



UFFORD NEIGHBOURHOOD PLAN  
CHARACTER APPRAISAL  
CONSOLIDATED DRAFT  
SEPTEMBER 2022

## Ufford Neighbourhood Plan

### Character Appraisal

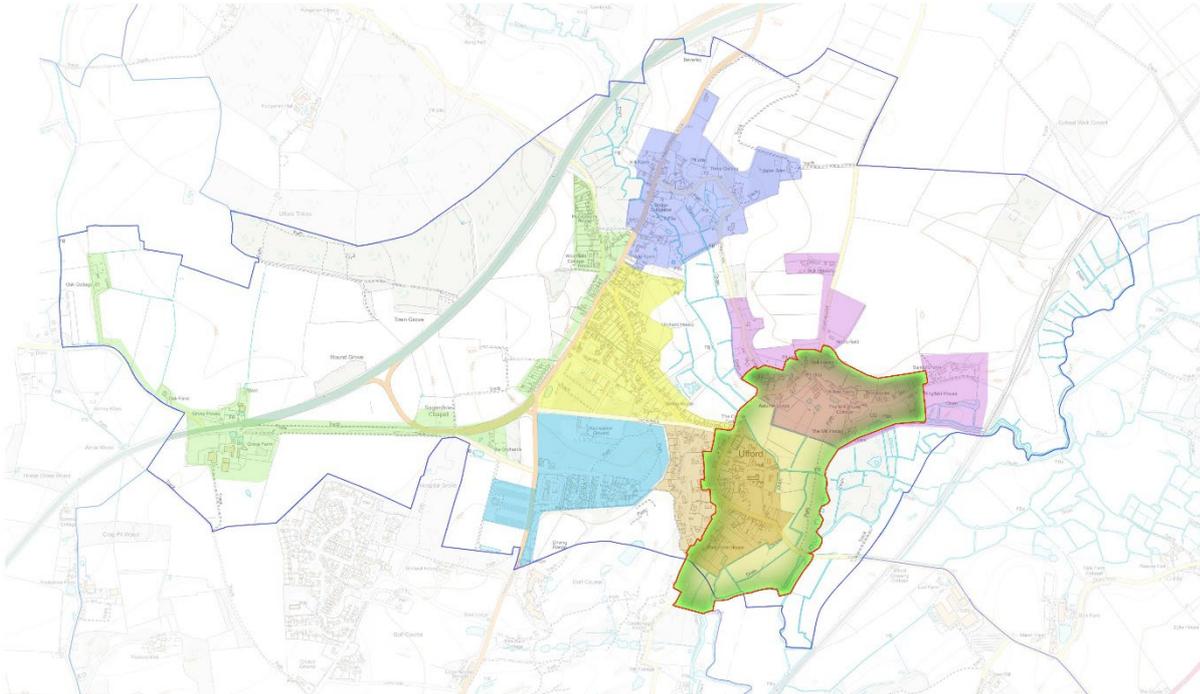
- 1.1 A key purpose of the Neighbourhood Plan is not only to help influence the designers and proposers of development at an early stage of formulating their proposals, but to help promote an understanding of what elements make up the character of an area and what constitutes good design that respects local character.
- 1.2 Whilst to an extent design and impact on local character are subjective judgments, these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development is likely to be considered to be 'in keeping' with what is already there is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.
- 1.3 One mechanism available to fill that gap is that of 'character appraisal' or 'character assessment'. These are also very useful supporting evidence documents to inform Neighbourhood Plan design policies and Design Codes.
- 1.4 This Ufford Character Appraisal was undertaken by members of the Ufford Neighbourhood Plan Steering Group during August 2022 and its purpose is to inform the development of the Ufford Design Code, which is being prepared by consultants AECOM. The Design Code will in turn be used to underpin the detailed design policy in the emerging Ufford Neighbourhood Plan.
- 1.5 The Character Appraisal work has further benefits through the identification of potential Non-Designated Heritage Assets, Local Green Spaces and Important Views which can be included within separate policies within the Neighbourhood Plan.

### Character Areas

- 1.6 The Neighbourhood Area (which covers the entire civil parish of Ufford) was divided into 6 broad character areas. Each character area was then systematically appraised by Steering Group members using a defined appraisal template which sought to define the distinct elements that make up the character of the area. It is acknowledged that there will be variations in character within a broader area and where this was considered to be material the Steering Group captured this in their appraisal work.
- 1.7 The Character Areas are as follows:

- Zone 1: Byng Brook (**PURPLE**)
- Zone 2: Yarmouth Road (**GREEN**)
- Zone 3: School Lane (**YELLOW**)
- Zone 4: Loudham Lane (**PINK**)
- Zone 5: Parklands (**BLUE**)
- Zone 6: Lower Street (**BUFF**)

## UFFORD Neighbourhood Plan Zoning Map



### Conservation Area Appraisal 2016

- 1.8 It should be noted that in preparing the character appraisal, regard has been given to the Conservation Area Appraisal carried out by the District Council in 2016. The Conservation Area was originally designated in 1972 and then extended in 1977 and 1990. The conservation Area covers the bulk of 'Lower Ufford' and includes Loudham Lane, Lower Street, Lower road and Church Lane as well as an area of water meadows to the East.

## ZONE 1: BYNG BROOK

<b>Name of area</b>	Byng Brook
<b>Brief description of area</b>	Predominantly residential area bordering the Yarmouth Road and High Street, Spring Lane as far as Spion Kop and to include the barn subject to conversion to a dwelling off Loudham Lane.



<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community</p>	<ul style="list-style-type: none"> <li>● Fundamentally residential with low lying wetland pasture for horses, geese, and a small pig enclosure whilst the upland tends to be devoted to intensive arable cultivation.</li> <li>● A substantial amount of land that has been allowed to become overgrown, affords excellent habitat value, which in part is becoming derelict.</li> <li>● The area has a rich and well-maintained footpath network.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots</p>	<ul style="list-style-type: none"> <li>● High Street is characterised by a limited number of substantial traditional residential properties that include two farms and three thatched houses.</li> <li>● Much of the land fronting the road has been incrementally developed creating a rich mixture of building types, that evidence the evolution of the built landscape.</li> <li>● Spring Lane is more spread out: most structures have either been located on the footprint of older property or use them as a template to extend and improve, whilst formally acknowledging their vernacular origin.</li> <li>● An exception is a small ex-council estate of ten semi-detached houses separated and above Spring Lane, which have become increasingly less uniform through private ownership but give a strong sense of community.</li> <li>● Immediately below is a disused pit that has become grassed over, providing a vital and much-used play area.</li> <li>● There is a disused smallholding adjacent to Spion Kop on Spring Lane which is screened from view by high timber gates, and a mature hedgerow.</li> <li>● Land above Hill Farm has permission for seven single storey dwellings (ref. DC/21/0466)</li> </ul>

<p><b>Roads, streets, routes</b>  Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways</p>	<ul style="list-style-type: none"> <li>• Yarmouth Road has become increasingly busy, prompting residents to adopt measures such as walls and hedges to mitigate noise nuisance. These compromise the outward-looking, street-facing character of the village. There is pedestrian access but not continuously both sides of the road, often making it difficult to cross.</li> <li>• Clear and urgent need to address traffic speeding through the village.</li> <li>• Spring Lane is single track and a designated “Quiet Lane” and presents a challenge for large vehicles and farm traffic due to the absence of designated passing places and the overhanging fringing woodland. The value of Spring Lane lies in the relief it affords from the busy-ness of the High Street. Spring Lane, for most of its length, follows closely the 10m contour line which places it above flood level and justifies the location of the properties along its length.</li> <li>• God network of footpaths links Spring Lane and High Street, one of which connects one to the other across the water meadow. Footpaths are routinely used by the community: for recreation, short-cuts, providing vital arteries that bind the village as a community.</li> </ul>
<p><b>Topography</b>  Landscape setting/ gradient of the local area</p>	<ul style="list-style-type: none"> <li>• Considerably varied landscape sharply rising from the flood plain of 5m, through dense scrub and woodland before reaching t upland arable plateau at 25m. Tree cover varies from stands of hazel, which have ceased to serve as coppice and have become a dense, pleasant but highly unstable screen along much of Spring Lane, to mature oak and sycamore. There are many excavated and abandoned pits in the area; an abundance of elm in the hedgerows that never quite reach maturity before succumbing to the elm beetle.</li> <li>• The sloping land has received some active management: a wildflower meadow, a small native hardwood coppice and some planting of individual native hardwood. There is also a substantial coniferous plantation on the slopes above Spring Lane.</li> </ul>
<p><b>Spaces</b>  Parks, playing fields, allotments, cemeteries, car parks</p>	<ul style="list-style-type: none"> <li>• Little land set aside as public amenity, apart from the play area within the small estate on Spring Lane. The area is well served by the footpath network.</li> </ul>
<p><b>Buildings</b>  Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types</p>	<ul style="list-style-type: none"> <li>• Building type and style echoes the evolution of the area. The High Street remains the key thoroughfare of the village. Several buildings provide reminders of the original agricultural community.</li> <li>• The Jacobean structure of Vale Farm and its significant grey barn on the roadside were important in the economy of the area. Hill Farm which has been modified through the Victorian era to present day.</li> <li>• Several farm cottages survive; some have been modified and substantially extended. Others, although modernised, extended and fitted with UPVC windows and doors, retain both the scale and character of farm workers’ cottages.</li> <li>• Stoneyard Cottages retain much of the scale and detail of their earlier function and remain a terrace of four.</li> <li>• Facing the road are two semi-detached villas from the early 20<sup>th</sup> century with large rooms, sash windows and neat front gardens.</li> <li>• The Methodist Chapel is no longer a chapel and has been extended but presents the same austere face that it would have to the labourers of the area when it was founded in 1860. Where the brook passes under the road there are three further cottages, two of which happen to be above the designated flood plain and are of a similar vintage to other labourers’</li> </ul>

	<p>cottages in the area. However, one is of a more recent build and is more vulnerable to flooding.</p> <ul style="list-style-type: none"> <li>• There is a single detached bungalow from the 1960's, that is the product of a culture of sturdy entrepreneurship of the post-war period.</li> <li>• Beyond the marked boundary of the village there is a substantial detached property- Cambrai, which was the original accommodation for a fruit farm in the 1930's and has been much extended since then.</li> <li>• Spring Lane follows a similar pattern with cottages repurposed and enlarged to meet contemporary , with space set aside for car parking either undercover or outside in what would have been garden. There are three further houses in Spring Lane. Mill cottage is evidently a farm cottage, Meadow Lodge, built upon the site of a bungalow, is of a pavilion style, and, although it does not correspond to any local vernacular, is successful in this location. The last residential building is Spion Kop, a square thatched structure with a central chimney and a contemporary single storey extension. Spion Kop was the site of the battle of 1900 in the Boer War during the campaign to relieve Ladysmith.</li> <li>• The ex-council estate has continued its evolution from the time when all the houses passed into private ownership, and, although the basic template has remained consistent, its interpretation has been very individual, with extensions and detailing to personal taste. The site has very little visual impact upon the experience of the immediate landscape.</li> <li>• There are two commercial sites. Chapel Works - a single storey, light industrial unit containing an automotive engineering works set back from the road. The other is and a chain link fenced compound for a vehicle spares enterprise, not at present heavily used but projecting an uncompromisingly utilitarian character.</li> <li>• Standing independently is Upper Barn. This is a Grade 2 listed threshing barn built in 1867 for Willow Farm in East Lane. This is a brick building with a steep pitched roof, currently clad in corrugated asbestos but originally thatched. Sited on the brow of the hill, it is a significant landmark when approached from the valley and across the plateau farmland. The property has extant planning permission for conversion to a dwelling.</li> </ul>
<p><b>Landmarks</b> Distinct and instantly recognisable local features.</p>	<ul style="list-style-type: none"> <li>• The historic identity of the village includes thatched and rendered cottages, timbered buildings dating from the Jacobean age and utilitarian buildings, such as the Vale Farm Barn on the High Street and Upper Barn off Loudham Lane.</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• There is a clear transition from the varied pattern of development along the High Street relieved by mature woodland gardens and a wooded excavation site. This has a fine row of mature beech trees beside its boundary.</li> <li>• There is an abundance of managed hedgerow fronting the houses lining the High Street, which serves to soften the built landscape and acting as a buffer against traffic noise.</li> <li>• Spring Lane has a mixture of woodland, including a mature line of Leylandii marking a property boundary; overgrown hazel coppice lining the road; species such as willow, ash and alder in the lower wetland; and a mixture of oak, elm, and sycamore on the lower slopes.</li> <li>• There is a strong impression that the landscape of Spring Lane is in transition from the agricultural function of its recent past.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage,</p>	<ul style="list-style-type: none"> <li>• Ufford has very little formal street lighting, which contributes strongly to its village identity. The roads are surfaced but only the High Street has markings.</li> <li>• There are 30mph signs in both Spring Lane and High Street, which also has two flashing electronic speed indicators (SID) Spring Lane is signposted as a Quiet Lane.</li> </ul>

<p>boundary treatments?</p>	<ul style="list-style-type: none"> <li>• At the top of the High Street, towards Wickham Market, there is a white fence boundary marker and 30mph sign. This does not mark the real boundary of the village, which is in fact much closer to the crossing of the A12. We recommend the boundary markers be moved to reflect this and would provide an opportunity to locate speed limit signs well in advance of entry into the built-up area.</li> <li>• There is a sewage pumping station with a very prominent transmission mast just beyond Hillside, the house on the corner of High Street and Spring Lane.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• Views on the High Street are limited by both the built form and bordering woodland. This is relieved by the variety and interest of the streetscape itself.</li> <li>• Spring Lane affords a varied landscape experience of sheltered, shady sections interspersed with open views over the wetland pasture.</li> <li>• Ufford developed around a floodplain, which gives a strong sense of openness and peace to the village landscape.</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>• Beyond the marked boundary of the village is a parcel of land lying between Old Main Road and the diverted section, before it crosses the A12. This does not appear to be in use and is currently returning to scrub.</li> </ul>
<p><b>Possible Non-designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>• Vale Farm Barn.</li> <li>• Ufford water meadows, landscape asset</li> </ul>

## ZONE 2 – YARMOUTH ROAD

<b>Name of area</b>	Yarmouth Road
<b>Brief description of area</b>	A12 and Ufford Road.



<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>Four dwellings in this area. One of which is part of a large arable farm. Another has a glamping site with Yurts and facilities for campers. The remaining two are residential properties.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>The area is very open patchwork of large fields. The Farm site straddles the A12 trunk road with the residential dwelling on the south side together with the main farm outbuildings, to the North side of the A12 are more agricultural buildings together with a detached property that was up until 1980 the local Police house.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>The route of the A12 has always bisected the village of Ufford. However, road construction to by-pass Woodbridge (1950s) and Wickham Market (1970s) have also had an impact on the paths, rights of way and roads of the parish</li> <li>The A12 trunk road runs Northeast to Southwest with nearly all properties now laying to the East of the A12. To the West of the A12, 'Ufford Road' links the A12 to the village of Bredfield and serves 2 properties. It is also along the route of the parish boundary between Ufford and Bredfield.</li> <li>The pavement/footway from Ufford to Melton alongside the A12 and A12 spur road crosses the A12 adjacent to the Farm and this road junction has been the scene of fatal road traffic accidents.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>The landscape is relatively flat, and soil is very heavy clay. Established hedges exist to the side of the A12. No hedges are along Ufford Road until the parish boundary to Bredfield is reached.</li> </ul>

	<ul style="list-style-type: none"> <li>• There are views across the open fields from the road.</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	<ul style="list-style-type: none"> <li>• There are lots of footpaths but no public areas.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• The predominant feature is the A12 dual carriageway trunk road bisecting the village but is without any local identifying feature.</li> </ul>
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• All residential properties in this area are detached. The residential building belonging to the farm is listed and built of Suffolk red brick with tiled roof. It is a substantial property set back and unseen from the road amongst trees and hedges. Two of the properties are conventional brick and tile construction, one is a traditional two-story house the other a chalet bungalow. The remaining property is a timber framed and thatched roof dwelling, approximately 17<sup>th</sup> century, and has within the grounds holiday lets consisting of Yurts and camping facilities.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Except for a few hedges surrounding the residential properties, there are very few hedges. Some ancient Oak Trees remain in the fields, presumably where hedges once separated the land. Because of the heavy clay soil and flat landscape the area has lots of open drainage ditches crossing the fields. There are some ponds associated with the farm property.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• The roads are tarmac and are generally good condition. There is no street lighting in the area, nor are there any facilities for pedestrians other than footpaths and two dangerous A12 road crossings. Footpaths to the west of A12 are well signed but on the East of A12 are non-existent. Boundary markers between parishes are not to be found.</li> </ul>
<b>Views</b> Important views in and out of the area?	<ul style="list-style-type: none"> <li>• There are views across open fields, emphasising the rural nature of the village.</li> </ul>
<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• At the junction of A12 and Ufford Road, is a small triangle of land with some trees. In recent years someone has planted daffodils and cared for the area.</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• Oak Cottage, the timber framed and thatched cottage at the extreme west of the Parish and NP boundary is a candidate for the non-designated heritage asset register.</li> </ul>

<b>Name of area</b>	Yarmouth Road
<b>Brief description of area</b>	Byng Hall Road. From High Street to Parish Boundary with Pettistree

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>Residential with the agricultural fields behind house to the West. Some redundant Tree Nursery to East. Development bounded to where the A12 trunk road and Byng Hall Road intersect</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>Closer to the High Street the residential dwellings in Byng Hall Road are on both sides of the road. Generally, those on the East side are bungalows and lay on ground falling away towards Byng Brook and the High Street and on the West a mixture of bungalows and houses and styles of differing character. A significant number of properties to the West have seen gardens divided and now present a double layer of properties on land that is rising from the road.</li> <li>A spur to the west, adjacent to the junction with Lodge Road, offers a quiet residential area with backdrops to fields and woodland areas</li> <li>Numerous properties in the past few years have segmented their gardens and built second properties such that to the West of the road there are several properties laying one behind the other.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<div data-bbox="493 1066 815 1576" data-label="Image"> </div> <p>Byng Hall Road is a relatively quiet road, recently designated as a 'quiet Lane' serving 28 properties in Ufford and in the adjacent village of Pettistree an event venue (Hungarian Hall) and a few other residential properties.</p> <p>There are 4 rights of ways connecting Byng Hall Road, one of which is a restricted byway, the others are footpaths.</p> <p>The A12 Trunk Road constructed approximately 50 years ago to bypass Ufford, and neighbouring Wickham Market bisects Byng Hall Road, and one of the byways (RUPP) from Byng Hall Road towards the village of Bredfield in the West.</p> <ul style="list-style-type: none"> <li>The High Street (B1438) was at one time the major A12 route from South to North in the county. It is still a very busy road and route from the South bound A12 carriage and Melton in the South to Wickham Market and the A12 Northbound carriageway serving the rest of the county. From the High Street bounding the southern edge of the old tree nursery is a footpath joining Byng Hall Road.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>The land falls from the West to the East and North towards Byng Brook, that encompasses Ufford Water Meadows, and is a small tributary of the River Deben.</li> <li>The underlying geology in the west are clay soils and sandy crags to the East. The area lays within the SSSI Impact Risk zone (as does all the Ufford Parish).</li> </ul>

<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• The redundant Tree nursery provides what has become a peaceful sanctuary for wildlife that is enjoyed by residents, with a public footpath on its Southern edge from Byng Hall Road to the High Street in the East.</li> <li>• All residential properties have their own access and dedicated space for parking.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• At the entrance to Byng Hall Road on the North side is Hill House. A substantial two story detached dwelling of brick and tile construction sitting in mature grounds that has been part of Ufford for over 100 years. Beyond this to the Eastern aspect of the road are three detached properties that face the Road. They are all single-story bungalows with gardens, either brick or rendered with pitched tiled roof lines. All have been constructed in last 60 years.</li> <li>• On the Western side of the road are 26 residential properties, that are a mixture of single and two stories, that have facades of brick, render or weather boarding. As they sit on raised ground compared to the road surface, even the bungalows appear imposing to the passer-by.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• The A12 bridge over Byng Hall Road.</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• The old tree Nursery and most gardens are fronted by mature hedgerows with a woodland on a steep bank opposite the water meadows and Byng Brook.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• Despite it being labelled as a Road, most locals refer to it as a lane. It is little more than a metallised single-track surface where in places a few driveways are utilised as passing places for vehicles.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• From the road, views are restricted to either the adjacent hedgerows, facades of properties or the old tree nursery.</li> </ul>
<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>• At the Northwest and of the road, just before reaching the A12 fly-over bridge, an old section of the road, (that was 'adjusted' to accommodate the A12 bridge construction) offers a small green space that could be utilised by residents.</li> </ul>
<p><b>Possible Non-designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>• The older well screened substantial detached property that faces the junction of High Street and Byng Hall Road, known as Hill House, is a candidate for Non-Designated heritage asset.</li> </ul>

<b>Name of area</b>	Yarmouth Road
<b>Brief description of area</b>	High Street South via Lodge Road South towards Yarmouth Road.

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>The northern end of this zone is predominately residential, with a few small businesses operated from and within the curtilages of the residential buildings.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>Properties are generally set back from the main road and have front and rear gardens that over the years have been bounded with hedging and fences to be a screen from the substantial amount of traffic using the High Street. To the West of lodge road is a large open meadow on rising ground, that has in the past seen planning applications refused for further residential property developments.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<div data-bbox="504 741 794 1144" data-label="Image"> </div> <p>The main route that bounds the Eastern side of this zone is the B1438. Also known as Yarmouth Road and High Street. This road was once the main A12 trunk road from London to Yarmouth, but by-passes around nearby Woodbridge (in 1950's) and Wickham Market (1970's) has resulted in downgrade to the B1438 that exists today. There is a pavement to the East of this road, but nothing usable on the West. A PROW footpath at the northern end of the zone links High Street to Byng Hall Road.</p> <ul style="list-style-type: none"> <li>Adjoining the High Street is Byng Hall Road, that also serves the small spur road known as Lodge Road. At this junction a Restricted Byway routes the Northwest towards Bredfield but is intersected by the main A12 trunk road so is now little more than an infrequently used PROW footpath.</li> <li>To the South, High Street becomes Yarmouth Road. Although both are used interchangeably by local people when talking about the B1438 as it routes north to south through the village.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>Predominately residential with high ground to the rear (West) of the residential properties. The high ground being agricultural and bounded by the A12 Trunk Road.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>There are no public spaces and facilities in this area.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>At the Northern end of the zone, what once was a single detached bungalow occupying a large plot is now three traditionally built modern brick and tile detached houses facing the high street. Adjacent is an older well screened substantial detached property that faces the junction of High Street and Byng Hall Road.</li> <li>Terraced and Detached Properties built in Lodge Road approximately 30 years ago have a frontage to Lodge Road with rear gardens aligned along High Street and present a rendered facade with tiled roofing. The most notable building in this part of the village is a listed</li> </ul>

	<p>property, constructed with Suffolk Red brick and having walled gardens and facades to the High Street. This sits adjacent to another building of the same era, that is set further back behind a walled garden with an entrance gateway to Lodge Road.</p> <ul style="list-style-type: none"> <li>As the High Street runs South from this listed building it becomes Yarmouth Road and then splits between Yarmouth Road and the A12 southbound spur road.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>The most notable feature in the Red House as above. Opposite to the Red House is The Crown, one of the two public houses in the village, and a few metres to the North is Crown House, an ancient Suffolk Long House, reportedly the oldest building in the village.</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>This part of the village is well established and enjoys trees and hedges along much of the roadside</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>Major thoroughfare through the village serving bus route and connecting adjacent market towns of Woodbridge and Wickham Market. No street lighting but has road traffic signage and speed restriction signing.</li> </ul>
<p><b>Possible Non-designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>The older well screened substantial detached property that faces the junction of High Street and Byng Hall Road, known as Hill House, is a candidate for Non-Designated heritage asset.</li> </ul>

<b>Name of area</b>	Yarmouth Road
<b>Brief description of area</b>	B1438 Yarmouth Road, Old Bredfield Road, and B1438 spur South to A12.

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>Largely residential. There is a small vehicle garage business to the rear of the old council houses. The southern and western areas are mainly agricultural with vast expanses of arable fields. Many years ago, a thriving nursery business occupied land in the Old Bredfield Road area, but this is now largely derelict and no longer operating.</li> <li>Land to the North and West of Yarmouth Road are mostly agricultural.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>The dwellings on the West of Yarmouth Road were at one time Local Authority houses, but many are now in private ownership and have been enhanced. All have front gardens and face the road on high ground. A raised pavement runs in front of some of the houses and a bus stop / lay-by together with a complicated open road junction presents a feeling of space and openness to the area that looks eastwards to derelict nursery/horticultural grounds that have been subject to recent planning applications for business and retail units combined with housing stock. Views to the Southeast encompass the Parklands woods.</li> <li>The only residential property in Old Bredfield Road is well screened from the road by established ancient hedgerows.</li> </ul>

	<p>Planning permission was recently in place for a Caravan site at the junction of Old Bredfield Road and Yarmouth Road, but nothing resulted in the application and has time expired.</p>
<p><b>Roads, streets, routes</b>  Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• The main route that bounds the Eastern side of this area is the B1438. Also known as Yarmouth Road and High Street. This road through the village was once the main A12 trunk road from London to Yarmouth, but by-passes around nearby Woodbridge (circa 1950's) and Wickham Market (1970's) has resulted in downgrade to the B1438 that exists today.</li> <li>• Confusingly, Yarmouth Road becomes a short length of Dual carriageway and splits at the notorious junction with The Avenue. Yarmouth Road continues South towards Melton and is designated as B1438. The other leg of the split route's westwards and is also designated B1438 but is locally known as A12 spur road as it passes by Sogenhoe Chapel towards A12.</li> </ul>  <ul style="list-style-type: none"> <li>• Running East to West between these two roads is a short length of road called Old Bredfield Road. Prior to the construction of the Woodbridge by-pass that now forms the small length of dual carriage way and spur to A12, this lane connected Ufford to Bredfield and was known as Silent Lane.</li> <li>• Entering or leaving the village via the A12 junction, a vehicle travels in what appears to be open countryside and a dual carriageway road.</li> </ul>
<p><b>Topography</b>  Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• This section of the village is in open landscape with open arable fields, mature hedges and woodland. To the West the land rises gently towards the A12 trunk road. The Southerly aspect also rises and is bounded by ancient woodland to the south side of Old Bredfield Road. To the North and East land topology falls away towards Byng Brook and the River Deben. Soils vary: In the West heavy clay, to the East sandy crags. The Yarmouth Road is an ancient delineation from the most recent Ice age when it was the approximate line of the glaciers that covered the country.</li> </ul>
<p><b>Spaces</b>  Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• There are no designated open spaces in this area of the village and with the exception of a very small lay-by serving the bus stop, no parking.</li> </ul>

<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• On the Western side of the Yarmouth Road are a row of semi-detached, formerly local authority, houses. These have a frontage to the road on raised ground and enjoy an outlook over agricultural fields to their rear.</li> <li>• The residential property in Old Bredfield Road is a two story, traditional brick and tile construction house.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• The most notable landmark in this area is 'The Triangle' junction serving routes to Wickham Market, via the village, Melton, the A12 and Lower Ufford via the Avenue.</li> <li>• At the Western end of the dual carriageway lies the site of the old Saxon 'Sogenhoe chapel'. It is now hidden behind hedgerows and to the casual passer-by looks like a small copse of trees. It was severely impacted and damaged when the Woodbridge by-pass was constructed and the A12 spur road built. However, it is a peaceful place and has views over the village to the Northeast.</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• This part of the village is similar to other areas in that all roads have hedges and verges with trees interspersed along the hedge line. Ancient woodland is to be found at the Western end. The arable fields have hedge boundaries and farm tracks run alongside the field boundaries.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• All the road surfaces are tarmac and in generally good repair. There is no street lighting. One bench exists on the East side of Yarmouth Road by the triangle junction and the bus stop shelter and Sogenhoe chapel have benches to rest upon.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• Most people and visitors consider this to be the entrance to the village from the South. Due to its relatively high ground, in Winter (when leaves have fallen from trees and hedges) a good view across the roof tops of the village can be seen.</li> <li>• Looking West and South, large expanses of arable fields and woodland can be seen.</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<p>None identified</p>
<p><b>Possible Non-designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>• Tree commemorating the help Ufford gave to Child refugees from Grays and Thurrock during the second world war</li> <li>• Site of the Sogenhoe Chapel site is thought to be over 1000 years old and should be designated as a Heritage Asset in addition to a landmark.</li> </ul>

## ZONE 3 – SCHOOL LANE

<b>Name of area</b>	High Street to Yarmouth Road – South
<b>Brief description of area</b>	South side of High Street/Yarmouth Road from Crownfields to Goldsmiths



<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>• Mainly residential, with one holiday let.</li> <li>• Ufford Crown Public House / Restaurant.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>• The Ufford Crown is well set back from the Road with its own car park at the front of the property. It is well separated from its neighbours.</li> <li>• Other houses on the High Street are a mixture of detached and semi-detached, are closely spaced and are generally separated from the road by small front gardens or off-street parking.</li> <li>• The Walnuts is a cul-de-sac sitting to the side and behind the Crown pub containing 5 detached houses/bungalows.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• The High Street is a busy two-lane road, with no on street parking, 30 mph speed limit.</li> <li>• Footpath known as 'Clapper path' Links the High Street with School Lane.</li> <li>• A further footpath (formerly the route of School Lane) forms a short link between School Lane and the High Street.</li> <li>• The Walnuts is a single-track Cul-de-sac (see below).</li> </ul>

<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• The High Street is gently undulating at around 15 to 20 meters above sea level</li> <li>• Behind the High Street / Yarmouth Road the land slopes down towards School Lane.</li> <li>• Beyond Goldsmiths, a green area, with an orchard, a pond and various trees runs down towards The Avenue.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<p>None identified</p>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• Grade 2 listed Crown Farm (C16) and Crown Public House (C17 with later additions, see below). Other notable properties include Forge House (which also has its origins in the 17<sup>th</sup> Century).</li> <li>• The remaining properties are predominantly detached houses with brick or rendered walls and tiled roofs and are of a more recent origin.</li> <li>• The Walnuts is a late 20<sup>th</sup> century development off Yarmouth Road containing some recently built houses and bungalows. The majority have brick with pantile roofs, although there is also some complementary slate roofing.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• The Ufford Crown</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• On the other side of Goldsmiths, Yarmouth Road is flanked by an undeveloped area containing an orchard (with many heritage varieties of apples) a pond and wooded area from Goldsmiths to the Avenue. This contributes considerably to the rural feel of this end of the village.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• Property boundaries are varied including metal fencing, hedges, and low brick walls.</li> <li>• 30 mph signs are positioned at the start and end of the area</li> <li>• Telegraph poles run down both sides of the main road.</li> <li>• A dog bin is situated at the top of the Clapper footpath.</li> <li>• The Crown Public House sign is a prominent feature at the top of the Crown car park</li> <li>• There is a bus stop just before Goldsmiths, which faces a large layby for buses. A litter bin is attached to the bus stop.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• The Ufford Crown and across the High Street to The Red House</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>• Part of land of the former Crown Nursery</li> </ul>
<p><b>Possible Non- designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>• Forge House sits next to The Crown and is of C17th origin.</li> </ul>

<b>Name of area</b>	School Lane
<b>Brief description of area</b>	School Lane, including The Oaks, Tovells and Crownfields

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>• Residential some holiday lets, pair of semi-detached social houses,</li> <li>• Commercial yard light industrial with small brick hut</li> <li>• and barns behind Crownfields.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>• The Lower part of School Lane has widely spaced dwellings with large gardens and many mature trees leading onto small developments and a higher density of housing with smaller gardens.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• Single track road with few parking spaces.</li> <li>• Footpath known as Clapper Path links School Lane and High Street.</li> <li>• Quiet but becomes busy at certain times as is used as a cut through. 30mph speed limit.</li> <li>• Gates giving access to water meadows privately owned</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• The lower part of School Lane is 10-12 meters above sea level and is flanked by Parklands Wood on one side and the water meadows on the other. The land slopes from the woods down towards the water meadows which run behind the whole of School Lane and Crownfields. The area is full of natural springs and ditches plus road surface water drains into Byng Brook which runs along the centre of the water meadows and in turn drains into the River Deben. The soil is generally sandy with clay seam</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• The housing dates from late 17th century grade 2 listed colour washed, thatched Rhubarb Cottage, The School House 1873, a 21st century new build, a complete mix of every style but a majority from 1930s-2010s mostly brick or render and tiled. Some bungalows among the more common 1 1/2 and 2 storey houses. Small developments, the Oaks from early 2010s, Tovells from early 1990s and Crownfields from 1980s. Modern renovations are becoming more common.</li> <li>• Commercial yard building brick hut and barns behind Crownfields</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• The water meadows and Byng Brook</li> <li>• Rhubarb Cottage (formally Avenue Cottage)</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• Many mature trees, hedgerows, wet ditches leading to the water meadows. Parklands Wood visible.</li> <li>• Butts water a large manmade pond behind the houses in the lower part of School Lane.</li> <li>• Water meadows currently grazed by cattle.</li> <li>• Byng Brook</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• Bench at the junction of School Lane and Crownfields.</li> <li>• Broadband box at bottom of Clapper path on both sides of the road</li> <li>• Grit bins on junction of Crownfields/High Street and School Lane/Crownfields</li> </ul>

	<ul style="list-style-type: none"> <li>• Dog bin at bottom of Clapper Path</li> <li>• Street lighting x 9 in Crownfields</li> <li>• Post box in Crownfields on junction of School Lane</li> </ul>
<b>Views</b> Important views in and out of the area?	<ul style="list-style-type: none"> <li>• Views of the Water Meadows at bottom of School Lane, some of the way up and from Crownfields.</li> </ul>

<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• Green Tiles is an example of Arts and Crafts architecture.</li> <li>• The Old School dates from 1873</li> </ul>

<b>Name of area</b>	Goldsmiths and the Old Nursery
<b>Brief description of area</b>	Goldsmiths, Nursery Lane and the former Crown Nursery

<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Goldsmiths is a recent residential development, comprising several houses in Nursery Lane and a larger number of houses in Goldsmiths itself.</li> <li>• Abutting Goldsmiths is the site of the former Nursery. This contains some semi-derelict commercial buildings, a disused orchard, former nursery planting areas, a pond, and an area of woodland abutting the Avenue. Parts of this area are currently under consideration for development.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• The main approach to Goldsmiths by car is via Nursery Lane. There are several houses on Nursery Lane itself, and there is also small parking area there. However, the majority of the houses in Goldsmiths are situated beyond this and are arranged around a large central green and parking area.</li> <li>• Other houses face Yarmouth Road but are well set back from it and are screened by planted borders and hard landscaping, including two wooden and brick gates for pedestrian access.</li> <li>• A few other houses are arranged at the bottom of the estate, backing onto the rear of Tovells. The 'Clapper' footpath runs to the northeast of the site leading to School Lane.</li> <li>• The disused commercial buildings that remain in the old Nursery are located to the south of the Goldsmiths Estate. These are accessed via gravel tracks (one in Nursery Lane and another in the Avenue). These are currently closed to the public.</li> <li>• The remaining parts of the former Nursery, including land once used for plant cultivation, the remaining woodland and the pond, are bounded by Yarmouth Road, the Avenue and houses in School Lane and Tovells.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Goldsmiths is approached by car from Nursery Lane, a dual track road. The development has both on-street and additional parking spaces arranged around the central green. The Clapper footpath runs behind</li> </ul>

	<p>the development and there is also pedestrian access via two gates from Yarmouth Road.</p> <ul style="list-style-type: none"> <li>Disused access routes into the old Nursery site can be found at the bottom of Nursery Lane and in The Avenue.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>Above Goldsmiths, on the other side of Yarmouth Road, the landscape is predominantly parkland garden and agricultural land. The site then slopes down from the Yarmouth Roadside towards the houses on Tovells and School Lane.</li> <li>Opposite the old Nursery site on The Avenue is the Ufford Recreation Ground and Parklands Wood. The wooded parts of the old Nursery site complement these features and are important in the overall Ufford treescape.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>The central green is the main communal space in Goldsmiths.</li> <li>A small grass area with a bench is located at the top of the Avenue at the junction with Yarmouth Road.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>Goldsmiths has been built within the last ten years and is largely of brick and pan-tile construction, with the addition of some attractive zinc and wood-style cladding.</li> <li>The estate is of relatively low density and is a mix of large detached, semi-detached and terraced properties, with some high roofed bungalows.</li> <li>It is understood that the estate was built to accommodate a small number of affordable and shared ownership houses.</li> <li>The old Nursery site has a small number of remaining polytunnels and light industrial buildings. These appear to be disused and in some disrepair.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>The trees which run down the old Nursery site on Avenue Road are an attractive green and rural feature linking Upper and Lower Ufford.</li> <li>A large pond is located near the junction of Yarmouth Road and The Avenue.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>Goldsmiths has pedestrian access to Yarmouth Road via two modern gates. The roads are block paved, and have matching low-relief pavements</li> <li>A small electricity substation in the central green in Goldsmiths.</li> <li>An attractive bench sits at the junction of The Avenue and Yarmouth Road.</li> <li>The Nursery site is blocked off to the public by temporary metal fencing panels.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>From Goldsmiths views to the south are to the trees of Parklands Woods.</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>Parts of the Nursery Site which are not being considered for development could be potentially important for the local community – in particular the wooded area next to The Avenue.</li> </ul>
<p><b>Possible Non-designated Heritage Assets</b></p>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

<b>Name of area</b>	The Avenue
<b>Brief description of area</b>	The Avenue

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>Residential, woodland, Community Hall, recreation ground and redundant nursery</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>Originally a tree lined thoroughfare planted 1765-1856 parts still exist.</li> <li>Well-spaced bungalows on lower section with the gardens from Ufford Place opposite</li> <li>Upper section, Parklands woods, recreation ground on one side redundant Crown Nursery on the other</li> <li>Crown Nursery site could be a potential building plot</li> <li>and footpath linking to School Lane</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>2-way traffic at the lower end where street parking is possible, leading to single carriageway with passing places and no parking.</li> <li>Serves as a cut through route, busy at certain time of the day and precarious as no pavement or foot path for most of the road.</li> <li>Footpath to Ufford Place, lower section.</li> <li>Footpath from The Avenue going through Parklands Wood to Parklands.</li> <li>Footpath from the Community Hall to the High Street</li> <li>Gates to redundant Crown Nursery opposite entrance to Community Hall</li> <li>Route to the High Street leading to Melton/Wickham</li> <li>Market and slip onto A12 southbound. Difficult junction.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>Gradient from bottom to top undulating up and down again to High Street</li> <li>Flanked by water meadows including Byng Brook and the gardens from Ufford Place at the lower end.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>Football pitch, children's play area, Community Hall and carpark visible from road.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>Well-spaced bungalows 1920/30s brick and render with tiled roof many now have loft conversions or have been converted to chalet bungalows</li> <li>Redundant nursery building probably asbestos cement-based roof and sides with weatherboard extension, temporary portacabin and poly tunnels.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>Village sign on triangle at bottom of road</li> <li>Water meadows</li> <li>Parklands Woods</li> <li>Rhubarb Cottage (formally Avenue Cottage) at junction with School Lane</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes,</p>	<ul style="list-style-type: none"> <li>Mature trees</li> <li>Wooded area Parklands wood and redundant Crown nursery area</li> <li>Hedges</li> </ul>

woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Pond at top of road near junction with High Street on redundant Crown Nursery land.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Village sign</li> <li>• Grit bins x 3 bottom and top of road and junction with School Lane</li> <li>• Pedestrian warning sign on narrow section x 2.</li> <li>• Pavement on lower section by bungalows but nothing further up on narrow section.</li> <li>• Gates leading to redundant Crown Nursery</li> <li>• 30 mph speed limit sign</li> </ul>
<b>Views</b> Important views in and out of the area?	<ul style="list-style-type: none"> <li>• Water meadows</li> <li>• Parklands Wood</li> </ul>

<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• Redundant nursery land could be used for recreation purposes or footpath.</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>

## ZONE 4 – LOUDHAM LANE

<b>Name of area</b>	Loudham Lane
<b>Brief description of area</b>	Spring Lane up to Four Elms



<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>Residential with the agricultural setting of the water meadows behind.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>The dwellings in the Conservation Area are set back from the road with a backdrop of mature trees. There are attractive front gardens with a simple unpainted picket fence and hedges. 2 of the properties have gardens mainly to the front, the other 3 have substantial gardens with outbuildings.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>A country lane and Quiet Lane with only off-road parking and few passing places.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>The whole area in which the Conservation Area is set forms part of the River Deben Special Landscape Area. This local designation indicates the high quality of the landscape that forms an important setting to the village. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types,</p>	<ul style="list-style-type: none"> <li>The Conservation Area encompasses a small part of Spring Lane and there are 3 dwellings within this part of Spring Lane. They date back as far as 16th century. There is a mixture of two storeys and single</li> </ul>

architectural features, window types?	<p>storey, but all are timber-framed and plastered, with plain tiled roof large chimney stacks. The windows are timber casements. There are gables to serve the attic space in the single storey cottage. These properties mainly have gardens to the front of the houses.</p> <ul style="list-style-type: none"> <li>The other 2 properties are plastered and thatched with chimney stacks. They have substantial gardens and outbuildings.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>The Water Meadows</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>Sided by hedgerows with a woodland on a fairly steep bank opposite the water meadows.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>Country lane and a Quiet Lane.</li> </ul>
<b>Views</b> Important views in and out of the area?	<ul style="list-style-type: none"> <li>View of the water meadows</li> </ul>

<b>Possible Local Green Spaces</b>	None identified
<b>Possible Non-designated Heritage Assets</b>	None Identified

<b>Name of area</b>	Loudham Lane
<b>Brief description of area</b>	East Lane

<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>The whole area in which the Conservation Area is set forms part of the River Deben Special Landscape Area. This local designation indicates the high quality of the landscape that forms an important setting to the village.</li> <li>Extensive sandpits are also marked on early Ordnance Survey maps of East Lane.</li> <li>There is business premises engaged in car renovations and maintenance on East Lane on the site of the former piggery which now are the only commercial concerns in the Conservation Area, apart from The White Lion Inn and Holiday Lets</li> <li>There are a number of holiday lets in East Lane.</li> <li>At the end of the lane there is farmland with associated storage.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>Several of the buildings in East Lane are associated with renovation of the Willow Farm buildings into residential use and associated garages and maintain therefore the farm layout. Although still retaining much of their historic form and character, new domestic-</li> </ul>

	<p>style windows and doors have been installed and many of the roof slopes now display several large modern roof lights.</p> <ul style="list-style-type: none"> <li>• The Mill House right by the river Deben has outbuildings surrounding it</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• There is a grass triangular junction with Loudham Lane with associated road signage and a grit bin.</li> <li>• There is a footpath beside Mill Cottage leading to the water meadows and ultimately the church and another opposite Tarn House leading to the river Deben and on to Eyke.</li> </ul>
<p><b>Topography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• East Lane is a narrow, rural lane providing access to a small number of cottages, farm buildings and a water mill and mill house. The boundary of the Conservation Area follows the line of East Lane, just to the north. To the north, on higher ground, is a grassy bank with a high hedge and trees. To the south of East lane buildings are set amongst a well tree-ed landscape adjacent to the water meadows. The river Deben is close by particularly at the far end of East lane near Mill House</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• Weatherboarding is used at the water mill and on farm and outbuildings.</li> <li>• Only one house on East Lane has highly visible solar panels.</li> <li>• Dwellings in East Lane range from either the sixteenth or seventeenth century, 18th century mid nineteenth century through to modern renovations of older buildings.</li> <li>• Buildings range from timber framed, red brick, and rendered with most of the roofs being either pan tiled, clay pan tiled, slate, or modern concrete tiles. Many of the buildings can be described as typical Suffolk. Dormers are common as in Loudham Lane, but the use of weather boarding is more prevalent. Timber casement windows are the most common, but sash windows and even modern PVC windows are present. Chimney stacks are common. Several of the buildings in this part of the Conservation Area have been modernised and extended.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• There are 3 large poplars that stand out near the footpath beside Mill Cottage.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• This is a typical country lane with hedge rows on either side with steep banking and woodland to the left-hand side as you walk down the lane.</li> <li>• Property boundaries are varied including wicker fencing, wood panels and a low flint and brick wall.</li> </ul>
<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• Opposite Tarn House</li> <li>• Right-hand side of Mill Cottage</li> </ul>

<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• The Tithe apportionment of 1843 refers to the watermill near the river in Lower Ufford.</li> <li>• Green Bank and Sunnyside were formerly known as Sand Pit Cottages and may have been built for labourers at the sand pits which were located just to the west</li> </ul>

<b>Name of area</b>	Loudham Lane
<b>Brief description of area</b>	Loudham Lane
<b>Land uses</b> Residential, retail, leisure, commercial, employment, community?	<ul style="list-style-type: none"> <li>• Residential at the bottom of Loudham Lane with some holiday lets leading to Agricultural land and a small holding at the top of the hill.</li> </ul>
<b>Layout</b> Relationship between buildings, spaces and routes, building plots?	<ul style="list-style-type: none"> <li>• In the lower part of Loudham Lane the dwellings form a widely spaced group with substantial gardens and outbuildings.</li> </ul>
<b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?	<ul style="list-style-type: none"> <li>• Single track country road with few passing spaces and only off-road parking.</li> <li>• Footpath beside Malt House Farm leading up to the fields and allowing access to either Spring Lane or Sick Cottages. Footpath beside Strawberry Hill leading across the fields to Loudham Hall.</li> <li>• The road speed limit changes from 30 to national speed limit at the top of the hill.</li> <li>• Grassed triangles feature at junctions with Spring Lane and East Lane.</li> </ul>
<b>Topography</b> Landscape setting/ gradient of the local area?	<ul style="list-style-type: none"> <li>• The whole area in which the Conservation Area is set forms part of the River Deben Special Landscape Area. This local designation indicates the high quality of the landscape that forms an important setting to the village.</li> <li>• The lower part of Loudham Lane between Spring Lane and East Lane is very rural in character with trees, hedges and belts of woodland enclosing the road. The land is undulating.</li> <li>• Agricultural land on the left at the top of the hill is clover with hedge row separation on the field. On the right it opens up to a cereal growing plain with woodland in the background</li> </ul>
<b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?	
<b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?	<ul style="list-style-type: none"> <li>• There is a lot of variety to the dwellings in the lower part of Loudham Lane. From a rare white brick building with sash windows, more traditional red brick buildings, painted brick buildings, rendered buildings and timber framed buildings. Weatherboarding also appears on some of the later dwellings. There are buildings from the 16th-17th century, 19th century and 20th century.</li> <li>• Several are Grade II listed and roof styles vary from clay pan tiled, thatched &amp; plain pan tiled.</li> <li>• Little Springs is described as a substantial twentieth century suburban villa.</li> </ul>

	<ul style="list-style-type: none"> <li>• Wooden casement windows are common as are dormer windows, particularly on the one and a half storey dwellings. Large chimney stacks are a feature.</li> <li>• At the top of Loudham Lane the buildings vary from plastered and pan tiled to pebble dash and concrete tiles with dormers and solar panels. Windows vary from wood casement to UPVC.</li> <li>• From the top of the hill down on the left-hand side are 2 20<sup>th</sup> century properties with weatherboard outbuildings.</li> </ul>
<b>Landmarks</b> District and instantly recognisable local features?	
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Hedge rows ranging from country to more closely maintained as you move down the hill to the older part of Loudham Lane</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• Grit bins at the 2 triangular junctions with road signage marking speeds or dead ends.</li> </ul>
<b>Views</b> Important views in and out of the area?	

<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• At the south end of Spring Lane there was a ‘Malting Office, House &amp;c.’, the house part of which remains as Malt House. It is probably an early nineteenth century property, constructed with the neighbouring Little Springs on the site of a substantial farm complex which is marked on early twentieth century Ordnance Survey maps.</li> <li>• In the twentieth century several substantial suburban villas have been built within the village, whilst most have been built on infill sites, the mid twentieth century Little Springs occupies the site of an historic farmstead. Little Springs is arguably one of the best of these early to mid-twentieth century villas in the village.</li> <li>• The harder Suffolk White or Gault brick is relatively scarce around the village, appearing on the early nineteenth century Malt House.</li> </ul>

## ZONE 5 - PARKLANDS

<b>Name of area</b>	Parklands
<b>Brief description of area</b>	Area at Southern entrance to Ufford on B1438 with Refuse Depot, and mixed residential area, plus Community Hall and Recreation Ground



<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>• Gateway and lodge at entrance to Ufford Park Hotel and Leisure Centre; Congo Rapids adventure golf; Commercial Refuse Depot employing 120 people; former site of Notcutts nursery; residential area of 77 dwellings; Community Hall, Recreation Ground and Play Park; Community Woodlands</li> <li>• The buildings and land uses in this area are a consequence of the history of the area. Originally the land was mainly arable with wooded areas and sand pits. In the 17<sup>th</sup> century Ufford Place Estate owned all this area.</li> <li>• The Lodge at the entrance to the Ufford Park Hotel would have been at the entrance to Ufford Place and note the brickwork which matches that present by Ufford Place Gates opposite Church Lane. The Lodge shows some Dutch gabbling, but many later additions. In 1990 extensive arable land was sold and a golf course created along with a Hotel and Leisure complex. Most of this lies outside the parish boundary of Ufford, but the Lodge and entrance is in Ufford, and parallel to the B1438 a more recent development of Congo Rapids Adventure Golf is also within the parish of Ufford.</li> <li>• The Woodlands contain many old trees, and several isolated specimens (pic right) are visible throughout the roads of Parklands, and Nicholls Close. The site of the Recreation Ground was the site of Ufford brickworks; later it was the site of the sewage treatment plant, until the 1960's when Ufford was connected to the main drainage leading on to Melton.</li> <li>• During WW2 the area was requisitioned by the army for development workshops associated with specialist tanks. The concrete bases of the accommodation "Nissen" huts, used as barracks can still be seen hidden in the undergrowth of the Woodlands. After the War the huts were used for emergency civilian accommodation. By early 1950's the housing called Parklands was built by the Council for these people and others in desperate need of accommodation</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>• B1438 from Melton enters Ufford; several commercial premises (active and disused) are along this route. A side turning leads to a series of residential roads, with grassed areas between; to the north old woodlands lie between the residential areas and the Community Hall and Recreation Ground, (approached by road by a right turn into a narrow lane - The Avenue).</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• B1438 is the main route from Woodbridge/Melton to Ufford and onwards north towards Wickham Market; roads lead to the housing from a right turn into Parklands; beyond this on B1438 another right turn leads to The Avenue. There is a pedestrian pathway on the east side of the B1438 along this area – it is narrow in places; there is no specific cycle path, and cycles travel on B1438 a 2-lane road with 40mph speed limit opposite Ufford Park Hotel, decreasing to 30mph opposite the Refuse Depot. A PROW leads west off the B1438 on the Ufford Parish Boundary to the south of the Notcutts former nursery, with no footway on that side of the road on which to emerge! There are many footpaths from the housing, through the Woodlands, leading downhill to the Recreation Ground and Community Hall.</li> </ul>
<p><b>Typography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• The main area of Parklands is flat and the included length of the B1438. The Woodlands (known as Parklands Wood) are flat to the north of the housing then downhill to the Recreation Ground lying in a "bowl" with land rising around it.</li> </ul>

<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• There are grassed areas between the houses; as described the Recreation Ground with children's' Play Park, Tennis court, MUGA Court, Table Tennis, Boules court and Football pitch; a car park with 25 spaces</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• Parklands: the layout is of three angled rows and an end block of two storey housing; there are four x 4 house terraces; eleven pairs of semidetached houses of which ten two storey buildings are divided as flats; and one pair of semi-detached bungalows. There is a total of 50 dwellings. Originally Council houses, some were purchased by the owners, while others are housing association property (Pics above and left) . The houses are all of brick construction with pantile pitched roofs; most now have UPVC windows. Most houses have some nearby parking and there are 3 communal parking bays.</li> <li>• Nicholls Close: In the late 1970's the then East Suffolk Council sold plots of land for £10 conditional on self- build, and there was co-operation with people working together. The 14 detached properties were completed by 1984. There are 5 single storey dwellings (pic above) and a chalet bungalow on one side of the road, and 8 two storey houses on the other in a cul-de-sac (pic left). The properties are constructed of brick with pantile roofs, and brown stained window frames – mainly timber. The properties have good sized gardens, mainly well-tended.</li> <li>• Lime Close is a similar and slightly later development of just 7 detached houses (Pic below), also brick with pitched pantile roofs. These have smaller gardens, and off-road parking.</li> <li>• Redwood Terrace: A more recent development was a result of a local need for Affordable housing, initiated by the Parish Council. There are 6 dwellings in two T shaped formations. One single storey and 5 two storey (Pic below), constructed of light bricks, pantile roofs and white timber window frames. There are two off road parking bays. One set of houses face onto the B1438, with a high hedge providing screening. These were occupied from 2009.</li> <li>• From the History of the area given above – the site of the WW2 tank workshops became a depot for local refuse collection vehicles and associated offices. This is presently operated by East Suffolk Norse and employs 120 people. The buildings have been enlarged (Pic below)and a second storey added recently. Staff cars are parked around the site, and refuse vehicles depart early morning, returning 3pm onwards. Vehicle movements to and from this site increase local traffic, but only onwards through Ufford if heading north on their rounds.</li> <li>• Notcutts land (Pic below): Opposite the Depot to the west of the B1438 and accessed from Old Bredfield Road is a large site (20 acres) which is a former Notcutts Nursery in use until 2007. There remains a series of old greenhouses and polytunnels, and a black shed which has been used more recently for storage by a local landscape business. There is a PROW on the south side of the site, and this is the parish boundary . The footpath is well used, leading on to Old Hospital Wood, and potentially on to Bredfield.</li> <li>• Community Hall (Pic below): After the sewage works closed in the 1960's there was an open space off The Avenue and lying north of the Woodlands. It became Parish owned land for a</li> </ul>

	recreation ground initially with a wooden pavilion which was destroyed by fire. In the early 1980's a Community Hall was built with a loan from a local brewery! The building is single storey, brick construction with a low-pitched roof, and brown UPVC windows, and some sliding glass doors.
<b>Landmarks</b> District and instantly recognisable local features?	<ul style="list-style-type: none"> <li>• Mature trees of the Woodlands, with isolated specimens among the residential areas. Many mature oak trees in the woods, and along the B1438 with ancient hedgerows.</li> </ul>
<b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?	<ul style="list-style-type: none"> <li>• Approaching Ufford on the B1438 from Melton the road has high hedgerows and many oak trees, with wooded areas on both sides, before the frontage of the Depot, and the side road into Parklands. Then the block of trees of the Parklands Wood is visible. This is a 8.12 hectare of Community Woodland, owned by the Parish Council, and to the north a large open space of Recreation Ground.</li> </ul>
<b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?	<ul style="list-style-type: none"> <li>• In this area on the B1438 there are two bus stops on opposite sides of the road; near the Parklands entrance there is a small brick bus shelter with a seat; opposite is an open fronted shelter with a seat.</li> <li>• The residential roads are all tarmac; road names are signed; there are 3 streetlights around the residential areas, and none on the B1438; on an area of grass there is a Parish Council noticeboard.</li> <li>• In all the residential roads the houses variously have hedges, or picket fences or close boarded fences marking their boundaries.</li> <li>• The Depot has a metal railing all-round the site.</li> </ul>
<b>Views</b> Important views in and out of the area?	<ul style="list-style-type: none"> <li>• Views of the Woodlands – from the residential area, and from the Recreation Ground there are excellent views of the trees.</li> </ul>

<b>Possible Local Green Spaces</b>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<b>Possible Non-designated Heritage Assets</b>	<ul style="list-style-type: none"> <li>• The curved fancy brick wall at the entrance to Ufford Park Hotel (Pic below), along with side gate.</li> <li>• Dutch gabbling of The Lodge building.</li> <li>• Parklands Wood</li> </ul>

## ZONE 6 – LOWER STREET

<b>Name of area</b>	Lower Street Zone, Ufford Lower Street and Lower Road
<b>Brief description of area</b>	This area covers Lower Street and Lower Road. These two village lanes are the historical routes into Ufford from Melton and Eyke respectively.





<p><b>Land uses</b> Residential, retail, leisure, commercial, employment, community?</p>	<ul style="list-style-type: none"> <li>• This area lies within the Conservation Area and the River Deben Special Landscape Area; much of it was part of the historic Ufford Place Estate, so it has both historical and architectural significance.</li> <li>• The majority of the area is now residential; former houses, small estate workers cottages, workshops and the local Post Office having been converted over the past 100 years. There are a small number of larger houses such as The Dower House (formerly The Red House), Park Farmhouse and Yew Tree Cottage. The White Lion public house is the one commercial business / community asset in this area.</li> <li>• The area is adjacent to the water meadows and the River Deben so has added importance from a land use and community access perspective. The surrounding farmland and water meadows are under active cultivation and use, are rich in wildlife and provide a valuable community asset through the network of footpaths. There are a number of rental properties which are generally in smaller cottages or in annexes or outbuildings of the larger properties.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>• This area retains much of the road layout first established over 500 years ago when the Ufford Place estate was formed.</li> <li>• On entering Ufford over the River Deben and its Hawkeswade Bridge, Lower Street runs from the east slightly uphill to its junction with Lower Road and then joins Barrack Lane. A few of the buildings in Lower Street and Melton Hamlet date around 1450 with more recent additions in the 1700s to 1800s of estate worker cottages and larger buildings such as The Dower House, built in the 1720s.</li> <li>• Lower Road is a continuation of Old Church Road, Melton from the boundary of the two parishes at Parkside until it meets Lower Street. The original Park Farmhouse from the 1600's, Parkside and Gardener's Cottage were all associated with the former estate. These have been added to in the C20th with both traditional and modern 2 storey houses and bungalows. Along the western edge of Lower Road, some of the original walls of Ufford Place remain. The C20th houses along here which are tucked away from the road behind these walls and high banks.</li> <li>• Whilst some of the buildings have been extended in recent times, mainly with garage to annexe conversions, the area retains much of its original historic form and features. These are well described in the 2016 Conservation Area Appraisal.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• Lower Street is a minor road which leads across the River Deben towards Eyke; it has a gentle slope up from the water meadows to its junction with Barrack Lane and with Lower Road.</li> <li>• At its upper end, Post Office Cottages are close to the road, on bend and in a narrow section of the road.</li> <li>• Further down and walled on one side with the entrance to The Dower House, the residential part of the street has a combination of attractive</li> </ul>

	<p>hedges and low walls. Beyond these, the row of cottages at Melton Hamlet open almost directly onto the road. Hedges mark the transition from these to the farmland and water meadows beyond.</p>
<p><b>Typography</b> Landscape setting/ gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• Lower Road is at a somewhat higher level and is quite flat; this gives many of the houses commanding views across the water meadows. On its east side the road is bordered by hedges whilst the west side retains many of the walls which formed the boundary of the former Ufford Place.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• The White Lion has a large field and car parking area; the former is often used for popular community events such as the Vintage Car Rally , the Annual Beer Festival games and Firework Night. The grassy area is also used from occasional camping and recreational activities</li> <li>• The farmland and water meadows provide important green space and open views.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• Many of the buildings can be described as typically Suffolk. In particular the use with pan tiles, pargetting and other vernacular features is commonplace.</li> <li>• Melton Hamlet is a row of typical small rendered terraced cottages dating from around C18th, whilst the small terrace of Post Office Cottages are painted brick and date from around the 1800s. Whilst many of the other buildings are detached, several were converted from smaller semi-detached estate cottages.</li> <li>• On Lower Street, The Dower House is a large brick-built Georgian mansion dating from the 1720s , whilst Park Farmhouse and Parkside are significant larger houses on Lower Road, the former dating from the C16th and C17th. The White Lion has been a public house for well over 400 years, was originally thatched, but is now tiled with a Victorian extension. Alongside, there are a patchwork of former estate worker cottages, now either converted to detached or as in the case of St Annes, three small cottages knocked into a single dwelling.</li> <li>• There are modern additions in Lower Road within the walls of the former Ufford Place country house. Built in or the 1960s. - Carousel, Deepdene, Shincliffe and Medleys - are brick-built or rendered with differing styles; all are tucked away with little impact on the street scene. The larger rendered Tallowwood was added in the 1990s and there are also two modern brick-built and clay tiled bungalows on large plots on the east side and another - The Walk - at the junction with Lower Street</li> <li>• For the older properties there are wide variety of building features including timber-framed, red and painted brick and rendered. Most roofs are tiled but there is one thatched cottage dating from the 1930's. Traditional wooden windows are a feature of many of the houses although some have been replaced with more modern versions. There are several notable chimney features such as the terracotta tablet style used at Park Farmhouse.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• The White Lion and Melton Hamlet terrace are important landmarks on entry to the village</li> <li>• St Mary's Church is a key landmark especially in winter months when views open up.</li> </ul>
<p><b>Green and natural features</b> Trees, hedgerows, streams, rivers, ponds, lakes,</p>	<ul style="list-style-type: none"> <li>• There are many mature trees in this area, particularly in the large garden of The Dower House, along its boundaries and in the area behind the houses in Lower Street and Lower Road, bordering the water</li> </ul>

<p>woodland, landscaped areas?</p>	<p>meadows. There are also significant and protected trees bordering what was Ufford Place gardens and parkland.</p> <ul style="list-style-type: none"> <li>• The footpath from Lower Street to St Mary's Church, locally called The Drift, was the boundary of old Village Green which was lost in the 1720s when The Dower House was built on its site.</li> </ul>
<p><b>Streetscape</b> Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• Both streets are predominately village/ rural in character with hedges, walls, grass verges and banks adjoining the tarmac roadway.</li> <li>• There are no roadside benches or seating in this section of the Zone, although The White Lion has extensive seating and facilities.</li> <li>• There are pedestrian pathways in Lower Street and two streetlights, one at the junction with Lower Road and the other at the top of Church Lane.</li> <li>• There are some interesting boundary walls such as at The Dower House, the "rat-trap bond" wall outside Stowe and the former farm gates opposite Park Farmhouse (see below) which are now the entrance to Tallowwood. Only one property - The Walk - has roadside wood panel fencing which is in poor condition.</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
<p><b>Possible Non-designated Heritage Assets</b></p>	<p>The 2016 Conservation Area Appraisal identifies a number of unlisted buildings and features that "make an important contribution". These should be considered as non-designated heritage assets in the Neighbourhood Plan.</p> <p>Those identified are shown on the Conservation Area map They include:-</p> <ul style="list-style-type: none"> <li>• The White Lion</li> <li>• Melton Hamlet terrace of cottages</li> <li>• The Coach House</li> <li>• Rosemary Cottage</li> <li>• Wayside</li> <li>• St Annes</li> <li>• Stowe - not mentioned in the 2016 report but judged to be important</li> <li>• Walnut Tree Cottage</li> <li>• Yew Tree Cottage</li> <li>• Post Office Cottages</li> <li>• Gardener's Cottage</li> <li>• Walls of former Ufford Place along Lower Road (see example in Streetscape section)</li> <li>• Parkside</li> </ul>

<b>Name of area</b>	Ufford Place
<b>Brief description of area</b>	Ufford Place is the site of the former country house of the same name that was demolished in 1956. Some original features, notably The Orangery with its tennis court and pavilion, the ornamental pond, a number of garden walls and the gates to the former house remain. The development of large bungalows and detached houses was built in the 1960s and 1970s with some houses being designed by well-known architects, notably John Penn. The area is undulating and comprises some 30 houses all detached with sizeable gardens and many mature trees (most originating from the parkland around the former country house)

<p><b>Land uses</b> (Residential, retail, leisure commercial, employment?)</p>	<ul style="list-style-type: none"> <li>• This part of the Lower Street Zone adjoins the Ufford Conservation Area and is set within the former parkland of Ufford Place (See: Lost Country Houses of Suffolk).</li> <li>• All the properties are residential, many with large frontage gardens giving the area a semi-rural feel. A number of the houses back onto Ufford Park golf course and Parklands Wood.</li> </ul>
<p><b>Layout</b> Relationship between buildings, spaces and routes, building plots?</p>	<ul style="list-style-type: none"> <li>• Ufford Place is a branched cul-de-sac with properties set well back from the road. The entrance features the original gates to the country house, although one of these was relocated to make the entrance wider.</li> <li>• All the houses are individually designed with many being on large plots with substantial front gardens. The Gables is on a particularly large plot of over 1 hectare.</li> <li>• To the western edge of the development, the boundary fronts on to Ufford Park Golf course; several of the properties have access. Others border Parklands Wood which is large green space open to the local community.</li> </ul>
<p><b>Roads, streets, routes</b> Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?</p>	<ul style="list-style-type: none"> <li>• A small residential road accesses the branched cul-de-sac; there is not through route for vehicles. There are pedestrian pavements on both sides of the road except for about 100m alongside The Gables western boundary.</li> <li>• A footpath joins The Avenue to the Ufford Place development at its northern end, allowing access to and from other parts of the village for pedestrians and cyclists .</li> </ul>
<p><b>Topography</b> Landscape setting/gradient of the local area?</p>	<ul style="list-style-type: none"> <li>• The parkland setting is undulating and slopes up from Church Lane/ Barrack Lane. At its northern end, the road and footpath fall away quite steeply to The Avenue.</li> </ul>

<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• The area has wide open front gardens providing a feeling of both space and seclusion.</li> <li>• There are no community areas here.</li> <li>• There is a small, grassed roundabout with trees on the eastern edge of the Ufford Place development. There is a clump of oaks tree between Windy Ridge and Sandlings where the road branches uphill.</li> </ul>
<p><b>Buildings</b> Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?</p>	<ul style="list-style-type: none"> <li>• All the single storey bungalows, dormer bungalows and most of the houses are detached; they are individually designed which makes the character of the area varied and interesting. <b>Note - key photos attached as an appendix .</b></li> <li>• When the Ufford Place country house was demolished in the 1950s, several of its outbuildings and garden features were retained in the layout of the development which took place in the 1960s and 1970s. The Orangery, dating from C19th, was retained as are its adjoining steps to the sunken tennis court and the pavilion feature. This building was extended in 1960s with a design by. John Penn.</li> <li>• Further along the road, The Coach House and The Stables have retained most of their original features. The former Stables has a modern box shaped extension and is rendered in yellow giving it a different feel to its surrounding houses.</li> </ul> <p>A Penn-designed modern single storey house (RIBA28429) is one of nine Suffolk houses he designed in the 1960s. In the garden of nearby Lynwood, there is an ornamental pond feature which was part of the original country house. All the bungalows are built of brick though a few have been rendered and others have timber cladding.</p> <ul style="list-style-type: none"> <li>• Roof tiles - concrete - rather than slate predominate. Windows are typical of the era; many have been replaced with UPVC or wooden double glazed units.</li> <li>• There are three “box style” houses with flat roofs and rendering. Moanaraoi, High Beeches and Capsella are designed in a contemporary style to the Penn House mentioned earlier. New England, on the upper section, is timber-boarded in the North American style. Beechwood is more recently built and overlooks The Avenue. This large modern two storey house dominates the landscape and is a significant design departure from that of the other properties in Ufford Place.</li> </ul>

<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• Ufford Place Gates are immediately recognisable as you enter this development from Barrack Lane.</li> <li>• Coming from The Avenue up the footpath, this newly built house, Beechwood, dominates the entrance from the north as it has yet to mature within the street scene.</li> </ul>
---	---

### Green and natural features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?

Many mature trees have been retained within Ufford Place which has an area TPO in place for these. There are attractive yew hedges particularly the one adjacent to Lynwood and The Gables The former ornamental pond for Ufford

Place was retained when the house was demolished and is an attractive feature of the garden at Lynwood.

- Bordering the houses on the western edge of this area, Parklands Wood is a large woodland which is owned and maintained by Ufford Parish Council. The adjoining golf course retains some of the parkland trees from the former estate.

### Streetscape

Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?

- The cul-de-sac surface is tarmac and there are pedestrian pavements along both sides of the road. There is no street lighting and no bench or other seating in this development.
- Many of the bungalows have open grassed frontages with mature trees; several of the detached houses have yew or evergreen hedges as their boundaries.
- In some cases, notably on the southern end, the original garden and walls from the former country house are still visible and form the boundaries in front of and between houses. The entrance wall to *Capsella* is good example here.
- At the section closest to The Avenue, there is roundabout / Turning circle with a small footpath leading down to The Avenue.
- There is no signage except for the house names.

<p><b>Views</b> Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• View from Church Lane through Ufford Place gates and into the area. Note The Gatehouse with its large mature trees. (See also views section)</li> <li>• View towards The Avenue and water meadows from Ufford Place footpath</li> </ul>
---	--

<b>Name of area</b>	Lower Street Zone ,Church Lane and Barrack Lane
<b>Brief description of area</b>	This area forms the centre of Lower Ufford around St Mary's Church.

<p><b>Land uses</b> Residential, retail, leisure, commercial, employment?</p>	<ul style="list-style-type: none"> <li>• St Mary's Church is the centre of this area and a heritage community asset; this C14th building dominates the landscape. The Church Hall, built in 1900, is a metal clad hall used by both the church and many community groups. The remainder of the cottages and houses are residential.</li> <li>• There is a community car park outside the Hall and an adjoining cemetery. This car park area is used for community events such as the Gardening Club Summer Show.</li> <li>• Also of note are the C18/ 19th Stocks and Whipping Post, which were reputedly moved to a position outside the church when The Dower House was built.</li> <li>• The houses in both Barrack Lane and Church Lane are all residential. The Almshouses are a community asset which date from the late C17th when they were built from a legacy for a "hospital" on the site left by Bishop Thomas Wood, who died in Ufford.</li> <li>• There are a couple of rental properties at Lady Cottages in Church Lane. One of the properties on Barrack Lane is the base of a local architect's business.</li> </ul>
---	--

**Layout**

Relationship between buildings, spaces and routes, building plots?

- Church Lane is a winding narrow lane and was once a wider lane leading to the church and the village green. The original properties were set back and spaced out around the church with The Old Rectory behind it to the east. Latterly in the late C18th, two or three Victorian cottages were built at the western end and the existing lane narrowed.
- The Church Hall and newer cemetery sit separately to the north of the church with the former having a sizeable car park (which was once a tennis court). Just before the hall a narrow track leads to some more cottages. From the hall, the road leads on to The Old Rectory and to a more contemporary Ash Greys. The layout of these buildings has no formal pattern, reflecting the piecemeal development of the former estate over the centuries.
- Barrack Lane runs down from the top of Church Lane with houses with large gardens (Ufford House and Knoll House) near the junction leading down to smaller semi-detached and detached properties. A modern detached house sits at the junction with The Avenue where there is landmark village sign on the grassed triangle.

**Roads, streets, routes**

Vehicular routes, pedestrian pathways, cycle paths, rights of way, bridleways?

- These two streets are narrow almost single track with very limited parking and no pedestrian pathways. Traffic volumes in the narrow Barrack Lane have increased considerably in recent years with much larger farm vehicles and volumes of commuter traffic cutting through to the A12.
- Around the church there are network of short PROW's which lead across a small footbridge to the water meadows beyond and towards East Lane.

<p><b>Topography</b> Landscape setting of the area/gradient</p>	<ul style="list-style-type: none"> <li>• This area lies within the Conservation Area and the River Deben Special Landscape Area, indicating the high quality of the landscape and its historical and architectural value. Church Lane and Barrack Lane slope down towards the church and to Byng Brook respectively. The landscape setting is that of a small rural village.</li> <li>• The area overlooks the Deben water meadows and has important views across these. The church itself is reputed to be on the site of an Anglo-Saxon building which may have been a Roman watchtower in the times when the river was fully tidal beyond Ufford.</li> </ul>
<p><b>Spaces</b> Parks, playing fields, allotments, cemeteries, car parks?</p>	<ul style="list-style-type: none"> <li>• The church has a graveyard/ cemetery around it which is now closed; a newer cemetery lies behind the church hall.</li> <li>• The Church Hall has a car park which serves both the hall and the church. It is also used for community events such as the Gardening Club Summer Show.</li> </ul>

## Buildings

Building heights, arrangement (detached, semi, terraced, flats), materials, era, roof types, architectural features, window types?

- The Grade I listed Church of St Mary of the Assumption, with its massive, square, flint tower dominates the view along Church Lane, with a brick boundary wall flanking decorative Moorish style timber gates. St Mary's Church has C11th remains, but the magnificent tower and porch are of later C15th date. Attached to the northern side of the church is a charming Gothic former school room of 1830 which is now used as a sacristy. It is built of flint with gault brick dressings.
- The churchyard surrounding the gates contains many interesting eighteenth and nineteenth century memorials and is surrounded by mature trees. There are interesting oak gates at the entrance to the churchyard and also on the footpaths; the latter have recently been replaced in the traditional style.
- In Church Lane and around St Mary's Church there are a series of delightful spaces with largely vernacular houses and outbuildings, intermingling with the landscape in a very ad hoc fashion; most of these houses are detached and several are thatched. Several of the older cottages -
- e.g. Church Cottage, Lime Cottage and No. 6 are timber-framed with rendered walls and a variety of chimneys and roof profiles.
- Also noteworthy are The Almshouses built from a legacy left by Thomas Wood, Bishop of Lichfield, in his will c.1690. The most memorable features are the curved brick Dutch gables at each end. These incorporate massive chimney stacks and there is a similarly detailed stack along the ridge. The roof is steeply pitched and is covered with plain tiles. The front elevation is in red brick with black headers.
- Behind the church is The Old Rectory, which dates from C15/16th and is known to have been a priest's house before the Reformation. Part timber-framed and part brick built with pargetted and colour-washed render, the house retains a hipped, thatched roof, although there are taller slate roofed extensions

	<ul style="list-style-type: none"> <li>• Also worthy of note is Ash Greys, a single storey modern architect-designed house built in the late 1960/ early70s.</li> <li>• The upper section of Barrack Lane is dominated by two large, detached houses - Ufford House and Knoll Cottage</li> <li>• which have extensive gardens. Ufford House dates from C16th and is a very attractive, listed, timber framed and rendered house, with clay plain tiled gabled roofs, set not far from the edge of the road.</li> <li>• On the opposite side, Knoll Cottage is substantial early-nineteenth century dwelling is built in painted brick and has a symmetrical front elevation with five small paned sash windows surrounding a central panelled door with a semi-circular radial fanlight and a panelled front door.</li> <li>• Further down and close to the junction with The Avenue, are a group of cottages with a short, almost continuous frontage, set very close to the edge of the road. These date from the early C19th and are thought to be associated with the former Napoleonic War barracks in Woodbridge.</li> </ul>
<p><b>Landmarks</b> District and instantly recognisable local features?</p>	<ul style="list-style-type: none"> <li>• St Mary's Church is the key landmark in this area; The Almshouses are also a recognisable local landmark at the top of Church Lane. The Stocks and Whipping Post are noteworthy and of particular interest to many visitors.</li> <li>• In Barrack Lane, the village sign, designed by Mary Moore from Brandeston, is one of 50 in Suffolk and dates from 1985. It is landmark for those entering this part of the village from the north and west. It features the Suffolk Punch horse which was owned by Thomas Crisp of Ufford's horse, and which sired the foundation of the modern breed.</li> </ul>

<p><b>Green and natural features</b></p> <p>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas?</p>	<ul style="list-style-type: none"> <li>• The area is wooded with many mature trees in the churchyard and the area surrounding it. In Barrack Lane, mature parkland trees dominate the lane and Ufford House.</li> <li>• The larger gardens are landscaped, and the church has two graveyards which are important community green spaces. There is a small grassy area at the junction of Church Lane and Barrack Lane; opposite this are the restored gates of the old Ufford Place.</li> <li>• At the lower end of Barrack Lane, a line mature trees lead to a bridge over Byng Brook, a small stream which prior to C20th was forded.</li> <li>• Byng Brook is a small stream and runs along the boundary of The Old Rectory and Ash Greys. It also feeds the reclaimed moat of The Old Rectory.</li> </ul>
<p><b>Streetscape</b></p> <p>Lampposts, benches and seating, street surfacing materials, signage, boundary treatments?</p>	<ul style="list-style-type: none"> <li>• The streetscape is predominantly village and rural in character with space between cottages/ houses. Houses are arranged asymmetrically except for a small row of semi-detached cottages in Barrack Lane. The narrow lanes are laid to tarmac and there is only one streetlight at the top of Church Lane.</li> <li>• There are mix of walls, hedges and grass verges in front of houses, some of which are set back from the lanes down small driveways.</li> <li>• There is bench at the junction of Church Lane and Barrack Lane alongside the Parish Noticeboard.</li> </ul>
<p><b>Views</b></p> <p>Important views in and out of the area?</p>	<ul style="list-style-type: none"> <li>• Most of these views are identified and catalogued in the 2016 Conservation Area Appraisal</li> </ul>

<p><b>Possible Local Green Spaces</b></p>	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
---	---

**Possible Non- designated Heritage Assets**

In addition to the 9 Listed Buildings in Church and Barrack Lanes, the Conservation Area Appraisal identifies a number of unlisted buildings that “make a positive contribution”. For the Neighbourhood Plan, these should be considered as non-designated Heritage Assets and so protected from inappropriate development:-

- 1, Church Lane
- St Mary’s Church Hall
- Ash Greys
- Knoll Cottage
- Potts Cottage
- The Cottage
- Cobbler’s Cottage and 3 to 6 Barrack Lane - row of semi-detached cottages dating from early C19th.
- Brook Cottage