey, red brick with gabled slate roof, two chimney stacks to rear roofslope. 3 window front, 6/6 pane unhorned sashes, central six panel door within simple timber doorcase.

Building opposite Bridge House

Single storey red brick outbuilding set gable on to street. Red clay pantiled roof with gable parapets and large central chimney stack. Front gable has a single, 3/3 panel vertical sliding sash window with horns and margin lights, and a half glazed door, both set beneath white brick cambered arches. Further similar windows to sides. Lower ranges to the rear.

Caxton Road

3 – 5

Red brick, slate roof, 8/8 pane flush vertical sliding sash windows, 6 panel door, painted flat arches with keystones.

Denmark Road

2, 2A – see 2-8 Ravensmere.

Fair Close

Odds:

1 and 3

Two substantial detached red brick houses that were apparently identical when built. Two storey, asymmetrical front with hipped slate roof and two red brick end chimney stacks. Red brick quoins and string course. Central door and 4/4 pane vertical sliding sash window above. To left a two storey canted bay with 4/4, 6/6, 4/4 pane sashes at both levels, under painted lintels. To right a pair of flush fitted 4/4 pane vertical sliding sash windows under a single lintel. Below, no 3 appears to be as built

with a square bay with tripartite 2/2, 6/6, 2/2 window and red clay plain tiled hipped roofed porch connecting to canted bay, a 3/3 panel timber door with panelled and stained glass side lights and stained glass transome lights over. No 1 has had changes made to the porch area. Otherwise, all windows and doors to both properties appear original. Gardens enclosed by low red brick walls and planting.

102 and 102A

(D) Former Nurses Home, built in 1897 in commemoration of the Jubilee at a cost of £400. An asymmetrical two storey red brick building with replacement slate/slate tile gabled roof. Central doorway with large moulded brick and/or terracotta plaque over and first floor windows either side. Single storey canted bay with parapet roof to the left of front door and a pair of vertical sliding sashes to the right, all ground floor features under segmental arches with moulded brick keystones and connected by a string course. Upper windows have moulded aprons. Two asymmetrically sited red brick chimney stacks. Front windows are now upvc, of 8/1, 6/1 and 4/1 panes. Nine panel front door has multi-paned side and transome lights. Front gardens enclosed by original pierced red brick wall with half round coping. Side garden enclosed by hedging.

104 and 106

Plaque on front reads 'Barrington Purvis Efqr 1822'. A symmetrical pair, apparently previously four, single storey, red brick cottages, presumably previously almshouses. Black glazed pantile hipped roof with two ridge chimney stacks. Two panel doors to either side of frontage with six modern casement windows between.

Wall opposite nos 102 and 102A

Fredericks Road

Odds:

Providence Lodge and The Hollies East

The former was built for Rev Samuel Bland circa 1865 or 1869, and appears to have been built as one house, having been extended on its east side since built and presumably subdivided to create two. The modern extension to west is both lower and set back and provides the entrance door for The Hollies East. The original building has two storeys plus a central roof dormer, possibly an addition and is of gault brick with a hipped slate roof and gaily brick end chimney stacks. Its main elevation is symmetrical, of three wide bays, the outer bays projecting forward under lower, hipped roofs. These full height bays have single storey canted bays, that to the left having lost

its gauged brick flat arches and cornice detail. 1/1 pane inset vertical sliding sash windows. At first floor level 1/1, 2/2, 1/1 tripartite windows under gauged brick flat arches either side of a round headed 1/1 pane sash. Below is an open porch with stone lintel and a four panel door, probably original, with plain transome light over. Low brick front wall with vehicular access to both sides.

3 and 5

Built between 1881 and 1883.

This is a symmetrical pair of semi-detached two storey gault brick houses under a double pile hipped roof. The building formerly had two pairs of end chimney stacks, but that to the rear of no 3 has been removed at no 5 reduced in height, the front two remaining intact. It has a four bay front, the outer two being full height canted bays with 1/1 and 2/2 pane inset vertical sliding sash windows under gauged flat arches, the two central bays containing 5 panel original front doors with transome lights under segmental brick arches, with inset 1/1 pane round arch headed windows over. Two red brick string courses, and arches of alternating red and gault brick. Gault brick gate piers and hedging.

7

(C) Built in 1891 by G A Dunn. Designed by Arthur Pells. Detached, two and a half storey, gault brick house. Symmetrical three window flat front with central full dormer in gabled roof running parallel to street and four gault brick end chimney stacks. At first floor three 1/1 pane inset vertical sliding sash windows, at ground floor two 1/1 pane tripartite windows flank a central 1/1 pane sash, all under segmental arches. The entrance to the property is centrally placed within the west gabled elevation. An original 6 panel door with semi-circular fanlight sits within a pedimented brick doorcase. Three sliding sash windows of varying sizes and head/sill heights at first floor level and a pair to light the attic. The east elevation is similarly fenestrated and has a single storey lean-to and a detached garage nearby. Generous gardens and driveway.

Evens:

Langton and St Edmunds

Built after 1926, probably late 1920s/early 1930s.

A symmetrical pair of two storey, red brick houses in Flemish bond with pebbledash above ground floor level and red brick eaves, verge, quoins and string course. Gabled slate roof and red brick end stacks. Each property has a full height square gabled bay. Original 4/1 and 6/1 mullion and transome windows. Paired original front doors with circular windows within recessed porch behind keyhole shaped rubbed red brick arch. Cast iron rainwater goods. Front gardens enclosed by low timber

fences.

Northbury

Built in or before 1936.

A two storey, detached house of asymmetric design with integral garage. Red brick in stretcher bond with an L-shaped, gabled roof of red clay pantiles and an end chimney stack (west). Original, mullion and transome windows with 8 pane leaded toplights. Concrete lintels to ground floor windows. Semi-circular gauged brick arch to doorway, inset to create porch. Two storey canted bay sits beneath half timbered gable on timber brackets. Lean-to greenhouse to side elevation (west). Gardens enclosed by low timber fence and high hedging.

2 and 4

Built in or before 1891.

A symmetrically built pair of two storey, flat fronted gault brick houses, each two windows across. Flemish bond. Red brick sides and rear with stepped verge detail. Concrete tiled, gabled roof parallel to street. Central shared gault brick chimney stack. Original 2/2 pane vertical sliding sash windows, that above the door to no 2 now blocked. Segmental stone arches with keystone detail over windows. Front doors, which are in outer bays, have round stone arches with keystone detail and plain glazed fanlights. Front door to no 2 may be original, to no 4 is modern. At the time of survey, no 2 was having a two storey side extension and garage built, and the front boundary was entirely open. No 4 has a low modern gault brick wall with metal pedestrian gate enclosing its garden. Detached garage to side (east) enclosed by timber gate and hedging.

6 and 8

Built 1901-1902.

A symmetrical pair of two-storey, gault brick houses, with gabled concrete tiled roof parallel to street. Flemish bond. Red brick sides and rear with dog's tooth verge detail and white brick quoins to side elevation. Small scale dentil detail to eaves. One gault brick chimney stack per house centrally positioned along ridge. No 6 has original 8/2 and 4/2 pane vertical sliding sash windows, no 8 has upvc replacements. Modern front doors with plain transome lights over. Stone lintels to windows and doors with stop chamfer detail. Each house has a single storey canted bay window – at no 6 4/1, 8/1, 4/1 pane sashes. Stone lintels under concrete tile roofs. Front gardens enclosed, at no 6 by hedging, at 8 by a modern gault brick wall, metal pedestrian gates and vehicular access to sides.

10

A detached two storey, flat fronted gault brick house of symmetrical design, with 3 window front and central door. Red brick to sides and rear. Concrete tiled gabled

roof, its ridge parallel to street, with gault brick end chimney stacks. Original 2/2 pane vertical sliding sash windows and modern 9 pane front door, all under cambered stone arches with keystones. Door has transome light over with Wisteria House signwritten in gold lettering on the glass. Gravelled front garden enclosed by modern metal railings, with vehicular access to the right hand side.

12, 14

Built between 1879 and 1881.

A pair of two-storey gault brick houses, with hipped concrete tiled roof and central shared gault brick chimney stack. Red brick to sides and rear. Four bay front, with central pilaster containing house name – Anerley Villas - and projecting outer bays containing the front doors. Double reveal round stone arches to doorways and modern doors. No 12 is flat fronted, no 14 has single storey square bay which was probably added soon after construction. No 12 has upvc windows. Windows at no 14 are original inset 2/2 pane vertical sliding sashes with blind boxes at first floor level, and 1/1, 2/2, 1/1 panes in the bay. No 12 has solar panels and solar water heaters on its front roof slope and a modern garage, gable fronting the street, connected to the house by a high screen wall enclosing the rear garden. It has an older gault brick wall enclosing its front garden. No 14 has a timber fence, both have vehicular access to the sides.

16

(C) Designed by Arthur Pells in 1902 and built by GA Dunn.

A detached, two and a half storey house of asymmetrical design, built of gault brick with red brick copings, quoins, string course and pedimented cornice over windows and door. It has a hipped concrete tiled roof with two full height gabled bays, that to the west of the front elevation having a parapet and a further single storey square bay with parapet roof. The full height bay to the north of the side elevation (east) has a pronounced overhang to its roof, a Venetian window within its gable and a single storey canted bay with parapet. There is a pair of chimney stacks, one to each side of the main ridge and a pedimented roof dormer to the right of the front gable, possibly a later insertion, with 2/1 pane timber mullion and transome windows. A timber bracketed cornice runs around the building at eaves level, broken by the front gabled bay but continuing across the side bay. Generally windows are 6/1 pane vertical sliding sashes, often paired under a shared stone lintel. Front door is to right of front elevation, recessed within an open porch. Porch has round arched head with keystone and pediment detail and is now enclosed by a pair of modern doors. A hedge and metal gate enclose mature gardens.

Gillingham Dam / Bridge Street

See Bridge Street/Gillingham Dam

Gosford Road

Gosford House

Two storey, red brick building with parapet walls and hipped slate roof. Main frontage faces north and has a three window front with central doorway and single central roof dormer. Windows to sides are 1/1 pane sashes with round tops, in pairs under painted arches with keystones. Similar paired windows to Gosford Road elevation.

East facing elevation of building behind Beccles Tile Centre

Front elevation of Beccles Tile Centre, Fabric Flare and Beccles Carpet Centre

Red and white brick front elevation of former industrial building, single and two storey. Modified cast iron multi paned round headed inset windows under masonry arches with keystones. Some windows now blocked and parts of the façade now painted. Modern metal roof.

Ingate Lodge, (The Flat) Ingate Lodge, South Lodge

Faces west, turning its back on Gosford Road. White brick, slate roof.

Grove Road

Odds:

65, 67

Two storey knapped flint with stone dressings. No 65 has a concrete tiled roof, no 67 slate. Single storey square bays are connected under a single lean-to roof, creating open porches for the central doorways. Most windows replaced – remaining are 2/2 pane vertical sliding sashes.

The Beeches

Two storey, white brick with black pantiled roof. 8/8 pane vertical sliding sash windows under stone lintels, central doorway, 6 panel door with decorative fanlight over.

Ingate Lodge, (The Flat) Ingate Lodge, South Lodge

Faces west, turning its back on Gosford Road. White brick, slate roof.

Evans:

48, 50

Two and a half storey, red brick, 8/1 and 4/1 vertical

sliding sash windows under stone lintels, 6 panel doors.

Kilbrack

1

Two storey, painted brick with slate roof, 3/3 pane sashes with margin lights.

London Road

Odds:

5

(C) The Limes, designed by architect Arthur Pells c 1892. Red brick double fronted with hipped slate roof. Two storey square bays either side of central 6 panel door, 1/1 pane vertical sliding sash windows.

7

The Gables, built between 1891 and 1896 in the Art Nouveau style. Render with red brick dressings, tiled roof, mullion and transome windows.

9, 11 and 1 Alexandra Road

Built between 1884 and 1888. Suffolk white brick terrace, two storey, hipped slate roof with dormer windows, to London Road elevation two storey canted bays with panels of moulded brickwork between ground and first floor windows, 1/1 pane vertical sliding sash windows under cambered brick arches. Front gardens enclosed by matching brick walls. Side elevation of no 1 Alexandra Road has decorative cast metal faced wedge lintels and bracketed sills to 9/9 pane vertical sliding sash windows. Four panel side door sits beneath round arch within slightly projecting bay.

The Lodge

Single storey, red brick former lodge with hipped plain tiled roof. Central chimney stack, decorative fascia boards. 1/1 pane vertical sliding sash windows.

Flats 1-5 Rookwood

(C) Designed as his own house by Arthur Pells c1902. Two and a half storey, red brick with red clay plain tiled roof.

Ingate House and outbuilding

Two and a half storey red brick, hipped black pantiled roof. Full height canted bay to south elevation, 6/6 pane vertical sliding sashes, roof dormers. Outbuilding is red brick and weatherboard with a red clay pantiled roof.

47 & 47a, 49

(C) Designed by Nathaniel Pells in 1859. Asymmetrical pair of white brick houses, concrete tiled roof, hipped with gabled wings, one set at a 45 degree angle. 2/2 pane sashes at 47, modern replacement casements at 49.

Evens:

Cemetery Lodge

White brick, gabled slate roof, replacement windows.

The Cemetery Chapel

Flint with stone dressings. Gabled slate roof with parapets.

New Road

1 – 5 Lavinia Cottages

(B) A terrace of two storey cottages set in generous and unusually private gardens. North elevation is of whole flints with red brick dressings and has a tall matching boundary wall. Red clay pantile roof, flush fitted 8/8 pane vertical sliding sash windows and simple doors. South elevation is red brick with some blind windows. Doors to south elevation have transome lights and simple doorcases, suggesting that this elevation is the front.

Old Mill Lane

1, 2 (Holly Cottage)

Peddars Lane

School

Built as a School for Non-Conformists in about 1837. Became a Board School circa 1870. Red brick with slate roof.

Durrants Auction Rooms

Two storey red brick. Modern windows.

36

Two storey, red brick cottage, a former Primitive Methodist Chapel, opened in 1873. Several sets of initials engraved into the brickwork on the front elevation. A tablet set into the front elevation reads 'PRIMITIVE METHODIST EBENEZER ERECTED 1847'.

40, 42, 44, 46

Two storey, red brick terrace with black pantiled roof, 4/8 and 8/8 vertical sliding sash windows and modern 6 panel doors, no chimneys.

Army Cadet Force Hall

Two storey red brick building, set gable onto street. 2 window front of large, multi-paned mullion and transome windows under segmental arches, one similar window to ground floor centre, a blocked round window in the gable.

Air Training Corps

Single storey red brick building set gable onto street. 6/6 pane vertical sliding sash windows either side of central doorway.

Ravensmere

2, 4, 6, 8, and 2, 2a Denmark Road

Built between 1875 and 1881. Attractive two storey terrace with well detailed gault brick front with moulded brick string course and rubbed flat arches. Mostly replacement windows, with shopfronts and corner entrance to no 2 Denmark Road.

42 (North House)

Said to have been built in 1866. Large gault brick detached house in secluded gardens.

Ravensmere East

1, 3, 5, 7

Two storey red brick terrace with curved frontage with dentil detailing to eaves, paired chimney stacks. All windows replaced. Flemish bond with red brick cambered arches with keystones over windows and doors.

Meadowcroft

Substantial detached house, asymmetrical front façade, rendered, with red plain tiled roof and casement windows.

St Benedicts Road

Ravensmere Infant School

Single storey red brick with red plain tiled roofs and decorative ridge tiles. Four gables, original windows.

St Georges Road

Odds:

1, 3, 5, 7

Two pairs of two storey white brick houses with hipped slate roofs and shared chimney stacks to front and rear

slopes. Five pilasters per pair. Inset 8/8 pane unhorned vertical sliding sash windows to first floor, 8/12 to ground floor, stone flat arches. Double reveal to round arches over doorways. Two vertical panelled doors to outsides, plain fanlights.

9

Detached, two storey, white brick with three window front, 2/2 pane vertical sliding sash windows, stone segmental arches with keystones. Central six panel door with plain fanlight. One off-centre ridge chimney stack.

11, 13

Pair of two storey white brick houses with doors apart. Four window front, 2/2 pane horned sashes. Single storey canted bays with slate roofs. Stone cambered arches, round arch over doorways, plain fanlights. No 11 door and first floor windows replaced.

South Road

2, 2a, 4

Built between 1800 and 1841. No 2 believed to be the old mill house. Red brick, black glazed pantile roof.

10, 12, 14, 16, 18

The Harbourage

2, 4

(E) Arts & Crafts, red brick and render.

Upper Grange Road

Odds:

9

Arts & Crafts. Similar design to nos 13 and 15 but understood to be earlier in date. Smooth render, oval windows to first floor side elevation either side of original leaded lights over front door. Replacement upvc windows to front elevation.

13, 15

Arts & Crafts. Handed pair of two and a half storey detached houses with variations. Pebbledashed, red clay plain tiles roofs. Two storey canted bay with projecting gable, to no 13 containing diamond shaped windows. Splayed buttresses to ground floor, string course. Facing entrance doors to sides.

19

Two storey, pebbledashed with red brick dressings, red clay plain tiled roof with end chimney stacks. Two window front, 3 pane mullioned windows. Single storey canted bay to north end of front elevation, with central doorway.

Evens:

2

Two storey red brick and pebbledash, half timbered, slate roof. Mullion and transome windows, veranda with decorative joinery.

24, 26

Red brick, 12/12 pane vertical sliding sash windows with flat arches, slate roof with central chimney stack and decorative ridge.

Waveney Road

Odds:

5

Arts & Crafts. Gable facing street. Rendered, clay plain tiled roof. Two window front, 4/1 pane mullion and transome windows to first floor. Single storey canted bays below with hipped tiled roofs and 6/1 pane mullion and transome windows. First floor projection to north over entrance porch supported on timber brackets.

7

Arts & Crafts. Two storey rendered with clay plain tiled roof. Symmetrical five window front. Central 4 pane round window flanked by three light, six pane casements. Five light six pane oriel corner windows, roof extending sideways to cover. To ground floor a single storey canted bay with 6/1 pane casement windows either side of a central doorway. Door in simple timber doorcase. Half timbered gables to sides.

17, 19

Pair of two storey red brick houses with hipped slate roof with decorative ridge tiles. 2/2 pane vertical sliding sash windows, stone arches. Single storey canted bays. No 17 has replacement windows and door, no 19 door only.

21

Detached, pebbledashed including chimney stacks, with red clay plain tiled roof and multi-paned windows.

Evens:

2

Two storey, red brick with tiled roof. 4/1 pane inset

vertical sliding sashes, flat arches, turret.

8, 10

A pair of semi-detached red brick houses, half timbered and rough cast with tiled roofs.

18

Two and a half storey, pebbledashed with clay tiled roof. 4/1 pane mullion and transome windows, a red and white brick arch over a large lunette window to ground floor. Two storey square bay with overhanging first floor supported on timber brackets.

22

Arts & Crafts. Pebbledashed including chimneys. Clay plain tiled roof. 8 pane casement windows, tiled flat arches with keystones, tiled kneelers and gable apexes. Asymmetrical porch with round arch and 12 pane half glazed door.

28

Arts & Crafts. Pebbledashed with red clay plain tiled roof with exposed rafter feet. 6 pane casement windows.

Appendix C: Acknowledgements

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We are also indebted to David Lindley, whose pages from the Foxearth website with street by street data were the basis for the historic analysis of Beccles:

www.foxearth.org.uk/BecclesStreets

If you would like this document in a large print, other formats or in a language other than English, we will do our best to help. Please call the design & conservation team on 01502 523077 or email pbcc@waveney.gov.uk

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