



Nayland Conservation Area Appraisal

Adopted 24th February 2005

(unillustrated version)

Contents

	Page
1. Introduction: Nayland Conservation Area	3
2. Location, Setting & Topography	3
Location	
Landscape Setting	
Geology	
Archaeology	
3. Historical Background, Development and Population	6
History and population	
4. Character of the Nayland Conservation Area	7
Effect of historical development on the plan form of Nayland	
Building Materials and Architectural Styles.	
Shop and Commercial Fronts	
Listed Buildings.	
Buildings of Townscape Merit and Local List Buildings.	
5. Area Analysis	11
Bear Street	
Birch Street	
Court Street and Horkesley Road	
Fen Street	
Gravel Hill	
High Street	
Mill Street	
Church Lane & Newlands Lane	
Stoke Road	
Parkers Way	
6. Threats, Pressures and Opportunities in the Conservation Area	16
Alterations to existing buildings	
Buildings that have a negative impact on the Conservation Area.	
New Development within the Conservation Area.	
Buildings-at-Risk Survey	
Street Audit	
7. Recommendations for Enhancement	18
Services	
Bear Street	
Bear Street and Birch Street	
Church Lane	
Fen Street	
High Street	
Horse Watering	
Mill Street	
Parkers Way	
8. Contacts	19
9. References and notes	20
10. Bibliography	20
Appendix A: Conservation Area Map	22
Appendix B: Listed Buildings	23
Appendix C: Local List	25
Appendix D: Legislative and Policy Background	27

1. Introduction: The Nayland Conservation Area

- 1.1 The former West Suffolk County Council first designated the village of Nayland as a Conservation Area in August 1973. Currently the conservation area boundary covers the whole of the historic centre of the village, most of the built up area and an area to the south immediately in front of an archaeologically important site¹ known as Court Knoll and the water meadows of the River Stour. The defined boundary is illustrated on the conservation area boundary map, appendix A.
- 1.2 The present historic buildings within Nayland span a development period in excess of five hundred years and contain a considerable collection and variety of nationally important listed buildings, which consist of both 'high status' merchants' houses and equally rare artisans' dwellings.
- 1.3 The purpose of the appraisal is to define the distinctive character of Nayland, evaluating the special architectural and historic interest of the area and to guide future development. This appraisal assesses the conservation area using the guidelines set out in English Heritage's 'Conservation Area Appraisals' (1995) and 'Conservation Area Practice' (1995).
- 1.4 The Nayland Appraisal was adopted, following public consultation, on 24th February 2005.

2. Location, Setting & Topography.

Location

- 2.1 Nayland lies on Suffolk's border with Essex. Nayland is a large village situated nine miles south east of Sudbury in the Dedham Vale Area of Outstanding Natural Beauty (AONB) (designated in 1970). The AONB completely encircles the village of Nayland.
- 2.2 Nayland is sited to the north and east of the River Stour and from the beginning, the river would have provided an important communication link with other settlements. The clothiers, responsible for Nayland's wealth in the 15th and 16th centuries, established themselves in the villages all along the Stour Valley.
- 2.3 The A134 route from Colchester to Sudbury formerly passed through the centre of the village, when coupled with the close proximity of the river these are two of the important factors governing the development of the village. The Conservation Area itself is centred on the historic core of Nayland, from which development has spread outwards and along the main routes.
- 2.4 To the west of the present settlement, the village's boundary extends along Bear Street (B1087) to the junction with the A134. The beginnings of what has been sometimes described² as a long 'tongue' like extension of the village reaches westwards along Bear Street towards Wissington.
- 2.5 Nayland rises from the river valley less than 20 metres above sea level with Gravel Hill rising steeply to 50 metres to the north of the village above Birch Street. To the south looking across the river and over the border in Essex the land slopes more gently yet reaching a similar height of 50 metres on the brow of the hill at Great Horkeley.
- 2.6 To the east, the village has extended along medieval Birch Street (B1087), which has some later infill development; this continues for a short distance along Stoke Road. To the north of Bear Street a large-scale 20th century

- housing development has taken place. (To the west of the village lie the important historical meadowlands that form an apron to the south and west.)
- 2.7 Later works to the river making the “river navigable from Manningtree in the County of Essex to Sudbury in the County of Suffolk”³ aided the commercial interests of the village in the 18th century. In 1705 with the opening of the Stour Navigation, coal and grit stones were brought up the river; greatly assisting local industry. Chalk and bricks from nearby pits together with wheat, flour, barley and malt were transported down the river in return.
- 2.8 The mill leat is likely to have been constructed during the navigation works (although it is possibly older) and makes a connection between the River Stour and the Corn Mill situated on the corner of Mill and Fen Streets in the centre of the village. This enabled the transport of goods and services to and from the main channel.

Landscape Setting

- 2.9 The village is set in countryside with wooded areas to the north. There are several important green spaces, although there are no parks or gardens of historic merit within the conservation area. These include the meadowland and western village fringe, the ‘fennages’ (fen lands beyond the allotments), and churchyards (St James, the Old Chapel, Stoke Road and the cemetery off Bear Street), playing fields at the village hall (Web’s Meadow) and Fairfield off Bear Street. Other important areas include the allotments (formerly Glebe Land), which are accessed via Newlands Lane and Fen Street and the archaeologically and historically significant Court Knoll.
- 2.10 At the south western edge of the conservation area, where the River Stour sweeps around, there are the important visual and recreational amenities of the meadowlands with their river views and walks. The open spaces and access leading down to the river, because of their past significance are of fundamental aesthetic and historic importance to the village of Nayland.
- 2.11 The green area located on Stoke Road, formerly Robert’s Meadow, with a backdrop of trees on the higher ground forms an important foil to this part of the village. The trees can be seen behind the houses and are glimpsed through gaps left between the buildings situated on this northern side of the crescent shaped green.
- 2.12 To the north of Bear Street are the playing field and cemetery off Bear Street and further countryside. Although, now bounded on the west by the modern housing development, the open area and groups of the trees form an important visual identity in this part of the village. The views of the village and its roofscape from the higher vantage points in the north, particularly on the descent down Gravel Hill, form several beautiful vistas across the river valley. These open and green areas are crucial to the rural nature and setting of Nayland.
- 2.13 The density of development with its open fencing, railings and low hedging gives important glimpses of the gardens and these spaces can often be seen where they exist at the sides and rear of the properties. The historic alleys and passageways, especially in the area of High and Court Streets, often provide through views to the spaces beyond. Throughout the conservation area, many mature trees punctuate the views and provide important contrasts to the built form of the village; many of which are protected under Tree Preservation Orders (TPO’s), for example the commemorative beech tree by the fire station. The trees are varied and include yew, hawthorn, ash, birch, hazel, oak, black

- poplar and field maple as the main species with some cherry. Holly is a dominant hedgerow tree and shrub.
- 2.14 Much of the surrounding farmland to the north of the village adjacent to the conservation area contains large fields, giving a mixture of pasture and arable farming, with low hedgerows. Rows of trees provide an important character and suitable framework to the village. To the south and west of the village, past the meadowlands, are further large fields now devoted predominately to grazing; their use is marked out by low hedgerows and again interspersed with trees.
- 2.15 The Anchor Bridge leading into Court Street forms an important entrance and vista to the village.

Geology

- 2.16 Due to its geology, Suffolk is a county of diverse building materials. Other than flint and bricks for which its clays were used, quarrying for building stone was only possible where the chalk was accessible, leading to building with the harder chalk known as 'clunch' or occasionally the Coralline Crag Sandstone.
- 2.17 In considering the individual character of Nayland the local geography and geology give rise to the formation of the local 'vernacular' building forms limited by the availability of construction materials.
- 2.18 The soil deposits in the area conceal a basic chalk with flint geology throughout the Stour Valley, overlaid with sand and clay deposits. The London Clay deposits contain nodules of a hard stone, septaria, which were dredged at the entrance to the Stour and burnt at Harwich to form 'Roman Cement'. The London and Boulder clays were previously worked for the distinctive bricks and tiles found in the both the polite and vernacular architecture of the region.
- 2.19 This led to building in flint with brick or stone dressings in the more important buildings such as the region's churches. Freestone is an exception to the materials found in traditional buildings in Suffolk, and was used on only the most important buildings, or for structural elements in others; St James' Church has freestone dressings. The region's timber framed buildings and the later red or white brick buildings dominate the vernacular style.

Archaeology

- 2.20 There are traces of prehistoric settlement at the Wissington Ring Ditch Cluster⁴ in Nayland and the earliest inhabitants are believed by archaeologists to be of the Palaeolithic period. The name of Nayland may originally derive from this 'ringed ditch' structure as Eiland, which means island. The Ring Ditch and Court Knoll are Scheduled Ancient Monuments (SAM).
- 2.21 Court Knoll, to the south east of the village core, is a circular field of five acres surrounded by a deep ditch with the remains of a wall on the inner side. The ditch contains the remains of earth works, early 20th century excavations found Roman flint, pottery and tile.⁵ Although the Archaeological survey of 2002 has revealed that the structures here are Norman, reusing much Roman material. The original site of the Lord of the Manor's house and seat of the Manorial Court is likely have been here.
- 2.22 The information obtained by previous analysis of buildings within Nayland has proved to be valuable. There is clearly the possibility of further finds within the village boundaries both in terms of below ground archaeological finds and those often found as a direct result of investigating buildings built upon or incorporating earlier ones.

3. Historical Background, Development and Population.

History and population

- 3.1 Nayland was a prosperous and important town in both the medieval and post medieval periods. Unfortunately, many of its earlier original records have disappeared and its history is sketchily documented only in alternative contemporary references. Although the Manor is mentioned in the Domesday Book and is quoted as being the “land of Suane of Essex- in Suffolk”, and is described as having “one mill and ten acres of meadow”.
- 3.2 The oldest medieval development, probably took place in the area in front of Court Knoll, and followed the route taken of the old Colchester to Sudbury road.
- 3.3 Until the late 14th century Nayland was over-shadowed by its neighbour Stoke-by-Nayland, its impressive church of St James (listed grade I) being only a ‘chapel of ease’ for Stoke Parish. However, Nayland prospered from the expanding wool trade prevalent in the region during the 15th and 16th centuries and is cited in historical text as being a great weaving centre of Suffolk; Nayland coming third behind Lavenham and Boxford.
- 3.4 In 1494 the Manor of Nayland was described⁶ as having five hundred acres of land, five hundred of pasture and two hundred of wood which was then held by the Scrope family who were Lords of the Manor.
- 3.5 There are at least two examples of the Wealden house plan forms, which are very unusual for East Anglia (Church House (12) High Street and the semi-detached medieval ‘renters’⁷ (property rented out) Nos. 6 to 12 Birch Street).
- 3.6 The medieval clothiers who once inhabited Nayland are primarily responsible for many of its prestigious buildings. Some of the consistency of character of the buildings in Nayland is a result of the common medieval practice of owning property for rent, often in groups.⁸ Nayland contains at least two groups of houses that were formerly medieval rental properties (6-12 Birch Street and 35 & 37 Bear Street). They offer an important glimpse of medieval artisan lifestyles.
- 3.7 Nayland’s rich merchants have left their mark upon the village and left legacies to its benefit. The ‘feoffees’ (charity trustees) and prominent inhabitants were key in enhancing the prosperity of the village. Throughout its history until recent times, their activities formed an important factor in the village’s social and architectural development.
- 3.8 In 1524 the population of the village was 376⁹, however there is some ambiguity in this figure, as often the rich residents of Nayland owned lands in Wissington¹⁰.
- 3.9 In a tax survey of 1552 of the Nayland residents, whose trades were specified, all but fifteen were working in the wool industry and eight out of the ten wealthiest individuals were cloth makers. Nayland had more 16th century rich cloth magnates at this time than its much larger neighbour Sudbury and Nayland was once ranked 42nd richest town in the whole country.
- 3.10 Although the woollen trade declined in the 17th century, by the beginning of the 18th century the ‘Golden Age’ of local agriculture was beginning, activities such as brewing, malting, milling, tanning, leather and soap making became more important.
- 3.11 By the 18th century, the profile of the main occupations of its principal inhabitants had now completely changed and instead of being associated with wool trades, they now consisted of shop and innkeepers, harness makers, builders, farmers together with members of the legal and medical professions.

- This change in occupation together with the regeneration of wealth in the village had an important influence on the development and refurbishment of property within Nayland, as prosperity and increases in workforce numbers created the desire to 'modernise' existing properties and build new ones.
- 3.12 Improved agricultural techniques, increasing mechanisation and the influence of the proximity of the London produce markets spread the agricultural revolution through the area; by the late Georgian era new wealth had been brought to Nayland.
 - 3.13 In the 18th and early 19th centuries, the opening up of the river for commercial transport boosted agriculture and industrial growth. This method of transporting goods only declined when it became no longer economical to ship by barge when the Stour Navigation Company faced stiff competition from rail and road routes as these transport arteries developed. As a result this led to a period of decline and disuse for the 'Stour Navigation'. Today the river as it passes through Nayland forms an important testimony to village history and provides a focal point to the village.
 - 3.14 The population by 1801 had more than doubled in comparison with two centuries before, 176 families' occupying 147 houses, and by 1831 the population had risen to over a thousand. This increase was a direct result of the growth in silk yarn manufacture.
 - 3.15 The mid and late 19th century and inter-war agricultural depressions took their toll on agricultural activity and farming communities in Nayland as elsewhere in the Country.
 - 3.16 In 2001, The Civil Parish of 'Nayland with Wiston' recorded a population of approximately 1,167 inhabitants. Farming still flourishes on the lands surrounding the village but the village's buildings are now dominated by residential use; most residents of Nayland find employment outside the village.

4. Character of the Nayland Conservation Area.

Effect of historical development on the layout of Nayland.

- 4.1 The earliest medieval plan form was based upon the Burgage plot; these were long plots of land with a narrow street frontage, which defined the main streets and allowed those with a land owning interest to have access to the prized street frontage from which to trade. Typically, these plots would have rear or side access, often via the side passages and alleyways that ran back from the street.
- 4.2 The earliest buildings are to be found around the former market square (Birch Street, Church Lane and High Street) together with the easterly portion of Bear Street which formed important routes and bear witness to the medieval settlement plan. Alston Court lies on the edge of the former market square and dates from the 14th century; it is a significant building in Nayland.
- 4.3 Later after the medieval period, early 18th and 19th century 'polite' architecture arrived and the remnants of this and industrial development can be predominantly shown in the building development in High Street, Mill Street and along Stoke Road.
- 4.4 At the west end of Bear Street, the predominance of the newer 20th century buildings.
- 4.5 Outside the conservation area, yet having a decidedly marked effect on the character of the village, are large-scale 20th century residential developments behind Bear Street to the north and north west. The modern style of these

- buildings is found across England and is significantly different to the earlier development of the village, both in terms of the use of non-local materials and their layout.
- 4.6 Later ribbon infilling and development spread outwards along the later parts of Stoke Road, Bear, Birch and High Streets, extending the boundaries of Nayland further along its important east west access. There are access ways to the important fen lands via Newlands Lane and Fen Street. Several Victorian buildings were constructed in the latter.
- 4.7 St James' Church (listed grade I) once stood majestically in the midst of a large medieval market place, now heavily disguised, but which once characterised the area's layout. The buildings now known as Church Mews in the High Street project into what was once the market place, a site once occupied by market stalls and defined by the circumference of Church Lane.
- 4.8 At Rose Cottage (5) Fen Street, the 15th century cross wing is believed to have once edged the High Street. The longitudinal axis of the building is further aligned with Church Lane and it is likely that this indicates the true extent and layout of the medieval market place. Fairs and markets were recorded as being held in Nayland from the early 13th century, when Royal Charters were granted. These continued to be held right up until the early 20th century.
- 4.9 Modern Farming methods have resulted in a decrease in the numbers of land workers on the farms around the village. The service and processing industries have mostly disappeared, although evidence of their existence and former uses are found in the names of buildings (now often in residential use) and associated areas. The lack of other substantial local employment has meant that there has been a decline in some services, as residents commute further to work and shop in larger centres. However, other uses provide for the immediate needs of the village and visitor. Nayland remains a close-knit community with a thriving primary school.
- 4.10 High proportions of Nayland's historic properties are older than appearances suggest. Early buildings were often given new facades and remodelled primarily because of changes in architectural fashion. Medieval fabric can often be identified subsumed in later alterations. Opportunities for detailed investigation should be taken where possible; proposals should be considered in the light that many sites and buildings are of potential interest, whether scheduled, listed, or on the local list, and should be treated sensitively.¹¹

Building Materials and Architectural Styles.

- 4.11 Although the village's many timber frame buildings and oldest plan form dates from the medieval period, the present external appearance of many of these earlier original buildings claim their origin from the industrially prosperous 18th and 19th centuries. During this time, refacing in brick and the addition of porches and larger windows took place. These alterations subsequently hid a wealth of earlier historic detail. These buildings give the core of the village its predominant sense of enclosure. With the exception of the majority of 20th century additions, the traditional vernacular structures and later polite styles are united by the use of local materials.
- 4.12 Domestic timber framing obtained, at its peak, a high degree of refinement, which can be demonstrated by the use of jetties, carved angle posts, bargeboards, delicately carved moulded doors and window frames. The earliest timber framing in buildings was often filled with wattle and daub and often 'colour washed'. The timber framing and colour washing gives a strong

- local character in Nayland's historic core. These features are typical in many parts of Suffolk.
- 4.13 From the 17th century, many buildings were plastered over and colourwashed, concealing much of their framing. Colourwash obtained its colour from local materials. Terracotta, pink, ochre and orange are frequently occurring alternatives within Nayland; as are yellow and green, although these are not traditional colours.
 - 4.14 Plaster ornamentation develops from the 17th century onwards in the form of pargeting, by incision or by moulding. Houses of high status frequently contained wall paintings, numerous examples of which have been discovered in Nayland, during refurbishment.
 - 4.15 Later, with the availability of brick, the wattle and daub infill gave way to brick nogging. In many cases, walls were extended outwards under the jetties, expanding the ground floor plan and often disguising the once prominent jetties above. Later render finishes also aided this concealment.
 - 4.16 Internally, many plan forms are important for their medieval halls with cross wings, carved crown posts and butt purlin rafter roofs often characterised by the tell-tale sooted timbers of a medieval open hall arrangement. It is in these houses that are found some of the beautifully decorated edge mouldings and carved leaf scrolls that are typical of Nayland. The presence of such architectural inheritance, although not visible from the outside is one of the reasons that Nayland contains such a high number of listed buildings.
 - 4.17 Timber framing complements the use of local flint, a combination of stone and flint 'flush work' being evident in the stone work on St James Church.
 - 4.18 In later Georgian and Victorian times, timber frames were further encased by a fashionable new symmetrical fronts forming a façade of usually red or Suffolk White brick masking the older timber framed structure found underneath. This tendency to refront buildings giving them a smart new symmetrical look was especially prevalent in the commercial areas such as the High Street.
 - 4.19 In the late 19th century, many red brick dwellings were built in the village, infilling along Bear Street and forming a distinct group along Stoke Road. These contribute to the interest and character of the Nayland Conservation Area. In most cases the handmade bricks are finely bedded in lime mortar, with rubbed headers. 10 High Street and 12 Mill Street are good examples. Traces of 'tuck pointing' can still be seen on the latter. This highly skilled technique is rarely used today; it gave prominence to the bricks rather than the mortar. Repointing and repair often uses detrimental cement based mortar and its use can often be seen in combination with the use of unsuitable thickened 'weatherstruck' or 'ribbon' pointing techniques. The most common brick bonds are English or Flemish bond derivatives, although there are a few examples of rat trap bond including 20 & 22 Birch Street and 6, 8 and 10 Newlands Lane.
 - 4.20 Nayland possesses many rectangular brick chimney stacks, of all periods, rising squarely through the middle of the ridge or rising from the gable or hip ends in combination or singularly. Examples of Tudor chimneys such as exist on Longwood House are rare. Chimneys are highly visible throughout the village and make a significant contribution to the Nayland streetscape.
 - 4.21 A large number of formerly thatched roofs (indicated by their steep pitch) are now tiled with distinctive handmade plain red/brown clay tiles; forming the dominant traditional roofing material in the village even where concealed behind later Georgian parapets, particularly in the High Street. The roof pitch

varies considerably between buildings, giving added interest to the street scene.

- 4.22 The gable ends run parallel to or at a 90-degree angle to the street. This alignment is commonplace at the beginning of Bear Street, the north side of Birch Street and the west side of the High Street. Often a narrow tall gable is presented to the street as can be seen in examples at 3 Court Street and 2 & 4 Church Mews and 50 Bear Street.
- 4.23 Occasionally there is the exception to the predominant clay tile in the form of some early 19th century hand cleaved slate low-pitched roofs, some of which are hipped. The steep roofs are often accompanied by 'open eaves' (ends of the roof rafters on show), plain bargeboards, and ridge and hip tiles. There are a couple of 'gothic revival' buildings in the village, 34 Bear Street (Stourbank Cottage) and the United Reform Church in Stoke Road where the bargeboards and ridge tiles are plain.
- 4.24 There are very few buildings with weatherboarding in Nayland, usually this is reserved for premises previously used for commercial use. However, in the majority of examples weatherboarding is usually confined to the less important elevations.
- 4.25 The historic development of Nayland has left a legacy of diverse windows and doors from its periods of building activity. Many 15th and 16th century windows in the form of metal (some with leaded lights) and later wooden casements survive. Indeed medieval oriel windows survive at Alston Court in the High Street (listed grade I) and Georgian and Victorian (horizontal and vertical) sliding sash windows are dominant.
- 4.26 It is unusual to see early dormer windows, 35 & 37 Bear Street are rare exceptions. The unbroken mass of Nayland's many fabulous roofs benefit from the absence of roof lights. There are some small windows either of original form or inserted later in the roof space of the gable ends.
- 4.27 With the demise of the 19th century industrial works focused around Fen and Mill Streets, the majority of buildings are two storey punctuated occasionally by single storey and three storey Georgian builds, often with a later 3rd storey accommodation added such as 17 High Street.

Shop and Commercial Fronts

- 4.28 The once significant number of shops in Nayland have now been substantially changed to domestic use and their architecturally significant 19th century shop fronts removed or replaced by residential style door and window insertions. Those that remain have retained their characteristic period architectural features. Important examples continuing in commercial use are 3 and 16 High Street and 7 Court Street. Good shop fronts have been retained, on the converted 4 & 7 Mill Street and 2 High Street. It is extremely important in maintaining their historic character that the relationship of fascia, window and stallriser be maintained in the future.
- 4.29 A handful of premises remain in commercial use such as the Post Office, two restaurant/public houses and 6 further shops in Bear, Birch and High Streets.
- 4.30 A great many former public houses such as the Star and Garter (83) Bear Street, the Victoria Inn (12 & 14) Court Street, the Butchers Arms (5) Bear Street and the former commercial buildings are now in residential use.

Listed Buildings

- 4.31 There are over one hundred listed buildings in the Nayland Conservation Area alone, two grade I listed buildings, St James Church and Alston Court in the

High Street and eleven grade II* buildings (a full list can be found in appendix B). This is a higher than the national average percentage of grade I and II* properties.

Buildings of Townscape Merit and Local List Buildings

- 4.32 There are a number of other significant buildings within the area; whilst not qualifying as buildings of national importance and therefore eligible for statutory listing, they are deemed important to the 'preservation of the character' in Nayland. The Local List of such buildings was adopted on 14th September 2004; a full list is contained at Appendix C.
- 4.33 21 Court Street is one such building dating from the late 17th/early 18th century. The building plays an important part in the streetscene of the conservation area and lies adjacent to several listed buildings. It is a relatively small house, with outbuildings, on a large plot, providing a welcome break between buildings. It has been subject to numerous planning applications, which would either significantly alter the character of the building and its setting and/or demolish it. There is however a valid permission for the sympathetic retention and extension of the building.

5. Area Analysis

- 5.1 The dominant streetscape of Nayland is defined by the wealth of closely grouped historical properties with their signature chimneys and the entirety or remains of their medieval accommodation (cross wings and halls) fronting directly onto the street. The tight sense of enclosure resulting from this type of street plan formation is less apparent in some areas, with later infill plots breaking with the traditional building line. The conservation area can be further divided into several distinct areas and each of these is described in detail below.
- 5.2 Birch, Bear, High and Court Streets are ancient in origin. In 1525 a Robert Taylor is recorded as having left money to repair the road to 'Wissington'. The western part of Bear Street was sometimes known as Bures Road.
- 5.3 Stoke Road, Birch and Bear Streets align to form the B1087. Large lorries travel along it at frequent intervals. These can be harmful to the narrow medieval streets with overhanging timber buildings.
- 5.4 Court Street starts from the south west originating from Horkesley Road as it enters the village and stretches northwards over Anchor Bridge (a brick bridge over the Stour, which replaced an ancient wooden bridge). As the road continues northwards, the name changes to High Street before finally becoming Mill Street which meets Bear and Birch Streets at its northerly point.

Bear Street

- 5.5 Beginning at the western end of Bear Street and looking east the more modern development, which is outside the conservation area, can be seen. The buildings in this area are enclosed by medium to high brick walls. The road is quite wide at this point with a lot of 'on street' parking in evidence. There are several mature trees in the gardens.
- 5.6 Moving further east the street becomes more enclosed with the building line moving towards the back of the pavement line.
- 5.7 As we move further eastwards to the points in the street punctuated by Star House (83) and Chandlers (100) the listed buildings that dominate the eastern

- part Bear Street become very prominent. These are highlighted by their use of traditional materials, painted render and tiled or slated roofs. From this point, the building line varies, as does the layout. There are small gardens to the front of some of the properties. The commemorative beech tree (1935) adjacent to the fire station is a strong focal point in the vista at this point.
- 5.8 Proceeding down the street it becomes even narrower tapering towards its junction with Birch and Mill Streets. This narrowing of the highway provides a real sense of enclosure in the eastern part of the street. The presence of the steeply pitched roofs and the diversity of rooflines and chimneys are the key features of this street. There is a strong emphasis with a 'back of pavement building line' with the exception of the dwellings at 45 to 59 Bear Street.
- 5.9 Moving further east the street narrows further and the view is characterised by the traditionally rendered houses with the addition of some Victorian red brick buildings. Many of the older houses have been altered by the addition of brickwork to the ground floor stories, under the original jetties. Moss and Son, the garage building, has been built with timber weatherboarding, significant material on traditional commercial premises in Nayland. The hedge on the northern side of the road outside 45 to 59 Bear Street is an important screen feature in the street, as is the wall that divides these houses from 61 Bear Street.
- 5.10 Moving on past Parkers at 43 Bear Street there is a section of single storey buildings and 35 & 37 (former medieval artisan dwellings) have ancient dormer windows. The street scene at this point is decorated a pleasing range of consistent hues, which encompasses bright pinks, muted reds and creamy yellows. This is illustrated in the colours on 46 to 38 Bear Street (evens). Turning the bend, the most prominent building on the street is Bear House (19) (formerly Stourbank). Once past this point, a strong sense of enclosure is regained by the close proximity to each other of the timber framed houses at the most eastern part of Bear Street.

Birch Street

- 5.11 Every early building on the north side of the street is about 7.7 metres in width, an early attempt at town planning, and Birch Street is quoted¹² as being one of the most important medieval streets in Britain. Birch Street is still dominated by its often-jettied timber framed houses, which give it a strong sense of enclosure; this is emphasised with the strong back of pavement building line of the early development and the closely set linear configuration with its jetties.
- 5.12 The buildings here have painted render coloured in pink and terracotta hues with the windows mostly of the sash design on the ground floor with casements above. The clay-tiled roofs are steeply pitched on their timber frames and several of the frames lean, as a result of historic stresses, towards the highway. There is external evidence of carved detail on the structural timbers and the original locations of the door thresholds are indicated by the Yorkstone slabs on the north and south side of the road which have now been subsumed within the pavement. 9 to 13 are a terrace of early 19th century brick houses stuccoed and rendered under a slate roof hipped and complement the street by their neatness and simplicity.

Court Street and Horkesley Road

- 5.13 Proceeding eastwards towards the village along the Horkesley Road, the highway is framed by the avenue of trees planted along its length ending at Bridge House (Horkesley Road) and the green situated on the southern side of the road. The Millennium Commemorative Stone is sited here and the area provides access to the footbridge over the Stour and the public footpath beyond. There are important vistas of the river and meadowlands here.
- 5.14 Anchor Bridge (formerly called Abel's Bridge after its 16th century benefactor) marks the change from Horkesley Road to Court Street. Over the bridge in Court Street is found the Anchor Public House on the east side of the road with its weatherboarded extension on the north side, now in separate ownership.
- 5.15 The contrast with the buildings in Bear Street is quite marked here with the buildings not forming a uniform building line. As the road proceeds towards the centre of the village the building lines starts to become more marked, from the row of terraced houses on the eastern part of the street starting with Victoria Cottage (18) and the red brick curtilage wall of Alston Court reinforcing this line further along. This building line coupled with the narrow footpaths present in this part Court Street, provide a strong sense of enclosure.
- 5.16 The houses are of a similar style with painted render and many historic iron casement windows on their first floors; the lower storeys have been under-built and Georgian sash windows added. Further along, over the wall of Alston Court, are views of the house and St James Church beyond, dominated by the roof and chimneys of Alston Court. Several of the buildings on the northern side of Court Street (7 and 15) are weatherboarded.
- 5.17 The impact of overhead wiring in this section of the street is quite high.

Fen Street

- 5.18 Fen Street formed the industrial hub of the village, its narrow entrance still dominated by the former mill building, now somewhat reduced in height and size. Before reaching the main part of Fen Street there are modern garages. After passing this point the distinctive historic character of the north side of the street becomes apparent with this side of the Street dominated by the mill leat, which quietly babbles threading its way along the entire length of the street into the historic 'fennages' beyond. Accessibility to the earlier houses on the north side of the street which include The Ancient House (12) Fen Street and Fencote (16) is across the water by narrow bridges.
- 5.19 The separation between the houses and mill leat is formed by only small front gardens. Several of the older listed houses are rendered and decorated in pale colours and the 19th century red brick additions complement each other in terms of architectural details. Nos. 22, 24 and 26 Fen Street are such examples, red brick replacements, built on the footprint of a medieval hall house. The modern infill situated at 28 sits relatively comfortably in terms of scale and materials.
- 5.20 There are no pavements in Fen Street and the informal verges, especially on the north side, are important visually to the street scene and frame the buildings on north side, over the leat. The road and the mill leat create an open feel to the street, forming a wider public area than is seen in many areas of the village. There is a significant group of buildings on the south side, which include 1 Fen Street (an early 19th century building) and 5 Fen St (an important 16th century timber framed house).

- 5.21 Further on from this on the south side large 'executive' homes at 17, 19 and 21 lie behind the garage courts, filling their plots. The current buildings at Nos. 27, 29 and 31 are a replacement for much older almshouses that once stood on the site.
- 5.22 Longwood Barn is reached via Fen Street and its boundary onto the north bank of the Mill Leat consists of an architecturally interesting herringbone bond brick wall. At the eastern end of the street, the settlement dissipates, thinning to the conservation area boundary.
- 5.23 Throughout Fen Street, the quiet, gentle sound of running water and birds confirm the rural idyll.

Gravel Hill

- 5.24 The northern part of Gravel Hill is a single-track lane framed by the surrounding green leafy countryside and high hedges. Just before the Conservation Area boundary crosses the track and sweeps further to the north east around Shaddelows' Farm there is an area of mature trees, which provides a strong definition to this area.
- 5.25 Modern small-scale development lower down the hill and at the bottom are incorporated into the village's built environment. Behind small gardens the buildings on the western side of the road lie close to it as it widens. Hill House (11) on the east side of the road is grade II listed and dates from the 16th century forming the most prominent building on the road. Opposite, is a low red brick wall, which forms an important feature in the enclosure of the street.
- 5.26 On the east side below Hill House are several, predominately 19th century, red brick houses, with slated shallow pitch roofs. On the west side of Gravel Hill are older buildings with steeper pitched clay tiled roofs and painted render. The spacing of the houses on this side allows for glimpses of 'rat trap' bonding on the brick of the rear elevations of 20 and 22 Birch Street.

High Street

- 5.27 The High Street is former medieval market place and the space here becomes wider. Alston Court and Church Mews form the peripheral line of the original market place and represent a strong building line on the south side of the street. The formality of the northern part of the street is illustrated on both sides by such buildings as No. 4 (complemented by its topiary yew) and 5 High Street.
- 5.28 This area also contains the listed milestone and War Memorial and the locally listed stone horse trough commemorating George V.

Mill Street

- 5.29 Mill Street has a variety of building styles and materials with the building heights varying between one and three storeys. The Street demonstrates the historic development of Nayland's building styles in one short road.
- 5.30 The building line is on the back of kerb line, although the width of the road varies, giving an undulating building line. The one exception to this is the barn adjacent to No. 6, which is set back from the street allowing clear views of 19th century shop front to No.6.
- 5.31 The Swan's Nest to the west side of the street, with its large plane tree (TPO 328), brings the natural environment to the centre of the village, forming an important break to the buildings enclosing the street.

Church Lane & Newlands Lane

- 5.32 The entrance to Church Lane is quite narrow and dominated by the two buildings fronting the High St (4 & 8). Wrapping itself around St James Church this lane is quiet, unlike the main streets and is not dominated by cars and moving traffic. Following the north side of the lane eastwards there is a range of outbuildings belonging to the listed building at 4 High Street on the south side is a pink colour washed modern house, which sits comfortably in its historic location.
- 5.33 The Roman Catholic Sacred Heart Church provides a full stop to this part of the lane. On turning the corner the church and churchyard of St James, on the opposite side of the lane, represent an important view with a magnificent weeping ash tree in its grounds. This corner and the eastern section of Church Lane is dominated by brick walling. These walls outside the Sacred Heart Church, the former village school on the east side, on the corner the street and the herringbone brick wall of St James churchyard (partly running behind St James Gate House) are all important features.
- 5.34 Surrounding the churchyard to St James, is a low wall that forms the curtilage to the north and east sides of the church. Its iron railings were removed during World War II and the Lane's sense of enclosure would benefit from their reinstatement.
- 5.35 Moving further south, the former National School (Established Church) is very unusual in terms of its history, as it was at one time used as a British School (Non-Conformist) for 9 years. It has now been converted to an artist's studio yet maintains its integrity of design.
- 5.36 Entering Newlands Lane housing is scattered along the street following a line either parallel to the lane or slightly inclined towards it.
- 5.37 The middle section of the lane is dominated by many differing designs of red brick walling in this section. The narrowness of the access way, combined with the height of the buildings and lack of pavement outside Nos. 6, 8 and 10, gives an intense feeling of enclosure in this part of the terrace.
- 5.38 Passing this point where the street runs further east glimpses of the trees beyond the wall can be seen. The Suffolk White brick single storey almshouses on the north side provide the demarcation point between the older properties and the modern detached dwellings that occupy the larger plots leading to the conservation area boundary and the countryside. The view of the countryside, with its access for walkers provides the termination of Newlands Lane at its most eastern section.

Stoke Road

- 5.39 The entrance to the village from the east is via the B1087 Stoke Road, which at this point is hedged and tree lined. A hedge forms the boundary of the conservation area. On the south side of the road before reaching Longwood House are fields.
- 5.40 The large modern houses on the north side of the road, which frame the green on Stoke Road, are placed centrally within the width of their plots and set back from the road behind long drives. Here the trees on the hill to the north behind the properties form a significant backdrop.
- 5.41 The most architecturally significant of the houses in Stoke Road are Longwood House (dating from the 16th century) with its pargetting and prominent rubbed brick chimneys and 11 and 13 (which date back to the 15th century).

- 5.42 The green area itself, with its many trees, forms an important visual amenity area to the village. The development towards the village core is set closer to the road, mostly on the back of pavement (16 & 18) or behind tiny gardens (10 & 11).
- 5.43 Some of the buildings' walls (e.g. Cambridge House (20) Stoke Road) flank the road. Ranworth House (22) Stoke Road, listed grade II, although characteristic of the red brick and tile buildings in the village is unusual in shape and was probably re-fronted in the Georgian/early Victorian period.

Parkers Way

- 5.44 This is a development of modern single storey houses constructed in white brick, set back from Bear Street.

6. Threats, Pressures and Opportunities within the Conservation Area.

- 6.1 The main threats to the character of Nayland are the cumulative effects of uncontrolled alterations to historic property and the impact of new design on the character or appearance of the special architectural or historic interest of the conservation area.
- 6.2 Unsympathetic additions and alterations such as replacement windows and doors on historic properties significantly damage the historical integrity of the building itself, but may strike a discordant note with its surrounding environment. Further issues include the repair and maintenance of older buildings and the materials and techniques chosen to do this.

Alterations to existing buildings

- 6.3 Within the conservation area, a number of buildings, both listed and unlisted, have suffered from an erosion of character and loss of original detailing and materials. The insertion of modern windows, the loss of the original clay tiles, removal of chimney stacks and the insertion of unsympathetic/ill fitting 'home improvements' appear quite at odds with the strong architectural detail of the original building design.
- 6.4 Specialist advice should always be sought prior to undertaking any works. Babergh's leaflets 'Your Listed Building and You' and 'Living in a Conservation Area' provide some basic guidelines on the requirements for Listed Building and Conservation Area Consent. Additional guidelines on the planning implications for a building on the Local List are contained in a further leaflet.
- 6.5 The main problem today faced in Nayland is the maintenance of its character with the removal of historical fabric and the introduction of non-traditional materials and detailing. The removal of more traditional metal and wooden windows and their replacement with double-glazed PVCu and loss of natural roof materials together with the appearance of burglar alarms and satellite antennae are a particular problem.

Buildings that have a negative Impact on the Conservation Area.

- 6.6 In the section detailing proposed enhancement of the conservation area below, buildings or structures considered to have a negative or detrimental impact on the conservation area have been identified. These are buildings whose use, materials, detailing or siting are not in line with the consistent character of the area. Sites where a more 'positive use' or redevelopment would be welcome are identified.

New Development within the Conservation Area.

- 6.7 Modern developments have tended to be set back from the road rather than reinforcing the traditional building line at the pavement. For example, historic Birch Street is characterised by narrow plan depths, low storey heights, steeply pitched plain tiled roofs with a building line set on the back of the pavement. In some cases, the deeper floor plans of modern buildings have required shallower as opposed to steeper roof pitches, producing uncharacteristically large and unprecedented roofs shapes, often with regular machine made concrete tiles.
- 6.8 The scope for new development in the centre of the village is now limited. Indeed the opportunities within the conservation area boundary are almost restricted to the possible replacement of buildings that do not make a positive contribution to the character of the conservation area and these are very few.
- 6.9 Equally important to the 'preservation' of the character of the Nayland Conservation Area are the developments just outside the conservation area, due to the ways in which harmful development can affect the setting of the Area. In encouraging good design in the Conservation Area and its setting, the site, mass, scale and proportion together with the historic pattern of design and traditional use of materials for the area should be given considerable weight and merit in planning decisions. The details contained in this appraisal should be used in conjunction with Babergh District Council's other policy guidance.

Buildings-at-Risk Survey

- 6.10 These are listed buildings whose condition and occupancy cause a risk to the architectural or historical integrity of the property. There are currently no listed buildings in the village that may be considered at risk. However, periodic monitoring of potential buildings at risk will be carried out, and if necessary action to secure their repair and reuse will be undertaken.

Street Audit

- 6.11 Historically the roads in Nayland were never more than rammed earth and stone. Pavements and walkways where they exist are a mixture of materials. Tarmac and slabs can be seen in the High, Bear, Birch and Court Streets. Some aesthetically softer tegula blocks have been introduced into some areas for example the east side of Mill Street and traditional old blue brick paviers can also be seen in the High Street.
- 6.12 The very narrow areas fronting the street are often defined by the use of cobbles or brick paviers and accompanied by shallow chain link or rail and post fencing.
- 6.13 Informal verges without curbing, reinforce the rural character, as found in Fen Street and the tendency to replace these with hard landscaping or kerbs should be resisted.
- 6.14 Recommendations for opportunities to enhance the distinctive character of Nayland are to be found in below.

7. Recommendations for Enhancement.

- 7.1 This section contains a number of recommendations for environmental enhancements in the conservation area.

Services

- 7.2 The electrical and telephone services supplied by overhead wires on wooden poles have a high impact upon on the townscape of the conservation area in some places. If a scheme were proposed to remove the cabling by the utility companies Babergh would look favourably at 'undergrounding' these services.
- 7.3 Improvements to the street lighting scheme using simple fittings preferably mounted on buildings would also be encouraged, where appropriate. It will be important to the success of the scheme to maintain the lower level of lighting, appropriate to the village character, rather than more intrusive urban lighting levels.

Traffic Management

- 7.4 Despite the A134 bypassing the village, local delivery traffic and parked cars cause conflict along Bear and Birch Streets. In an area where the pavements are very narrow, this can be a dangerous pedestrian environment. Widening the pavement and introducing a traffic management scheme for the village would enhance the environment of the conservation area, reducing vehicular and pedestrian conflict. Any proposals should follow the guidance set out in The Suffolk Manual adopted as supplementary planning guidance.

Bear Street

- 7.5 The access way to the Fairfield Playing Field could be enhanced by instigating a planting scheme to the east of the access way and a tidying up of the west side. The boundaries around the playground and the cemetery at the top of the field would also benefit from maintenance works and an enhancement scheme.

Church Lane

- 7.6 The churchyard to St James Church provides a focal point for the lane that circumnavigates it and the low wall that once bore iron railings would benefit from their replacement. These would retain this amenity space's visual accessibility yet provide an appropriate sense of enclosure.

Fen Street

- 7.7 The railings and millstream bridges on the north side of this street are rapidly deteriorating and will soon require painting. Regular maintenance is required to the footbridges if they are to remain in safe use and some of the leat walls providing the curtilage to the properties are in a poor state of repair, especially those outside 12 Fen Street.
- 7.8 If refurbishment of the railings and footbridges is to take place, it should be carried out with the aim of achieving a consistent colour along the entire length of the railings and in refurbishing each of the bridges. The inconsistency of render colour should also be rectified perhaps when re-rendering becomes necessary.

High Street

- 7.9 In the High Street there are white road markings on the east side of the street near Church Mews, if these were to be removed and replaced by setts as a demarcation line this would make for a more aesthetically pleasing feature on the highway.
- 7.10 The ornate iron gateway to St James' Church (between 12 & 14 High Street) is in need of repair and repainting to restore it to its former condition.

Horse Watering

- 7.11 The historic 'Horse Watering' on the south side of Bear Street opposite the village shop has developed an untidy appearance and is often used as a parking space or refuse bin area. Appropriate landscaping and 'no parking' area would improve this space and create an attractive area.

Mill Street

- 7.12 The cast iron railings enclosing the 'Swans Nest', adjacent to 11 Mill Street, have fallen into disrepair and are rusting. These should be conserved in order to preserve both the longevity of the railings and the character of the area.
- 7.13 The 'Swans Nest' itself is in private ownership and very badly overgrown. An appropriate management scheme aimed at reclaiming and restoring the visual amenity of the site would be appropriate.
- 7.14 The former bus shed at 11 Mill Street is an example of a building that negatively affects the conservation area. The enhancement of the site should become a priority for reuse or redevelopment of the site.

Parkers Way

- 7.15 At the bottom of Parkers Way where it meets Bear Street additional planting to east and a reduction of the paved area would increase the green space available here. Resiting the bench further forward to make a focal point on the corner would greatly enhance this area.

8. Contacts

Babergh can provide free impartial advice on any issues relating to conservation areas.

Write: Planning
Babergh District Council
The Council Offices
Corks Lane
Hadleigh
Suffolk
IP7 6SJ

Call: 01473 822801

Email planning@babergh.gov.uk

Web www.babergh.gov.uk

9. References and notes.

¹ Court Knoll is Scheduled by the Department for Media Culture and Sport as an Ancient Monument (SAM).

² Described in the booklet '*Is it Wiston or Wissington*' written by Rosemary Knox.

³ Stour Navigation Company Records.

⁴ Suffolk County Council Sites and Monuments Record.

⁵ Both Court Knoll and The Ring Ditch Cluster are Scheduled Ancient Monuments (SAM's) located at Ordnance Survey references TL 976 337 and TL 959 333 respectively.

⁶ Victoria County History of Suffolk 1907.

⁷ Money lending for interest was not permissible in the middle ages and it was common practice for merchants to invest in rental property. The merchants often owned several houses including the 'head house' and rented the others in order to obtain an additional income. Source 'A Walk Around Historic Nayland' The Nayland with Wissington Conservation Society 2001.

⁸ 'A Walk Around Historic Nayland' The Nayland with Wissington Conservation Society 2001.

⁹ Whites Directory of Suffolk 1892.

¹⁰ The population of western parts of the village before it was bisected by the A134 were often stated as residing in Nayland in Wiston and sometimes these figures were in were noted with Wiston records.

¹¹ Reference PPG 16 'Planning and Archaeology' & The Suffolk County Council Archaeology Department.

¹² Quoted by Leigh Alston in *A Walk Around Historic Nayland* published by the Nayland with Wissington Conservation Society 2001.

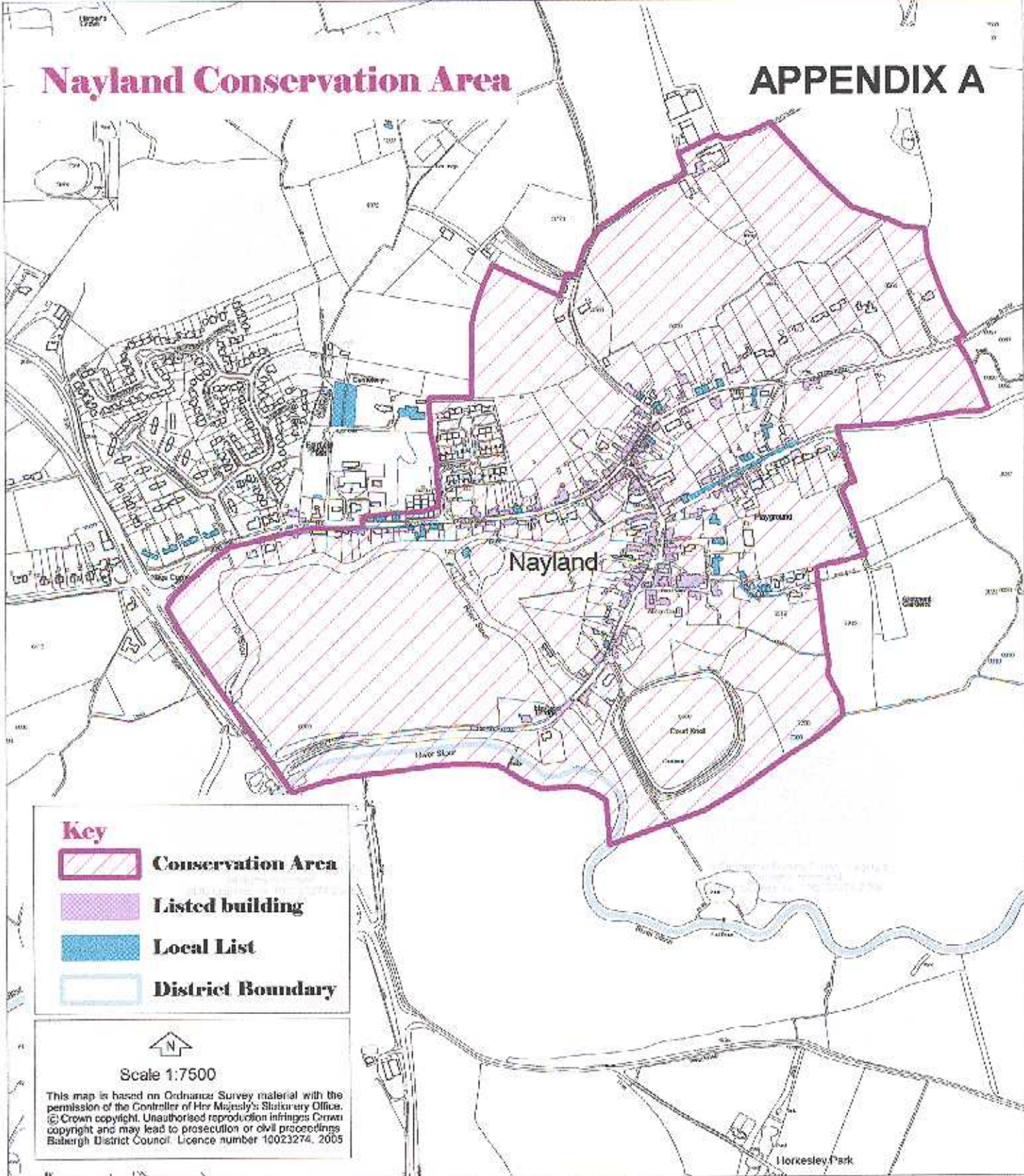
10. Bibliography

Source or Publication	Article or Extract	Date of Publication
Babergh District Council	Living in a Conservation Area	2003
Babergh District Council	Local Lists	2004
Babergh District Council	Your Listed Building and You	2004
Babergh District Council	Nayland and Wissington Records	various
Bowen	'Suffolk Divided into Hundreds'	Oxford Original C18th
Christophrus Saxton	Saxton's Map of Suffolk	1575
Dr Sidney Slade	The History of Nayland	(1913 –1919)
Bury Record Office	Enclosure (warden) Map for Nayland	1817
English Heritage	Conservation Area Appraisals	1995
Nikolaus Pevsner	The Buildings of England Suffolk	Penguin Books 1974.
Rosemary Knox	Is it Wiston or Wissington?	1992
Stour Navigation Trust	Documentation (various)	1706 -1914
Stour Navigation Trust	Documentation (bridge repairs)	1818 -1850
Suffolk County Council	Scheduled Ancient Monuments Records	2004
The Council For British Archaeology	Historic Characterisation, Planning and Regeneration	2003
The Nayland with Wissington Conservation Society		1984
The Nayland with Wissington Conservation Society	Handbook for the Resident and Visitor	
The Nayland with Wissington Conservation Society	A Walk Around Historic Nayland	2001
Victoria County History	The History of Suffolk edited by W Page	1907
Whites Directory of Suffolk	Nayland (extract)	1892

Department of the Environment	Planning Policy Guidance Note	1995
Department of the Environment	General Permitted Development Order	1995
Department of the Environment	Planning (Listed Building and Conservation Area) Act	1990
Department of the Environment	Planning and Compensation Act	1991
Suffolk County Council Archaeological Services	Archaeological and Documentary Report: Court Knoll, Nayland with Wissington	2002
Tarpey T	Nayland, Suffolk: Biological Survey for Conservation and Wildlife	2001

Nayland Conservation Area

APPENDIX A



Key

-  Conservation Area
-  Listed building
-  Local List
-  District Boundary



Scale 1:7500

This map is based on Ordnance Survey material with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Babergh District Council. Licence number 10023274. 2005

Horkesley Park

Appendix B Listed Buildings

1. Historic buildings are a precious and finite resource, and they are powerful reminders of the work and way of life of earlier generations. Buildings, which are of national importance for their 'special architectural or historic interest' when placed on the national list by the Department of Culture Media and Sport (DCMS), are known as listed buildings. There are about 4,000 listed buildings in Babergh, which form part of the District's unique character.
2. Listed buildings are classified into three grades
 - Grade I buildings are those of exceptional interest
 - Grade II* buildings are particularly important buildings of more than special interest
 - Grade II buildings are of special interest
3. These buildings are strongly protected and advice should always be sought prior to undertaking **any** work on the building or structure. Babergh's guide 'Your Listed Building and You' gives further guidance.
4. The following is a list of the buildings or structures on the national list of buildings of architectural or historic interest (listed buildings) within the Nayland Conservation Area at the date of publication. There are 2 grade I buildings, 11 grade II* and 127 grade II. The names of the buildings have been replicated from the listed building register and may have changed since 1978, when the list was last reviewed in detail.

Listed Buildings within the Conservation Area

Grade I

Church of St James, Church Lane
Alston Court, High Street

Grade II*

5 (Butchers) Bear Street
6 (Clare Cottage) Bear Street
1 Birch Street
3 (Odd corners) & 5 Birch Street
4 Birch Street
10 (Dresden Cottage) Birch Street
17 & 19 Court Street
1 & 3 High Street

Grade II

2 Bear Street	29 Bear Street
3 Bear Street	34 (Stourbank Cottage) Bear Street
4 Bear Street	35 & 37 (New Leaf) Bear Street
7 & 9 Bear Street	39 Bear Street
8-12 (even) Bear Street	40 (Cob Cottage) Bear Street
14 (Weavers) Bear Street	41 Bear Street
16 (Fir Cottage) Bear Street	43 (Parkers) Bear Street
19 (Stourbank), outbuilding and walls, Bear Street	44 and 46 Bear Street
27 (The Manse) Bear Street	48 (Floodbank Cottage) Bear Street
	50 Bear Street

52 & 54 Bear Street
70 (Sergeants) Bear Street
72-78 (even) (Riverside Cottages)
Bear Street
81 Bear Street
82 Bear Street
83 (Star and Garter) Bear Street
84 Bear Street
100 Bear Street
2 Birch Street
7 Birch Street
9-13 (odd) Birch Street
14 (Egg Hall) Birch Street
16 (Little Scrafield) & 18 Birch Street
17 (The Old Maltings) Birch Street
20 & 22 Birch Street
Butts, Church Lane
Wall between Butts and Alston Court,
Church Lane
Wall 30 yds to the north of Church of
St James, Church Lane
The White House, Church Lane
Garden Wall to Alston Court, Church
Lane
Nayland War Memorial, Church Street
1 (The Vine House) Court Street
3 Vine Cottage) Court Street
5 (Fern Cottage) Court Street
7 Court Street
12 (The Hatherings) & 14 Court Street
15 (Yew Tree Cottage) Court Street
16 & 18 Court Street
20 (Knollgate) Court Street
23 (Stour House) Court Street
26 (The Anchor Public House) Court
Street
27 (Stour Cottage) Court Street
1 Fen Street
5 Fen Street
7 Fen Street
9 Fen Street
11 (Fengate) Fen Street
13 Fen Street
12 (Ancient House) Fen Street

14 (hollyhock Cottage) Fen Street
16 (Fencote) Fen Street
18 Fen Street
20 (Stream House) Fen Street
40 Fen Street
2 Gravel Hill
11 (Hill House) Gravel Hill
2 High Street
4 (Old Vicarage House) High Street
5 High Street
7 & 9 High Street
6 & 8 High Street
10 High Street
12 High Street
13 (The Old Guildhall) High Street
14 High Street
15 High Street
16 (Church View) & 18 High Street
17 High Street
19 & Post Office, High Street
20, 22 & The Cottage, High Street
(*Note 1-5 Church Mews included*)
Garden Wall to Alston Court, High
Street
The Obelisk, High Street
White Hart Hotel, High Street
4 Mill Street
7 Mill Street
9 Mill Street
10 (Cedar Cottage) Mill Street
12 (Cedar House) Mill Street
6-10 (even) Newlands Lane
2 & 4 Stoke Road
3 & 5 Stoke Road
10 & 12 Stoke Road
11 & 13 Stoke Road
14 (Hillside) Stoke Road
22 (Ranworth House) Stoke Road
United Reform Church, Stoke Road
31 (Longwood House) Stoke Road
Bridge House, Nayland Road (*now
Horkesley Road*)
Nayland Bridge, Nayland Road (*now
Horkesley Road*)

Appendix C Nayland Local List

1. Historic buildings and structures are a precious and finite resource, and they are powerful reminders of the ways of life and work of earlier generations. Buildings, which are of national importance for their 'special architectural or historic interest' are placed on the national lists by the Department of Culture Media and Sport (DCMS) and known as listed buildings. These are given a significant degree of protection, since Listed Building Consent is required for the majority of building operations other than 'like for like' repairs (see separate leaflet).
2. There are however many buildings, not of national importance, but which contribute significantly to a locality as examples of the work of local architects, as reminders of events in local history or as celebrations of a local way of life. Such buildings can form the basis of a 'local list', which is usually compiled by members of a local amenity society, who have the best first hand knowledge of the buildings on their patch. Hopefully the existence of a local list will encourage building owners to appreciate the historic value of their properties, and bear this in mind when undertaking alterations that might not require any formal approvals.
3. Babergh's Local Plan (1995 and the 2003 Second Deposit Draft) includes policies recognising the importance of buildings of local interest, seeking their identification and protection. In addition many local list buildings will be part of historic settlements and are therefore likely to be afforded the extra protection of being within a Conservation Area.
4. A building on a Local List is subject to no additional requirements with respect to whether Planning Permission or Conservation Area Consent is required for proposed alterations or demolition. However if such approval is needed, the determination of applications for works to such buildings will take account of the building's being on a Local List as a material consideration.

Local List Buildings and Structures within the Conservation Area

Denmark Villas 31 & 33, Bear Street
60, 61, 63, 64, 65 & 95-107 Bear Street
Telephone Box Bear Street
Lock Cottage Bear Street
Church Hall Bear Street
Moss' Garage Bear Street
Boundary Wall to 59 Bear Street
Scout Hut & Scout Hut (near cemetery) off Bear Street
Lych Gate and Cemetery
Nayland House, off Bear Street
15 Birch Street
Loretto, Church Lane
The Roman Catholic Church of the Sacred Heart, Church Lane
The Old School, Church Lane
21 Court Street
4, 22, 24 & 26 Fen Street
Longwood Barn, Fen Street
Mill Lade brick culvert and bridges, Fen Street
1, 3, 7 & 9 Gravel Hill
Letter Box, High Street

The Horse Trough, High Street
Bridge, Mill Street
Iron Railings, 11 Mill Street
Boundary Walls to 1 & 12 Newlands Lane
1, 2, 12, 14 & 16 Newlands Lane
Newlands, Newlands Lane
16, 18, 19 & 21 Stoke Road
Cambridge House, Stoke Road
Spigot Mortar Emplacements (Court Knoll and Millennium Green)

Appendix D Legislative and Policy Background

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that a conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Babergh is required under the Act 'to formulate and publish proposals for the 'preservation and enhancement' of any parts of the area which are conservation areas', this is usually carried out through an appraisal.
2. Government planning policy regarding conservation areas is specifically set out in its Planning Policy Guidance Note (PPG) 15 'Planning in the Historic Environment' and PPG 16 'Planning and Archaeology' these guidance documents deal specifically with planning and the consents necessary for development within the conservation area.
3. The decision to designate any area as a conservation area does not just rely on the number of listed buildings in the proposed area but also derives from other special 'characteristics', these can include:
 - The way in which buildings are grouped, in clusters, around greens or enclosing squares or market places, in rows which are either formal or an interesting mix of types or styles.
 - The variety or special unity of the buildings, of which only some or even none at all may be listed.
 - The spaces in the Conservation area themselves, such as winding streets, green 'islands', or streets that focus at one or both ends on a building of character (these may include impressive listed structures such as a church or humble unlisted workshops of brick or flint).
 - The presence of street furniture such as pumps, railings, signposts together with hard landscaping materials such as paving.
 - Soft landscaping which can act as a foil for buildings or become focal points in their own right (these range from mighty oak trees or formal gardens to hedges and grass verges).
4. Whilst living or working in a conservation area may mean that a property is subject to more planning restrictions than elsewhere, the status given to the area is recognition of the 'special character' of that area and is thus something to take a pride in. Babergh's leaflet 'Living in Conservation Area' provides further advice to residential property owners.
5. Babergh has several policies within its adopted local plan (Babergh Local Plan Alteration No.1 1995) and its emerging local plan (Babergh Local Plan Alteration No.2 Second Deposit Draft 2003) which are relevant to conservation areas (below). There are other policies, which may be relevant in relation to particular uses, which are not detailed below. Copies of both plans may be inspected at Babergh's Offices in Hadleigh. The emerging local plan is also available on our web site (see contacts):
 - Adopted Local Plan: LP70-LP92
 - Emerging Local Plan: CN1, CN02a, CN03a, CN6-7, CN09-10, CN13-14, CN16-18, CN20-24, CN26-31

Other Buildings in the Conservation Area

6. Even where a particular building is not individually listed as being of 'special architectural or historical interest' it may have interesting features such as traditional or local building materials, or will be part of a group of buildings, which together have a special visual quality. It is thus rewarding, both visually and financially, to take extra care over alterations such as changes in roof or walling materials, doors or windows, and even colour schemes with such buildings. Once an interesting feature is lost it is often impossible to recreate. Research has shown that original features often add value to a building whereas their removal and subsequent replacement by ill matched contemporary fittings does not.

Planning Control

7. Assessing whether development 'preserves or enhances' the conservation area should safeguard against harmful change and will be paramount in deciding planning and consent decisions.
8. Certain Permitted Development Rights under the Town and Country Planning General Permitted Development Order 1995 do not normally require planning permission; however, where these are unchecked they undermine and erode the 'special interest' of any conservation area.
9. These development rights which affect single unit residential dwellings and not multiple units such flats and commercial property, can be controlled by Babergh serving of an Article 4(2) direction, which withdraws certain identified classes of permitted development rights and therefore planning permission is required for minor alterations. Withdrawal of these permitted rights can affect several areas, examples of which include: porch erection, window and door replacements.
10. The General Permitted Development Order relieves certain minor works from the requirement for planning permission, this is known as 'permitted development'. However, in a conservation area planning permission is required for certain minor works that would be permitted development elsewhere.

These include:

- Extensions in excess of 50m³ or 10% of the original building volume (whichever is greater).
 - Installation of CCTV cameras, satellite dishes or similar equipment of a certain size in particular locations.
 - External cladding of all or part of a house with stone, artificial stone, plastics, timber or tiles.
 - Roof alterations that materially change the shape of the roof (the front and rear slopes), e.g. dormer windows;
 - Provision, alteration or improvement of ancillary buildings in excess of 10m³ within the curtilage.
 - In addition further permitted development rights may be removed by the Council through an Article 4(2) Direction to control additional minor works, such as door or window replacements, porch and other small extensions. The consequence of removing these rights is that planning permission is then needed to carry out these works, however such applications are free.
11. Permitted development rights may also be removed by the conditions of any planning permission.

Article 4(2) Directions

12. The aim of an Article 4(2) Direction is to encourage the retention of high quality architectural features on buildings and to preserve and enhance the conservation area of which they are part. 'Like for like' repairs and reinstatement of architectural features will be encouraged, along with the removal of previously unsympathetic changes to buildings.
13. Planning permission would normally be required where permitted development rights have been removed and proposed works front onto a 'relevant location'. In addition alterations to chimneys, which can be seen from a 'relevant location' will also require permission. 'Relevant location' means a highway (including footpaths), railway, waterway or open space. Corner plots will normally have two relevant frontages. In these instances a planning application is free.
14. Babergh's leaflet 'Article 4(2) Directions: Houses in Conservation Areas' has further information on the impact of a Direction (Draft).

Trees

15. Conservation area status gives trees within the area special protection. Trees are defined with reference to a minimum diameter of the trunk of 75mm (3") at a point 1.5m (5') above the ground. You will have to give six weeks notice, in writing, to the Council of any proposed works to trees in a conservation area. During those six weeks, Babergh must decide whether or not to make the trees the subject of a Tree Preservation Order.
16. Babergh's 'A Short Guide to Trees with Statutory Protection' has further information.