

**HADLEIGH
NEIGHBOURHOOD
PLAN**

Shaping Hadleigh's Future



Character Assessment July 2022



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Front page photo credits go to the competition winners:

Top left – Lily, age 13

Top right – Harry, age 8

Middle left – Olivia, age 4

Middle right – Samuel, age 14

Bottom – Matthew, age 13

Introduction

A Character Assessment document describes the distinct appearance and feel of an area. This Character Assessment of Hadleigh is based on the guidelines offered by Planning Aid England, a professional planning organisation and part of the Royal Town Planning Institute and aims to provide a snapshot visual aid and reference to accompany the main Neighbourhood Plan document and policies contained therein. Our Character Assessment focuses on communicating the key physical features and characteristics that combine to give a particular settlement area or natural space its local identity and uniqueness.

On Monday 11th April 2022, the Neighbourhood Plan Sub-Committee of Hadleigh Town Council conducted a workshop with members of the sub-committee group and other members of the public who had expressed an interest at previous open engagement session on the Market Place and via online recruitment as per the Neighbourhood Plan's Communication and Community Engagement Strategy document (see the Plan's appendices). During this workshop we identified eight distinct zones of the main built-up part of the town. These zones were distinguished according to uniquely identifiable construction periods and their predominant land uses. A summary of each zone follows in the dedicated section of this document. The term 'town centre' used relates to the milestone location in the High Street.



The large area of countryside between zones A and F are covered within the commentary of zone A. The built-up area beside zone G is not included as this estate is largely similar to zone F and the volunteers deemed this area small and indistinct enough to ignore for the purposes of determining characteristics relevant to future developments. In May and June 2022, members of the Hadleigh Neighbourhood Plan Working Groups walked these zones and, using a pro-forma template covering aspects of the physical environment, noted their observations and took photographs.

This work was then used to produce the evidence in the character assessment tables for each area as detailed in this document. There may be individual properties which are not typical of the general character of the area but we have tried to identify the general feel of the area. It is important to note that Zone B – The Conservation Area is far more in-depth. This is due to the complexity, vast scale of the number of roads assessed, and historic and architectural importance of this zone. This area was assessed, and the report produced for this zone by R.J. Fletcher and R.J. Flint of The Hadleigh Society with contributions for Benton St from resident K. Mills and Angel St and George St contributions from resident R. Kennell. D.Steeds contributed to the Bridge Street assessment.

It is important to include a note here that the contributors to this document are not professional planners but have worked under the guidance of Navigus Planning to produce this document which we hope will help developers, builders and planners ensure that any new developments in Hadleigh reflect some of the positive aspects of the town's character.

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Thanks go to all these people of Hadleigh who put in time and effort to complete this document.

A Brief History

The town of Hadleigh (originally Haedlaege or Hetlega meaning 'the heath clearing') has a long and rich history. Testament to its remarkable heritage are its 246 listed buildings (four being Grade I) complemented by a Local List of over 100 properties of special local worth.

Archaeological excavations and surveys (finds recorded on Suffolk Heritage Explorer website) provide good evidence of human activity in the Hadleigh area from the Stone, Bronze and Iron Ages, through Roman occupation and into the Anglo-Saxon and Medieval periods. Possibly the first documented reference to Hadleigh emanates from 878CE with the defeat by Alfred the Great of Danish warlord Guthrum and the latter's enforced conversion to Christianity (baptized Aethelstan). Subsequently Guthrum became ruler of East Anglia with Hadleigh noted as one of his royal towns and reputed place of burial.

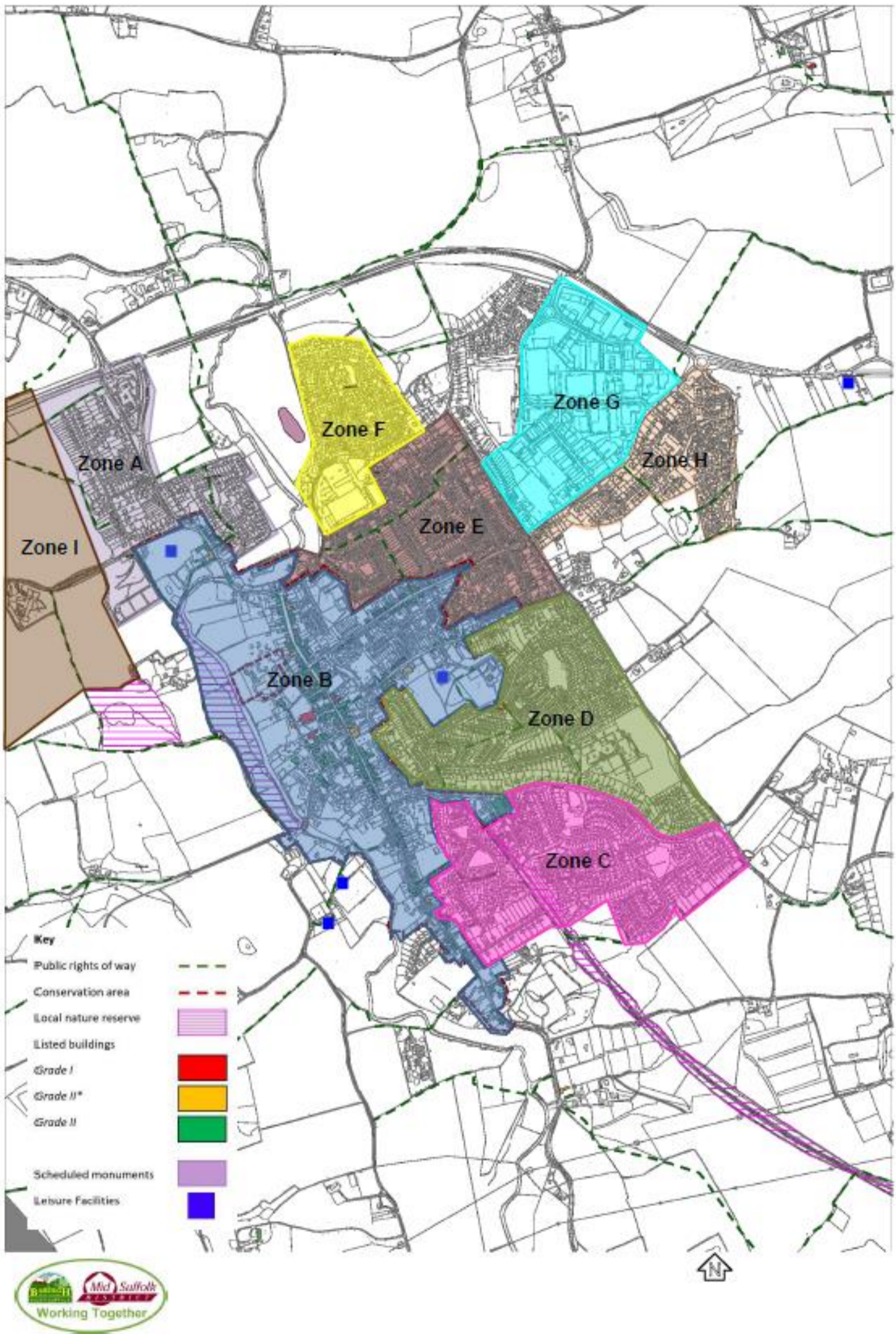
Medieval Hadleigh derived considerable prosperity from its woollen-cloth industry; this affluence is demonstrated by the prestigious Grade I listed buildings originating from the time - St Mary's Church, the Guildhall Complex and Rector Archdeacon Pykenham's Gateway (the Deanery Tower) – today these create a spectacular heritage area around the churchyard. Close by, were the manorial enclosures of two of Hadleigh's five manors – the Manor of Toppesfield and the Manor of Hadleigh. The latter was the town's chief and largest manor, bequeathed in 991 by Ealdorman Byrhtnoth to the Church of Christ of Canterbury (today's Canterbury Cathedral). The archbishops, and later the lord priors and monks of the Cathedral Monastery, became its lords and also chief lords of the town with responsibility for jurisdiction within the parish. Hadleigh's church (included in Bryhtnoth's bequest) then became an archiepiscopal peculiar of Canterbury making it independent of the local diocese until 1838.

The railway arrived in 1847 with passenger services ceasing in 1932 and goods in 1965. During the century Hadleigh Local Government Board became responsible for town governance until the formation of Hadleigh Urban District Council (HUDC) in 1894.

The 1900s saw substantial development in Hadleigh including significant social improvements for residents. Early in the century roads and pavements were constructed in the town centre and a motor bus service to Ipswich commenced. By 1924 the first 24 council houses had been built; by 1950 there were 144. Sir Cedric Morris created the East Anglian School of Painting and Drawing at Benton End in 1940; the swimming pool and High School opened in 1971 and Magdalen Road in 1973. HUDC was replaced by Hadleigh Town Council in 1974, appointing the town's first mayor after 288 years. Babergh District Council established its offices in Corks Lane in 1982, closing in 2017. In the second half of the century Hadleigh by-pass and a major refurbishment of the Guildhall were completed. The first planning application by Tesco for a superstore on land off the High Street was submitted in 1999, starting a fourteen-year battle ending in rejection for the retailer. Perhaps one of the most influential 20th century developments was the Lady Lane Industrial Estate in 1964 which steered employment opportunities away from those of the traditional agricultural-based economy towards modern industries using new technologies; associated with this were major residential developments. This expansion has continued into the 21st century with Hadleigh's population increasing from 3,250 to around 9,000, bringing with it a growth in prosperity not seen for centuries.

This section was prepared from information supplied by Hadleigh Society. Sources used in this report may be found in a version of the same entitled 'A Brief Summary of Hadleigh's History' in the Hadleigh History section of the Hadleigh Society website. A Timeline of Hadleigh History is also available on the website. <http://www.hadsoc.org.uk/>

Character Assessment Zones

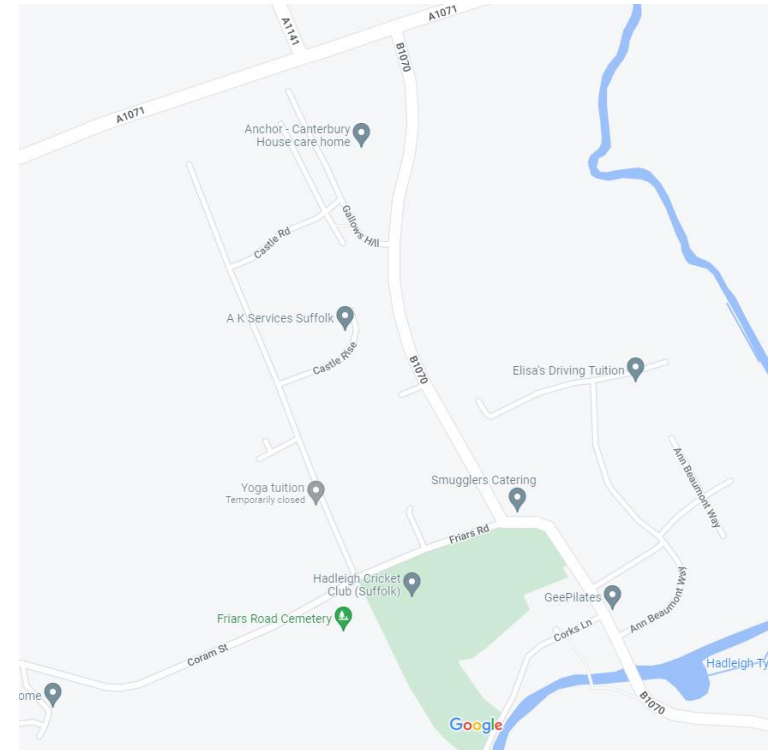




**Zone A – which includes;
Ann Beaumont Way, Bridge Street, Castle Road Development and Gallows Hill**

Situated north-west of the central area of the town. It is mainly composed of residential estate dwellings from the second half of the 20th century, but it does include a section of Bridge Street being one of earlier streets of the town and including some 16th century properties.


The overall character is dominated by the housing developments which are contained and surrounding by countryside with views of the cemetery and cricket field on one side and rolling countryside on the others.

This area is made up of the developments that were built upon the hill to the west and east of Gallows Hill encompasses the main Castle Road and offshoots, and Ann Beaumont Way to the east. There are allotments on Gallows Hill (to the east of Gallows Hill opposite the Castle Road estate) which are owned by the Ann Beaumont Charity. The views are very much of the surrounding countryside, and this should be preserved where possible. The countryside is rolling, and Gallows Hill is short but with a moderate gradient.



INCLUDED ROADS	Castle Road Estate (incl. Castle Rise and Woodlands)	
Layout and Topography	<p>The estate is on higher ground than most of the town. It is on rising ground and slopes away to the south, down to the cricket ground and cemetery.</p> <p>The estate is entered off the B1070 which turns off the main road to Ipswich. The first impression is of space and greenery as there are green areas outside the Canterbury House care home and nearby houses. The main road through the estate borders countryside to the west and has views over Hadleigh to the east. The front gardens are well maintained and of a size to allow some to have been covered over for off street parking. The road itself is a standard width so that any parked car forces passing traffic onto the opposite side of the road.</p> <p>The far end of Castle Road is entirely different in character. It slopes down to the cricket ground in a southerly direction. The houses on the western side are mainly Victorian terraced with larger, modern houses on the opposite side. There are also a few tall, modern houses on the western side at the lower end with garages and parking in the front garden. The terraced houses vary with larger end of terrace properties and narrower mid terrace houses. Sash windows are the norm.</p>	 <p data-bbox="1682 598 1962 619"><i>Green area in Gallows Hill</i></p>  <p data-bbox="1630 890 2018 911"><i>Entrance to Castle Road (to the left)</i></p>



Roads, Streets, Routes	<p>There is a 'no through' road sign at the Gallows Hill entry to the estate although there is an exit through Castle Road far south. There are various footpaths: one leads down to the allotments on Gallows Hill, one onto the countryside to the west and a bridleway from the top of Castle Road out to the west. There is a paved route down into town from both ends of the estate.</p> <p>Parking for the terraced houses at the far end of Castle Road is on-road. The road itself is unadopted as the surface is very uneven and requires traffic to proceed slowly. It opens out onto Friars Road. The road itself is quite narrow, approximately two cars width. Therefore, although the road is predominantly only used by residents, as from the entrance to the development off of Gallows Hill it shows as a dead end, it does detract from the natural view out towards the cemetery and cricket field beyond and can be very narrow causing obstructions at times.</p>	
Spaces	<p>Apart from the open spaces near Canterbury House on Gallows Hill which is a care home and so has a sculptured garden, there are no others in this estate.</p>	
Green & Natural Features	<p>Front gardens are well maintained by the vast majority of households, and as far as can be seen, the same goes for gardens at the rear. There are mature trees throughout, and some have tree preservation orders (tpo), particularly in Woodlands, a cul de sac off Castle Road.</p>	 <p style="text-align: center;"><i>Woodlands, off Castle Road</i></p>
Landmarks	<p>The cricket ground, the cemetery and the cemetery gate house at the southern end of Castle Road, across Friars' Road, are all instantly recognisable.</p>	
Streetscape	<p>There are streetlights and post boxes in this zone.</p>	
Land Use	<p>Residential</p>	

Buildings

Mostly more modern houses and some older terraced properties, as above. There are bungalows, chalet bungalows and detached houses all with pitched roofs with the occasional flat roof extension. Most modern houses have a garage if it has not been converted into a room or rooms. The houses are mainly well spaced. Overall, the estate is well kept and a quiet residential area. There are many trees and shrubs creating a pleasant overall environment.

The building materials used are mostly red brick with tiled roofs.



Castle Road; far south terraced housing



Opposite this; larger modern properties to the east

INCLUDED ROADS Countryside /Open areas to the west in this zone

Layout and Topography

There is open countryside rising and running roughly north – south parallel to the river. The ground is quite steep in places and is an important open space. At a lower level there is a large cemetery and cricket ground.



Roads, Streets,
Routes

Friars Road leads west to Coram Street among the countryside.

There are also walking and bridle routes marked.



Friars Road west view

Spaces

Other well used facilities are the playpark, next to the cricket ground and the start of the river nature walk. There is footpath access to another nature reserve from Friars' Road. This road becomes Coram Street and is where the Hadleigh Nursing Home is located. Overall, this area to the northwest provides an important open space, overlooking as it does the town centre. It is well used for leisure and greatly enhances this edge of Hadleigh. At the side of this area lies Gallows Hill Allotments. The outstandingly beautiful walk between Hadleigh and Kersey is very well used and historic. It is believed that Monks would use the path between the town and the Friary which is why it is known as Monks' Walk.

Green & Natural Features

There are vast views towards the town. Hadleigh is very fortunate to have very attractive open countryside within reach of the town centre, to the west. The open ground, part of which is known as Broom Hill, is crossed with footpaths which overlook the town. There are mature trees and hedges and an abundance of wildflowers in an area which extends far to the south. The feeling of openness is enhanced by the cemetery and the adjacent cricket ground.






Walking route to Kersey which crosses the by-pass





Buildings




A cricket pavilion, an old gateway house to the cemetery, some unused council buildings awaiting redevelopment bordering the cricket ground. The cricket ground was included in the MCC calendar as one of the most attractive in England.


This area is part of the conservation area – see Zone B for further detail.


		 <p><i>Cemetery Lodge</i></p>
<p>Land Use</p>	<p>Agricultural, cemetery, sports and leisure (including numerous footpaths).</p>	 <p><i>The cricket ground looking east The cemetery, to the west of the cricket ground</i></p> 

Stone Street

 <p><i>Junction of Stone St and by-pass, looking north</i></p>	<p>No</p>  <p><i>through road to right, leading to farm; semi-detached buildings beside Stone Street</i></p>	 <p><i>Properties on the western side, gardens abutting the road</i></p>
<p>INCLUDED ROADS</p>	<p>Gallows Hill</p>	
<p>Layout and Topography</p>	<p>Rises to the top of the hill and then drops down to the bypass (layout as you head out of the town).</p>	
<p>Roads, Streets, Routes</p>	<p>Gallows Hill become two roads beyond the allotments. The original road became a no through road due to the construction of the bypass. The new Gallows Hill links to the bypass.</p> <p>There is a pavement along the western side of Gallows Hill and a public footpath runs westward parallel to the bypass from the end of the original Gallows Hill to a crossing point on the bypass or across the field to Coram Street.</p> <p>Another public footpath runs through the allotments, turning northwards at the end and crossing the arable field to the bypass.</p>	 <p><i>No pavement along "new" Gallows Hill, farmland on norther side</i></p>

<p>Spaces</p>	<p>Gallows Hill allotments is situated off this road.</p>	
<p>Green & Natural Features</p>	<p>Hedgerows border the arable field and the fallow land between the public footpath and the bypass (there is planning permission granted here for residential properties).</p>	
<p>Buildings</p>	<p>Along the eastern side there are several bungalows followed by a two-storey block of flats fronted by small areas of grass.</p> <p>Along the western side there is a detached house then two terraces of older residential properties and a pair of semi-detached houses. Two late 20th century houses infill beyond the terraces, having open frontages.</p>	 <p><i>Second block of terraced housing with flats opposite</i></p>  <p><i>Flats before the allotments</i></p>

Streetscape / View	<p>Bus stops, without shelters, on either side of the road at the southern end of Gallows Hill. There are also bus stops with shelters near the allotments.</p> <p>The road is tarred.</p>	
Land Use	<p>Looking in a northwesterly direction from the end of Bridge Street, on the eastern side there are residential properties as far as the allotments, followed by an arable field.</p> <p>On the western side there is an older linear residential development with the Castle Hill estate behind.</p> <p>A care home is situated between the old and new Gallows Hill.</p>	 <p style="text-align: center;"><i>Care home</i></p>

INCLUDED ROADS	Ann Beaumont Way	
Layout and Topography	<p>Rising very gently from the flood plain of River Brett to below crest of hill, on north side of Hadleigh.</p> <p>Small areas of open space beside central road.</p>	 <p style="text-align: center;"><i>Open area at junction into Ann Beaumont Way. Grazing land to the right. Flat grounds throughout.</i></p>

Roads, Streets, Routes

Central road with side road to right which divides again. T junction at end of central road.

Pavements either beside central road or divided from road by grassy areas of varying widths.

A no through route apart from a public footpath which continues through allotments at northern end of site.

A pedestrian walkway encircles three sides providing access to front entrances of those properties which only have rear vehicular access.



Pedestrian walkways surrounds three sides of the estate




Vehicular access to many properties

Spaces

Gallows Hill allotments are to the north of Ann Beaumont Way, a public footpath from ABW passes through the site. Three areas of open space with small trees border the central road.



Small trees on open spaces

Green & Natural Features	The River Brett flows near two sides of the housing estate, separated by grazing land. Many houses have leylandii type hedging as rear garden boundaries. Front gardens are of an open style with few physical boundaries.	
Buildings	<p>At the beginning of the road is a timber framed Grade 2* listed property now divided into three dwellings. Its garden now contains three other houses, one built in 1980s? and two built in 2010s.</p> <p>The Ann Beaumont Way estate was built in the 1970s on land owned by the listed property. These homes are mostly link detached joined by garages. They were built as 3 or 4 bedroom homes.</p> <p>All houses have a drive to a garage. Few garages are used for vehicles, many have been converted into rooms along with many properties being extended or adding attic rooms.</p> <p>Construction is of brick and pitched roofs with concrete tiles. Alternate properties have a very rough render over the brickwork. Some have chimneys. Wooden windows have been replaced with Georgian style UPVC.</p>	
Streetscape / View	<p>Regularly spaced lampposts, no benches or seating. Road surfaced with tar. Pavements are concrete. House numbering system is indicated by signs at road junctions.</p> <p>Post box at beginning of the road.</p>	
Land Use	<p>Residential.</p> <p>Meadowland used for grazing of sheep.</p>	

Zone B – The Conservation Area

This large central zone comprises principally of the High Street, with lands to the west with its riverside walks and rural aspects, and to an area to the N. E. of mainly residential use.

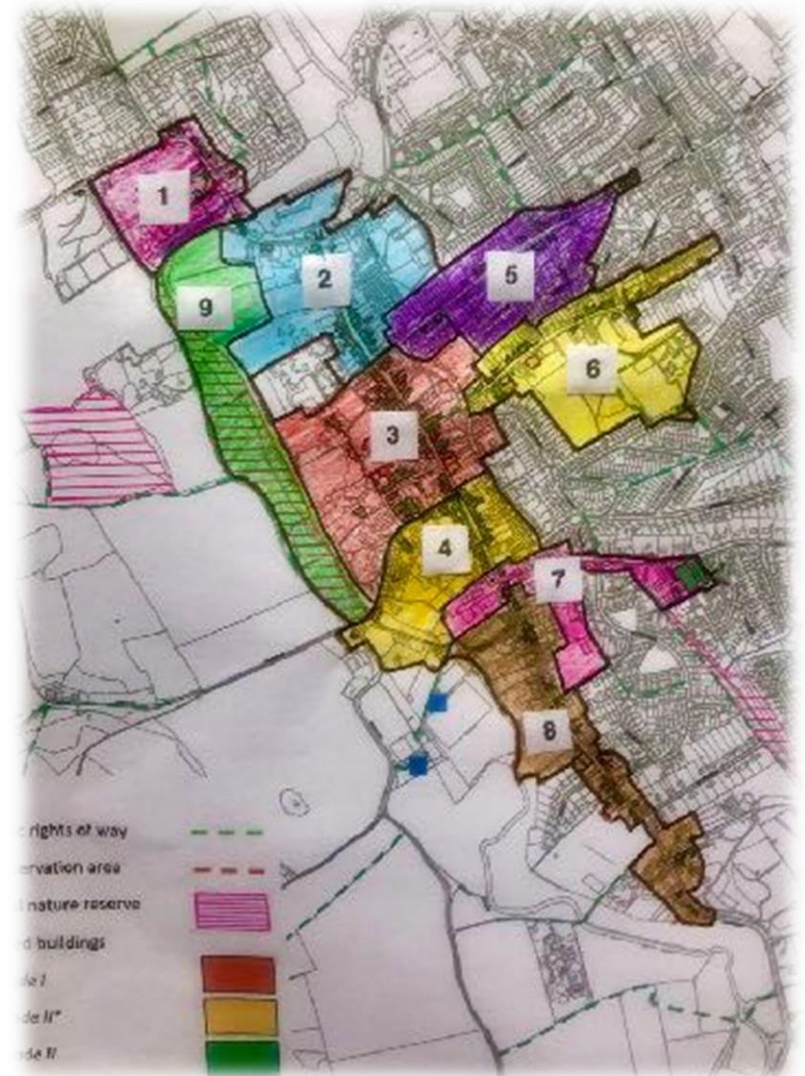
This area, together with the High Street contains some exceptional vistas of private and commercial building, and of the historic and architectural importance and as Listed Buildings from Grade 1, Grade 2* and Grade 2. Additionally, many un-listed, but worthy buildings. All of which contribute to the overall character of the town. A date range from the 13th century to the modern era, together with its open spaces, makes this a key zone in the character assessment.

In surveying the Conservation Area it was soon found that there are distinctly different “Character Areas” with significant variations in appearances from one part to another part of the Conservation Area. These differences stem from the various building styles, materials used, age of the buildings, the spaces in and around buildings and the green open space areas and or tree cover. In the Hadleigh Conservation Area nine Character Areas have been identified within Zone B of the Neighbourhood Plan Character Assessment zoned areas. Below is a map showing these nine areas within the conservation area and each detailed description has a diagrammatic map of the character area identifying the national and local heritage assets that can be found in that part of the conservation area.

1. Cricket Ground and former Civic Buildings

The most northerly part of the Conservation Area it is bounded by Bridge Street to the east, Friars Road to the north, the River Brett to the south and the substantial brick wall of the town’s cemetery to the west.

The **overall character** is dominated by both the managed and unmanaged green open space of the majority of the area with the buildings providing generally a low perimeter to the area with the exception of the former Civic building complex which by reason of its size, and “centred” location in the area, draws the eye to its mixture of old and modern building styles. The complex is now, regrettably, showing signs of neglect stemming from it being left vacant for several years.



The buildings of Bridge Street and Friars Road [formerly Cemetery Road until 1960s] and forming the north and eastern border of this character area are principally domestic in character. The most architecturally and historically distinguished are three Grade II* listed buildings of 21 Bridge Street, Sun Court Bridge Street and The White Hart. There are 4 other listed buildings set along the eastern side of Bridge Street and which, from number 28 to the White Hart, are recognised by Historic England as forming a cohesive visual and historic grouping of timber framed C15 to C17 rendered cottages, although no 44 had a later C18 brick frontage added. The remaining properties of Bridge Street are a terrace of C19 brick houses facing opposite the former civic used buildings.



No 21 Bridge Steet – [Grade II]*



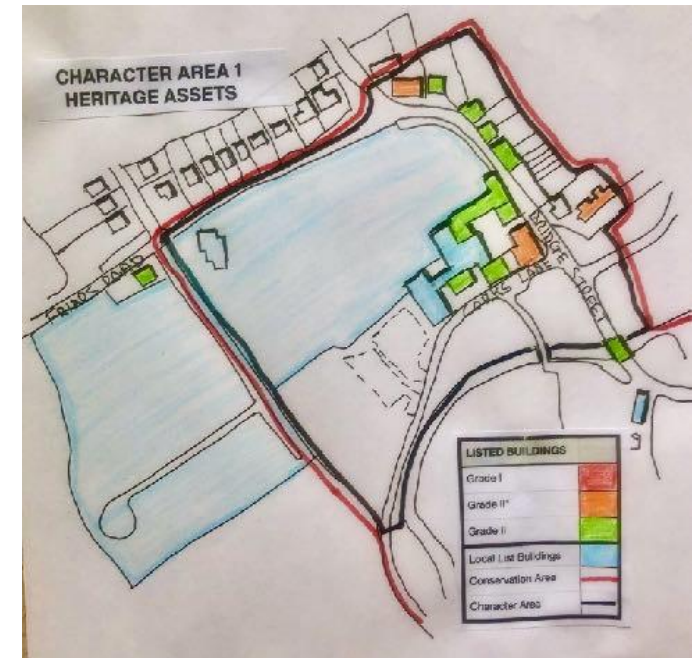
White Hart [Grade II] & No 44 Bridge Street – [Grade II]*







Nature Trees & greensward as entering area



The most significant building in the character area is the currently vacant former offices, designed in 1970s for occupation of the then-newly created Babergh District Council which cleverly incorporated the 5 listed buildings that occupied the site with the new iconic octagonal council chamber building and 3 storey mansard style roofed offices. It is now all showing signs of neglect and must be considered a building at risk if not put to a new use in the near future. The District Council's planning permission for conversion to housing, demolition of the council chamber, erection of new housing on the car park off Cork Lane and creation of a large car parking area on the current greensward adjacent to the River Brett whilst saving the Listed buildings, are regrettable and not considered to actually preserve or enhance special character and public use of the area.



In respect of character the cricket ground with its old and distinctive low brick boundary wall has long been a memorable entrance to the town from the North, particularly as it was not until the 1970s that the Gallows Hill area was developed for housing. Prior to that as you came over Gallows Hill with Hadleigh before you the Cricket Ground dominated the fore ground and still today it gives Hadleigh a special character when entering the town from the north. The other distinctive boundary to the area is that between the Cemetery and the Cricket Ground.



ROADS INCLUDED	Bridge Street, Friars Road & Corks Lane	
Layout and Topography	<p>On north valley bottom of River Brett. Land rises very gently to north and west over the substantial open green space which forms the majority of the character area. The buildings are generally ribboned around on the north and western boundary of the area.</p> <p>The area is set on the north bank of the River Brett with the land gently rising to the north and west from the valley bottom. The layout of the area is almost divided into two parts.</p>	

<p>Roads, Streets, Routes</p>	<p>Bridge Street and Friars Road are both important through routes into and out of the town Corks Lane is narrow highway serving civic complex and Broom Farm .It also leads to country footpaths and the Riverside Walk.</p> <p>Route out of town in north-westerly direction from end of High Street.</p> <p>Bridge is grade II listed, over the River Brett. Footpath over bridge is on the western side of the road.</p>	
<p>Spaces</p>	<p>Over 80% of the area is either private or public open space with walk alongside the northern bank of the River Brett leading to informal sit out and play area.</p> <p>Bridge Street Allotments, extending to the river bank – the entrance is on the northern side of the road before the bridge.</p> <p>The open space is liable to flooding, this is between the river and the vacant previous District Council offices.</p>	
<p>Green Natural Features</p>	<p>The meandering slow flowing River Brett forms southern boundary to character area, large mature trees dominate the river bank and around the informal play area and the cemetery.</p> <p>The southern entrance to this character area is dominated by magnificent mature trees which mask the former civic buildings and C17 to C19 cottages of Bridge Street.</p>	

<p>Landmarks</p>	<p>The former civic offices are a major focal point due to its size and height and with the five listed buildings incorporated in the building.</p> <p>Cricket ground boundary wall.</p>	
<p>Buildings</p>	<p>The buildings are generally 2 storey with 3 storey elements in the civic offices. The buildings are a mixture of old C17/C18 timber framed listed Cottages and C18/ C19 Victorian brick dwellings. The older buildings are all generally listed and 3 are of high status being designated Grade II*</p> <p>The buildings of Bridge Street and Friars Road [formerly Cemetery Road until 1960s] and forming the north and eastern border of this character area are principally domestic in character. The most architecturally and historically distinguished are three Grade II* listed buildings of 21 Bridge Street, Sun Court Bridge Street and The White Hart. There are 4 other listed buildings set along the eastern side of Bridge Street and which, from number 28 to the White Hart, The remaining properties of Bridge Street are a terrace of C19 brick houses facing opposite the former civic used buildings.</p> <p>Variety of buildings, all residential along Bridge Street other than the holiday lets and The Old School. Several buildings are Grade II listed.</p> <p>Two new bungalows were built in 2022 behind a bungalow situated between The Old School and 11-15 Bridge Street.</p> <p>Before the bridge on the western side is an unused boarded up building beside which there is a car park. Beyond the bridge on the western side there are vacant buildings, some Grade II listed. These were the former District Council offices, a providence terrace built in 1871.</p>	

<p>Streetscape / View</p>	<p>Street furniture is minimal. Most distinctive features are the old boundary brick walls to cricket ground, the cemetery and Sun Court on Bridge Street frontage There are long distant views across the cricket ground to surrounding countryside and cemetery.</p> <p>Benches on land between river and Corks Lane.</p> <p>There is a speed indicator device mounted near the entrance to Ann Beaumont Way on Bridge Street (facing in a southbound direction).</p> <p>Road and pavement is tarmac and there is a brick wall running along the cricket ground boundary.</p>	 <p><i>Pyramidal wall between Cemetery & Cricket Ground</i></p>
<p>Land Use</p>	<p>Friars Road and Bridge Street are principally residential. The sports cricket ground dominates the area. The former civic complex off Corks Lane is programmed for partial demolition and redevelopment for housing</p> <p>Holiday lets are used in what was The White Hart.</p>	

2. Lower Bridge Street & upper High Street

In summary, with rare exceptions of modern insertions this area of Hadleigh is a fine example of a country town's High Street and this section in particular retains late medieval and later dated buildings of plaster and brickwork, including white bricks. Gable overhangs are noticeable and remaining metal projecting sign brackets from former public houses.

This area comprises the lower part of Bridge Street leading from the Grade II listed Iron Bridge crossing the River Brett into the upper part of the historically ancient High Street. Where once stood Hadleigh Mill which burnt down in 1950s. In turning into The High Street from Bridge Street one has a long street vista to No.99 High Street [a Grade II* a Hall House]. The area also includes a small estate of C20 housing and a well-used recreational ground both to the east of the High Street, whilst to the west is a recently completed sheltered housing development.



Entrance to town with dilapidated Bridge house & Grade II C15 timber frame/paster houses* *View down the broad upper part of the High Street*



Archway off High St leading to Meadows Way and Calais Street Park



Housing in Meadows Way






CHARACTER AREA 2 HERITAGE ASSETS







Group of medieval former public houses & Inns



Hall House with jettied first floor gables

INCLUDED ROADS	Bridge Street, High Street, Manor Gardens, Meadows Way	
Layout and Topography	Set on the valley bottom of the River Brett. The area is flat with no long distant views. The north side of Bridge Street is heavily wooded.	
Roads, Streets, Routes	<p>Principal north south route through the town and bridging point over the River Brett.</p> <p>The upper section of the High Street has an impressively wide carriageway capable of accommodating 4 lanes of vehicles. The High Street slowly bends to the east curtailing any further views southward beyond No. 99 High Street and just before its junction with Angel Street.</p>	
Spaces	<p>Calais Street Park provides a mix of informal open space, recreation with skateboard park and all weather sport playing areas and a nursery day centre.</p> <p>Meadows Way runs behind much of the northern section of the High Street and is generally a pleasant modern housing estate of detached, semidetached and terraced properties built in the 1980s. The properties reflect the building styles of old Hadleigh with small scale vernacular housing with render finishes, jettied gables and small side hung windows.</p>	

<p>Green & Natural Features</p>	<p>The High Street and Meadows Way are highly urbanized with the principal green features contained in Calais Street Park.</p> <p>The housing area of Manor Gardens borders the east bank of the River Brett and a large green 'nature area' is being established to reflect the wildlife area on the opposite bank and acting as a landscaped buffer to the new housing.</p>	
<p>Landmarks</p>	<p>There are few landmarks in the area but it contains many medieval buildings that give this part of the High Street a distinct character and charm.</p> <p>There is a new footbridge by Manor Gardens off of the High Street.</p>	
<p>Buildings</p>	<p>Majority of the buildings are two storeys, whether Medieval, Georgian, Victorian, or modern. The most notable building materials are the many rendered and jettied gables dotted along the High Street. Domestic windows are of traditional designs many of sash window style. Many shops have retained traditional small pane display windows, stall risers' pilasters and fascia boards.</p> <p>Bridge Street contains several Victorian buildings, the most notable being the former Boys School and headmasters house set opposite a large, treed area on the banks of the Brett.</p> <p>Behind the western side of the High Street is a C21 sheltered housing estate of houses, bungalows, chalets and a 2-storey apartment block of Manor Gardens whose entrance on to the High Street is nearly opposite that to Meadows Way. The estate is of modern design but reflects the palette of building designs and materials of the High Street with use of coloured render, steeply pitched roofs, brick plinths and bay windows.</p>	

Streetscape / View	<p>Principal notable viewpoints are up and down the High Street from Bridge Street in north and Angel Street in the south. The High Street is particularly wide at its northern end before narrowing past Angel Street Junction.</p> <p>The view is of numerous plaster, gable fronted properties, many with jettied upper floors. The appearance is further enhanced by the various pastel hues of the painted render.</p> <p>An overgrown public bench seat on wooded area of Bridge Street</p>	
Land Use	<p>Most properties in this section of the High Street are in residential use but does include a sprinkling of some shops, cafes and services along either side of the street below the high arched access-way to Meadows Way on the eastern side of the street.</p>	

3. Medieval Town Centre

In many ways this is the historic centre of the Conservation Area (Zone B) with the most notable and prestigious historic buildings and which also contains the commercial heart of the town. This Character Area comprises the central part of the High Street and the four highways of Pound Lane, Queen Street, Church Street and Market Place all set at right angles on the west side of the High Street. The eastern boundary is defined by Magdalen Road whilst the west is bounded by the River Brett. Duke Street defines the southern boundary. Of particular note is the 'quadrangle' of St Mary's churchyard with the Grade I St. Mary's church in the centre, the Grade I Medieval Guildhall to south, the Grade I Deanery Tower and the Grade II* Deanery to the west, the Grade II Hadleigh Hall to the north, and the architecturally distinctive listed buildings of Queen Street and Church Street to the east.

The medieval town centre is bounded by Magdalen Road to the east, River Brett to the west, Angel street and Pound Lane to the north and Duke Street to the south. Within this area lies the heart of the medieval town together with the busy and bustling of people buying goods and services from the myriad of shops, offices and cafes operating along the High Street. The High Street in this area contains a wider range of buildings from different ages with more of later date than the upper High Street, although it still retains some magnificent buildings reflecting the then wealth of the town in the Middle Ages. The High Street suffers from excessive legal and illegal on street parking which regularly causes congestion and detracts from the pleasure of shopping and the appearance of the street.

Magdalen Road is relatively new having been built in about 1972 as a bypass for traffic to avoid the High Street. The road does not contain any listed buildings but this is compensated for by the fine stands of mature trees dotted along its length, and which in places provide an attractive foil to the car filled public car parks. Regrettably the largest single stand of mature trees including mature yews are to be felled if development approved by Babergh D. C. is implemented. The remaining trees in the street should be vigorously safeguarded from removal.



62-66 High Street [grade I listed building]



79-83 High Street [grade II listed building]*






A Victorian commercial building dominating junction of High St. with Church Street






Trees in main town Car Park – Magdalen Rd.



INCLUDED ROADS	High Street, Pound Lane, Queens Street, Church Street, Market Place, Magdalen Road, Maidens Way, George Street Toppesfield Gardens	
Layout and Topography	The area is flat and level and principally urban in appearance but with several public green spaces and trees appearing in the background along the River Brett which forms the boundary to the area.	

<p>Roads, Streets, Routes</p>	<p>In many ways the area has a grid pattern of streets and footways crisscrossing the area with the High Street providing the backbone to the layout.</p> <p>On the western side of the High Street are several footways linking the town centre to the three public car parks served off Magdalen Road. The footways are Maiden Way with several rendered shops, the Cooperative Store pedestrian way leading to the bus station stops, George Street front on the north by the iconic Partridges building which was famous for its longevity in serving the community with a myriad of hardware goods etc. and the final link is through public car park that fronts the High Street adjacent to the former Barclays Bank building.</p>	
<p>Spaces</p>	<p>Market Place with its widened paved area is an important community area used for markets and community events. Three other well used spaces are the public car parks all accessed off Magdalen Road which runs parallel to High Street to the east.</p> <p>The inner heart of the town is dominated by St Mary's Church and its surrounding Churchyard. The space is a pleasant green generally tranquil area in contrast to the High Street and is surrounded by the nationally important listed buildings of the medieval Guildhall, the Tudor Deanery Tower, Hadleigh Hall and the listed buildings of Queen and Church Street.</p>	
<p>Green & Natural Features</p>	<p>The principal green space is St Mary's Churchyard, whilst a quieter public green space is provided by of Toppesfield Gardens on the east bank of the River Brett</p>	

Landmarks	<p>The most distinct landmark in the whole of Hadleigh is the C13/C14 St. Mary's Church with its 22 metre [71ft.] spire seen from many viewpoints with and without the town. Another is the 13 metre [41ft.] Deanery Tower built in 1495 & adjacent to the church</p>	
Buildings	<p>Most buildings are 2 stories in height but many particular in the centre have 3 storey and/or attic rooms. The buildings in the High Street are mixture of render, red brick and Suffolk white brick, with slate or red clay tile/pantile roofs. Several of the older buildings have jettied upper floors. The buildings range from C13/14, Medieval, Georgian, Victorian and modern. Domestic windows are of traditional designs many of sash window style. Many shops have retained traditional small pane display windows, stall risers pilasters and fascia boards.</p> <p>Market Place road is dominated by No 3, The Lawns, a large 3 storey, C19, Suffolk white brick house which is set at the western end of the Market Area. The Market Place leads further westwards past the distinguished buildings of the C19 Corn Market and Town Hall, the Georgian United Reform Church and the C17/18 timber framed, brick fronted and painted Ram Inn. At the terminus of Market Place there is a small public car park and the modern 2 storey redbrick Hadleigh & Boxford Health Centre all overlook by the imposing C17/18 Toppesfield Hall, a grand 3 storey, white brick town house, now two houses.</p>	
Streetscape/Views	<p>One of best viewpoint places is junction of High Street with Church St and George St. In each direction one has views of the many heritage buildings lining the street of the town and which give it its overall historic character.</p>	

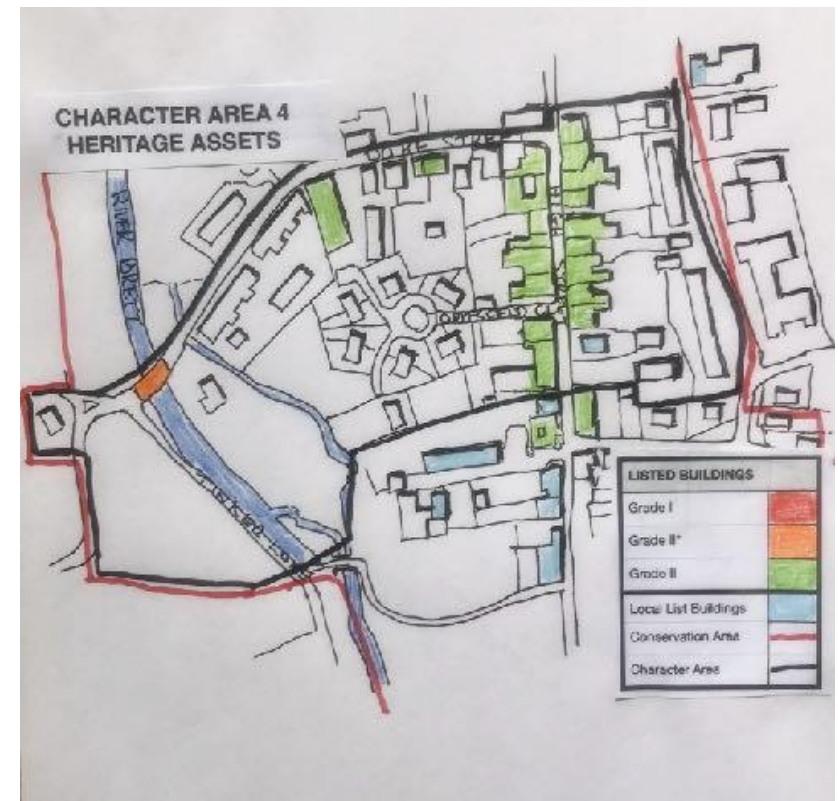
Land Use	<p>Outwardly the main use is commercial retail and provision of services, but also contains cultural, spiritual and administrative activities. But within the area there are also many residences.</p> <p>Market Place has a particularly distinctive character as it opens out into a wide paved area which holds the regular Friday Market and other community events.</p>
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4. Lower High Street and Duke Street

The southern [lower] part of the High Street has a different character to the Medieval centre being fronted by less distinguished and notable buildings of special architectural and historic interest. The Area is bounded on the north by Duke Street, an ancient thoroughfare linking Hadleigh to the southwest over the Toppesfield Bridge. The other boundaries are Magdalen Road to the east, River Brett to the west and Cross Malting's and Station Road to the south. Also within this part of the Conservation Character Area are several mid and late C20 2 storey apartment blocks of Toppesfield Gardens, 1 & 2 storey housing of Silk Mill Close and an 'island' of bungalows of Toppesfield Close hidden behind the western High Street frontage

The lower[southern] part of the High Street is bounded by Duke Street and the public car park next to the former Barclays Bank in the north, Magdalen Road on the east, the River Brett to the west and Station Road/Cross Malting's to the south. Duke Street terminates once it has crossed the over the River Brett on the Toppesfield Bridge [and reaches its junction with Tinkers Lane and Layham Road. Toppesfield Bridge is a medieval three arch bridge which is scheduled as an Ancient Monument, and a Grade II* listed building and has been described as "the finest ancient road bridge in Suffolk". Tinker Lane is a short, straight, narrow country lane providing access to Hadleigh Football Ground before becoming a footpath crossing the Brett and connecting to Benton Street.





Nos. 2 to 8 Duke Street



Library, formerly local Police Station



View of C21 housing on former Silk Mill site





Converted Maltings in Duke Street








Toppesfield Bridge



View of Toppesfield Close from High Street

INCLUDED ROADS	High Street, Duke Street, Toppesfield Place, Silk Mill Close	
Layout and Topography	<p>The area is flat and level and principally urban in appearance with no public spaces</p> <p>The area is built around two main historic streets, the High Street and Duke Street. There are two modern residential estates built off these streets. Silk Mill Close off Duke Street and Toppesfield Close off the High Street.</p>	
Roads, Streets, Routes	<p>There are two main roads, the lower High Street which heads south and Duke Street which travels westward to open countryside over the Toppesfield Bridge.</p>	
Spaces	<p>The area opens out into the countryside at Duke Street's junction with the Layham Road & Tinker Road. It is not an open space as such but an entrance to the surrounding country footpath network.</p>	See Green & Natural Features

<p>Green & Natural Features</p>	<p>As with 'Spaces' the area is generally urban in character and the only notable green features are that found on the western end of Duke Street.</p>	
<p>Landmarks</p>	<p>One of the most recognisable features in the town is the C14 Toppesfield Bridge that provides the southern bridging point over the River Brett.</p>	
<p>Buildings</p>	<p>The buildings of the High Street are all generally two storey with many terracing into its neighbour. The properties are a mixture of old timber framed plastered and red tile roofed buildings with later Georgian & Victorian red and white brick infills & redevelopments. The doors and windows are generally of originally timber sashes With many small paned display windows in the ground floor commercial properties. Duke Street has similar type properties but with C20 single and 2 storey red brick housing and conversion of a two storey Malting's for housing. In Toppesfield Close off the high Street are a group of 1960s bungalows.</p> <p>The buildings in this section of the High Street are the usual mix of 17C timber framed and plastered properties in between which quite a few Late Georgian and early/mid Victorian red brick and Suffolk white brick have been built. One of the more notable is the red brick slate roofed former Police Station now the Library on corner of High Street and Duke Street. Others are No 32 High Street a Suffolk white brick late Georgian style building, or No 15, Erie House, also a built in Suffolk whites with an impressive Portico doorcase with Doric columns and gable</p>	

	<p>end pediment. The best timber frame and plaster buildings in the High Street are probably the 16C/17C cottages of 8,10 & 12 High Street.</p>	
<p>Streetscape</p>	<p>The principal streetscape view is up and down the High Street. It is a wide carriageway and good sized footways There is little in street furniture. The views gained are of an historic street with every property a Grade II listed building important for their Medieval, Georgian, or Victorian age and design.</p>	
<p>Land Use</p>	<p>The principal land use is residential however there is a strong commercial presence in the High Street properties with shops, showrooms, medical & professional services.</p>	

5. Angel Street



Mature street trees of Angel Street as viewed from the High Street



More street trees in the lower section of Angel Street



Victorian terrace in Threadneedle Street



The Pink House C15 Hall House [grade II listed]



1970s Weavers Close housing



C21 housing in Long Bessels

Behind the southern side of the Angel Street properties there are several areas of new housing ranging from 9 mid Victorian red brick slate roofed terraced properties of Inkerman Terrace, followed by the subsequent widening of the terrace to create Inkerman Close to allow building another 26 properties in the 1960s and 70s. The latter properties are generally built in white clad materials with red concrete tiles in total contrast to the earlier Victorian houses.









Inkerman Terrace





Inkerman Close



INCLUDED ROADS	Angel Street, Threadneedle Street, Long Bessels, Weavers Close, Inkerman Terrace, Inkerman Close, St John's Close	
Layout and Topography	Angel Street is long, relatively straight and gently rises uphill away from the High Street and the valley bottom of the River Brett. Views eastward along the first part of Angel Street from its junction with the High Street are interspersed with attractive mature trees that overhang from adjoining gardens into the street- scene.	
Roads, Streets, Routes	<p>Whilst Angel Street is a principal east-west thoroughfare for the town, it has several road and footpath links to George Street which runs parallel to and south of Angel Street. The road linkages are via Threadneedle Street, and Long Bessels. The footpath links are via Inkerman Terrace and Close.</p> <p>Angel Street is the old eastern route out of the town that links towards Ipswich.</p>	
Spaces	<p>There are no notable open spaces in the area. The two spaces open to public view are on the Weavers Close housing area. They are a rather exposed communal car park open to view from Threadneedle Street, and a rather pleasant small communal grassed quadrangle overlook by the housing of Weavers Close.</p> <p>A final part of this character area is the triangle of building set between Threadneedle Street, Angel Street and Long Bessels. Half the area is dominated the 1960s St Joseph's Roman Catholic church built in a modernist style and set in its grounds are 4 linked bungalows.</p>	

Green & Natural Features	<p>Being principally urban in character and with no public open areas in the area the most notable features are several mature trees set along the western and lower part of Angel Street. There are also pleasant communally planted and lawned areas set around St Joseph's R.C. Church</p> <p>Angel Street contains several good stands of mature trees.</p>	
Landmarks	<p>The most recognisable feature in the area is St Joseph's R.C. Church that dominates the upper part of Angel Street and Long Bessels. Its modern 1970s functional design together with use of grey brick has not mellowed into its surroundings.</p>	
Buildings	<p>Angel Street is a mixture of medieval timber framed plastered cottages, modest brick and slate Victorian terraces, and well designed vernacular C20 terrace infills. Other buildings in the area are a hotchpotch of building designs and materials with no clear cohesiveness.</p> <p>The character area also includes the old town streets of Long Bessels and Threadneedle Street, and the newer Victorian Inkerman Terrace and later C20th Inkerman Close and Weavers Close and C21 St. Joseph's Close.</p> <p>There is a full range of housing types from 2-bedroom cottages to 4/5 bedroom detached houses.</p>	

Streetscape	A particular characteristic of the southern side of the street is the extremely wide paved area in front of the properties, which now is used continuously for off street parking for the residents. On the north side there is almost a permanent row of on-street parked cars. The car parking detracts from the otherwise pleasant charm and appearance of the old properties.	
Land Use	The predominant land use is residential, the only exception being at the junction of Long Bessels with Angel Street where there is a local Spar store, St Joseph's R.C.Church and a beauty treatment shop.	

6. George Street

Another old east west street of the town but which leads solely to the lanes of Green Lane, Tower Mill Lane, and Frog Hall Lane. This character area possesses two contrasting natures, the mixture of Georgian to late C20th housing along George Street and a large recreational open space with educational and leisure centre facilities served off Stonehouse Road. This area also contains some good stands of mature trees, principally located on the large recreational parkland and the highest part of any Conservation character area.

A particularly unique part of George Street is the row of Almshouses built in 1887 and erected as Hadleigh's marking of Queen Victoria's Golden Jubilee, this range of small almshouses replaced the earlier medieval almshouses built on the back of George Street either side of Row Chapel. The new almshouses were set back from George Street and built in two terraces of ten units and four units. The site of the original almshouses is grassed either side of Row Chapel and used as informal communal private garden to the Almshouses.






View eastward from Cock Inn






View of 1887 Almshouses



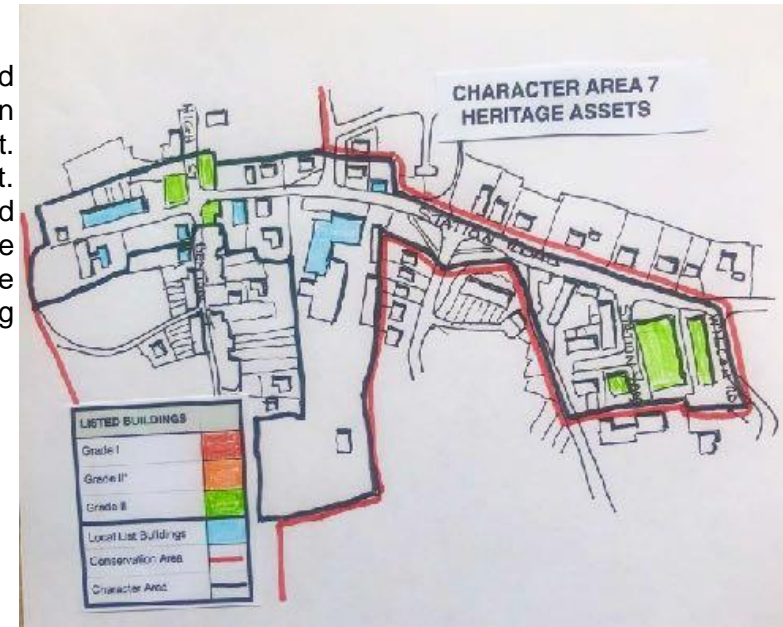
INCLUDED ROADS	George Street & Stonehouse Road	
Layout and Topography	<p>The area has two distinctly different characters of George Street and the leisure, recreational and educational area off Stonehouse Road.</p>	
	<p>George Street gently meanders uphill away from the High Street. The East House Park off Stonehouse Road forms the side of a basin rising to a new housing estate to the south. It has the highest point in the Hadleigh Conservation area with views northward over the town.</p>	
	<p>The road is notable as there is no public footway on the north side until Cambridge Gardens with most properties opening straight out on to the highway.</p>	

Roads, Streets, Routes	<p>George Street is notable as there is no public footway on the north side of the street until Cambridge Gardens with most properties opening straight out on to the highway. Stonehouse road is a cul-de-sac giving access to Hadleigh Swimming pool and Leisure Centre, and St Mary's C. of E. Primary school. There are several footpaths across the Park giving links to the housing estates to the south.</p>	
Spaces	<p>East House Park is the largest green space in the area providing, formal and informal leisure opportunities together with a adventure play ground, There is also a small public car park set off Stonehouse Road.</p>	
Green & Natural Features	<p>The principle green features are found on the East House Park as the remainder of the area is tightly packed 'terraced' housing. The other green feature is the communal lawned grounds set in front of the Victorian Almshouses.</p>	

Buildings	<p>The buildings in the area are a mix of medieval cottages and later Georgian and Victorian 1 & 2 storey housing. The materials are a mixture of exposed timber frames, coloured plaster and red brick. Roofs are either slate or generally plain red tiles. The notable exceptions to this character are the larger dwellings of Stone House, East House/West Lodge, Dairy Farm, all Grade II* listed buildings.</p> <p>In total contrast are the two institutional buildings set in East House Park. The Leisure Centre is part 1 and two storey flat roofed render and brick finished building. St Mary's school, is an iconic 1970s timber walled and pyramidal roofed series of seven linked Pavilions.</p>	
Streetscape	<p>The properties set along George Street are generally modest old timber framed rendered cottages with a few later Victorian and C20 buildings in brick. The notable exceptions to this character are Stone House, East House/West Lodge, Dairy Farm and Row Chapel. Due to the absence of a footpath on the north side of the road the and the narrowness of the street it gives an intimate and pleasant sense of an old historic town street.</p>	
Land Use	<p>George Street is principally residential in both character and appearance with the exceptions being The Drill Hall, The Cock Public House, The Baptist Church and the Coop Funeral Undertakers.</p> <p>On East House Park are the Leisure centre and primary school.</p>	

7. Station Road and the Maltings

The Station Road Conservation Character Area is confined to a short section of Station Road rising uphill from its junction with the High Street and Benton Street to Wilson Road and Station Yard. It embraces the former listed Wilson Maltings adjacent to the old railway line to the west. The area also includes the unlisted Cross maltings set to the west of the High Street. Additionally the area includes the residential properties of No. 2 Benton Street, Edge Hall and Cross Farm which at one time or another were in the ownership /or occupation of one of the three principal maltster families of the C19 in Hadleigh, the Kersey's, the Wilson's, and the Alderton. This is a curious and small part of the Conservation Area but which has strong connections to Hadleigh's past Malting history.



Edge Hall with 2 Station Road in Background



View downhill from Station Road showing its treed character and views over town to the surrounding countryside



The Folly




Converted Maltings in Station Yard




Converted Granary in Wilson Road



Cross Maltings

INCLUDED ROADS	Station Road, Cross Malting's, Station Yard & Wilson Road	
Layout and Topography	The area is a ribbon of development rising uphill along Station Road from the western end of Cross Malting's to Wilson Road off Station Road.	
Roads, Streets, Routes	Station Road is a busy street giving access to the large housing estates on the south side of the town. The north side of Station Road has no footway west of Magdalen Road.	

Spaces	Station Road gives access to the long distant Railway Walk. The entrance is marked by a small green space and mature trees and it has a small car park.	
Green & Natural Features	North side frontage of Station Road is well treed, and most properties and the roads have high hedges.	
Landmarks	<p>Former Granary and Maltings buildings stand out in the street scene of Station Road with their brick gable ends fronting Station Road.</p> <p>Hadleigh Community Primary School is on Station Road at the entrance to Clopton Gardens and the High School is on an offshoot road. The Railway Walk main access is on Station Road.</p>	
Buildings	<p>Most buildings are two storey and of domestic appearance, mainly detached properties and all generally of post war age except for the converted Malting's and buildings close to the crossroads of Benton St., High St. Cross Malting's & Station Road which are of the Victorian period.</p> <p>The maltings has nine, 3 storey bays, with a typical pyramidal roofed kiln, followed by a further 4, two storey bays. All built in red brick with slate roof, it has been converted into six dwellings. The conversion has retained the general rhythm of the bays and window openings of its original fenestration. It is probably now the most complete of the few malting's that are left in the town.</p> <p>Many of the buildings in this character area are listed, and/or have association with the principal maltster families of the Kersey's, Alderton's and Wilson's living in Hadleigh in the C18 & C19. On each corner of the cross road of the High Street, Benton Street, Station Road and Cross Malting's lie 4 buildings important to the heritage of Hadleigh, three are listed and the fourth is a notable Local List property. The most prestigious building is Edge Hall on the corner of the High Street and Station Road which appears as a stunning Georgian town House but is probably much earlier in origin as a timber frame and plaster town house for the wealthy Frode family of clothiers in the C16 & C17 to then be clad in C18/c19 in rich red brick on its High Street and Station Road frontages, probably by the Kersey maltster family who also had the Cross barley malting's built in 1840.</p>	

Streetscape/Views	<p>The view up Station Road is one of frontage development hidden/ masked by trees and hedges. On Wilson Road and Station Yard a former Granary and Malting's building dominate the entrance to these two residential areas.</p> <p>Station Road - There is a zebra crossing with metal balustrades near to the primary school. The road has streetlights and bins including dog litter bins but no benches. There is a view as you look down the hill of Constitution Hill (green space) which also has a pill box on it. The war memorial can be seen at the same end of Station Road at the junction of High Street/Benton Street.</p>	
Land Use	The area is exclusively residential except for the Hadleigh Community Primary School.	

8. Benton Street

The southern entrance and exit to Hadleigh is solely via Benton Street. The Street has retained much of its medieval origins and character as a narrow, slightly meandering thoroughfare with most buildings built hard on to the back of the narrow footways running alongside the narrow carriageway.

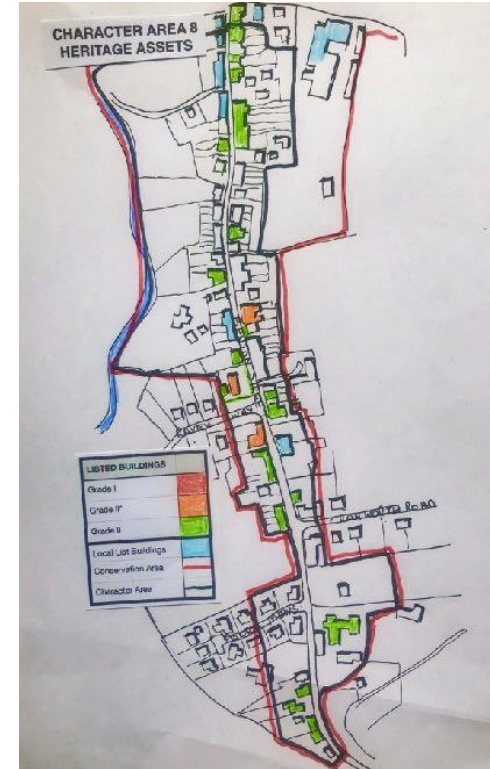
The Street has a strong urban appearance with the many modest timber framed plastered cottages and Victorian brick terraces creating an almost continuous built frontage to many parts of the road. This intense urban character begins to lessen near its southern end after Raven Way and toward the rather imposing timber framed Priory Hall.




Entrance to Benton Street from High Street



View of the plethora of overhead lines in Benton Street



INCLUDED ROADS	Benton Street, Tinker Lane, Carder Close, Raven Way, Cranworth Road, & Priory Meadows	
Layout and Topography	<p>The area is general flat but with a slight incline as one travels southwards.</p> <p>As the photograph opposite shows, the overwhelming impression is “big sky”. From largely level on the road from the A12 and surrounding agricultural land, leaving Upper Layham and approaching Hadleigh, the land falls away to the left (west) with fine views opening over the agricultural land in the river Brett valley. The land to the right(east) rises steadily. The road has a short descent with sweeping curves left then right crossing the parish boundary and entering Benton Street (B1078).</p>	

Roads, Streets,
Routes



The Street has retained much of its medieval origins and character as a narrow, slightly meandering thoroughfare with most buildings built hard on to the back of the narrow footways running beside the narrow carriageway.



There are 6 “no through roads/culs de sac” and one road (Hook Lane - single track) to the East off of Benton Street.




The road and footpaths are very narrow in places and in various parts not suitable for two way traffic without the mounting of the pedestrian footpaths. In some places the footpaths are no more than 40cm in width with no footpaths at all on the opposite side of the road). There is road signage at both ends restricting lorries to a maximum capacity of 7.5 tons and signage warning of overhanging buildings. There is very little parking and double yellow lines on a considerable amount of the road. Despite recent measures to alleviate traffic through Benton Street (traffic calming build out) this is still a very busy road not really suitable for the amount of heavy traffic it gets particularly bearing in mind the extremely narrow footpaths which requires pedestrians to walk into the road when passing.

An ancient southern thoroughfare which gives access from the town to Layham and routes to Colchester. The road retains its character as a narrow medieval roadway with most properties built on the back of the footways.



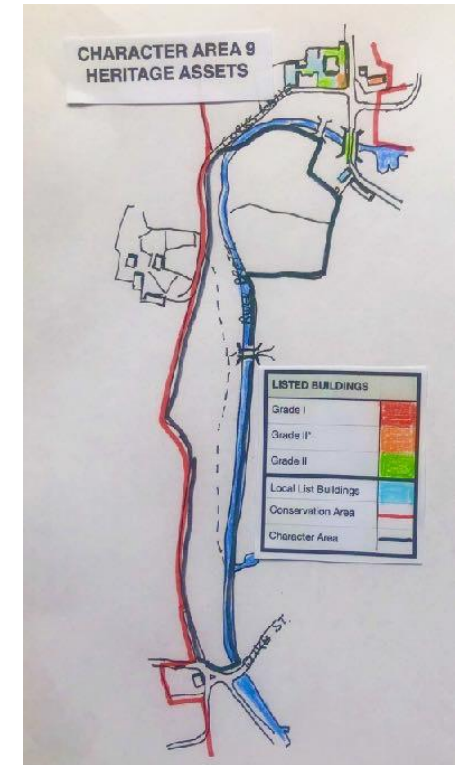
<p>Spaces</p>	<p>There are no public spaces in the street except the public footpath between Upper Layham and Hadleigh which lies on the left (east). The only sense of an open space is the junction of Raven Way which has wide grassed verges and provides views to open countryside. All the houses are packed closely together.</p> <p>Beyond Benton Street to the east, the space is all countryside until you get to Upper Layham parish boundary. The Sewage Works lie well back, in a north-east direction on the opposite side of the River Brett shielded by trees.</p>	
<p>Green & Natural Features</p>	<p>The only noticeable green feature in the street is the treed frontage to The Manse, next to the street's junction with Raven Way.</p> <p>Beyond Benton Street the surrounding countryside grass hedgerows and verges are not well maintained. There are open spaces on the left-hand side providing views across the Brett River valley.</p> <p>On the left (east) side there are trees, hedgerows and with agricultural land in the Brett River valley.</p> <p>On the right-hand side steep verges rise to hedges with fields on rising ground behind.</p>	

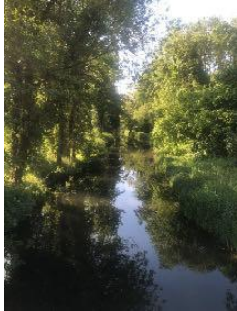
<p>Landmarks</p>	<p>The most noticeable landmark along Benton Street is C16 former Inn and known as The Flying Chariot.</p> <p>The first building on the right- hand side is Benton End, three storeys high above a steep verge, facing across the Brett Valley.</p> <p>On the left-hand side, at the junction opposite Cranworth Road, is the row of the Hadleigh Grand Feoffment Charity's almshouses.</p> <p>On the right-hand side, at the junction with Raven Way, is the former Kings Arms public house, now a private residence with B & B accommodation.</p> <p>The southern approach provides a fine view across the River Brett valley and travelling up Benton Street a first glimpse of the spire of St Mary's, presently through a forest of telegraph poles.</p> <p>The Conservation Area does not include all the area on the east and south as Benton Street is approached from the A12.</p>	
<p>Buildings</p>	<p>Benton Street is an eclectic mix of predominantly residential buildings. There are a considerable number of Listed Buildings (in excess of 20) along the Street spanning many centuries of construction including, but not limited to, large, detached homes, medieval and Tudor period homes, terraced cottages, Georgian and Victorian buildings. It appears that around 60% of dwellings are terraced and the rest a fairly equal split between detached and semi detached. There are very few modern buildings or purpose built apartments. The majority of the buildings appear to be well looked after and appear to have retained many original features and are, no doubt, of significant historical value. Pretty much all the properties have tiled roofs with no thatched roofs despite the variation in periods of construction due to the by-law brough in by the then Hadleigh Borough Council banning all buildings with thatch in Hadleigh (bar two). Towards the end of Benton Street stands Benton End House formerly home to Cedric Morris and the East Anglian School of Painting and Drawing. The house has now been acquired and it is intend that this will be restored as a new centre of gardening, art and creativity.</p>	




	<p>Modern C20 & C21 housing is confined to Raven Way, on west side of Benton Street and Cranworth Road on east side of the Street and both set outside the Conservation Area. The most recent housing is the recently completed Priory Meadows half in and half out of the Conservation Area.</p>	
<p>Streetscape</p>	<p>The presence of overhead lines in the streetscape are particularly noticeable. The Street has a strong urban appearance with the many modest timber framed plastered cottages and Victorian brick terraces creating an almost continuous built frontage to many parts of the road. This intense urban character begins to lessen near its southern end after Raven Way and toward the rather imposing timber framed Priory Hall.</p> <p>Due to the narrowness of the pavement and the fact that properties are very close to the road there is very little in the way of street furniture. What lampposts there are, are affixed to buildings as opposed to being freestanding. Very few properties have any sort of front garden area and there are no trees, public waste bins or seating. However there are many telegraph poles along the street with overhead wiring crisscrossing the street.</p>	
<p>Land Use</p>	<p>The land directly on Benton Street, use is exclusively residential in use except Priory Hall which is used for wedding ceremonies and receptions.</p> <p>Beyond Benton Street it is agricultural and rural countryside.</p> 	


9. Riverside Walk and Town Allotments

This part of the Conservation Area has a totally different character to the rest of the area as it is devoid of any buildings and comprises principally a minimally managed wildlife and heavily treed strip of land set alongside the west bank of the River Brett and running from Corks Lane in the north to the Toppesfield Bridge in the south. The area provides a wonderful respite to the urban noise and bustle experienced in the rest of the town. The Riverside Walk is an all-weather footpath that traverses the entire length of this character area. Midway along there is now a new footbridge that connects the Riverside Walk to the High Street via Manor Gardens or Pound Lane. This character area has also included in it the Town Allotments set on the east bank of the Brett and at the northern end of the town. The allotments have historically been an undeveloped part of the town and always accessed via Bridge Street.



INCLUDED ROADS	Corks Lane	
Layout and Topography	<p>This area is found generally on the west bank of the River Brett but includes the east bank allotments. It runs north-south from Corks Lane to Toppesfield Bridge in the south. It is generally a low lying wooded area with a public footpath running alongside the river. There is now a newly opened footbridge crossing the Brett and giving access to Manor Gardens and the upper part of the High Street. The area is a noted nature conservation area which has an all-weather footpath running its entire length.</p> <p>Flat level areas either side of the River Brett. The slow flowing river provides a constant background to the area. Much of the area is susceptible to regular flooding and some parts remain marshy throughout the year.</p>	

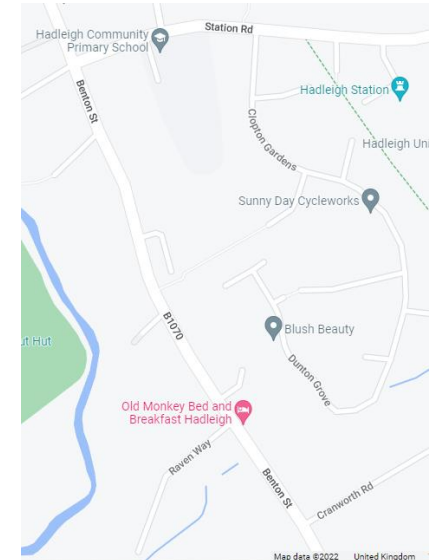
Roads, Streets, Routes	The majority of the area is rural countryside, and the only highway is Corks Lane at the northern point of access to the Riverside Walk which is an all-weather footpath that follows the River Brett south to Toppesfield Bridge.	
Spaces	The whole area on the west bank is public open space. The area on the east bank comprises a well used Town Allotments and a private green open space.	
Green & Natural Features	Riverside Walk is a 4.6-hectare Local Nature Reserve on the western outskirts of the town. The Riverside Walk is managed by Babergh District Council. This linear site on the west bank of the River Brett comprises two footpaths and the alder woodland and fen between them.	
Landmarks	The only landmarks as such are the newly constructed footbridge over the Brett and the C15 Toppesfield Road Bridge at the southern terminus of this character area.	


Land Use	Public nature reserve and informal leisure area and allotments.	
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Zone C – Clopton Gardens and Dunton Grove

A zone to the south-east containing predominately the 20th century residential growth of Hadleigh. The national housing styles of design of the decades the 1960s – 1970s are well represented and reflects the post war growth and revival of the prosperity of Hadleigh.

Clopton Gardens leads into Dunton Grove which has no throughway to traffic. The land that now situates Dunton Grove was previously owned by the primary school and was sold off to be developed for a small area of housing alongside Clopton Gardens. There is a good amount of open green space in this zone which should be preserved and is a good example for future developments of allowing space for recreational use by families in the development.



INCLUDED ROADS	Clopton Gardens and Dunton Grove	
Layout and Topography	<p>Clopton gardens is set on a hill with gradually sloping roads off the high point. There is lots of space between the groups of houses and at each juncture in the road layout. The estate is made up of wide areas of road and footpaths in front of houses front yards so nothing is “on top of” each other.</p> <p>Dunton Grove is accessed via Clopton Gardens. There is plenty of space between buildings and although narrower feeling than Clopton Gardens, it is a smaller estate with hedgerows and footpaths.</p>	 <p><i>Vehicular entrance to Clopton Gardens leading to Dunton Grove</i></p>

Roads, Streets, Routes

Clopton Gardens - There are laybys in the roads for parking and most parking is off-road in garages or driveways but with ample width in the roads for on-street parking as well. The entrance is via Station Road which is well-used and the main route for this area of Hadleigh to get to Ipswich via Hintlesham.

There are no throughways from Clopton Gardens but it leads onto Dunton Grove. Signposts are adequate and especially for the Railway Walk which has an access point behind the east side of the estate. Footpaths make Clopton Gardens well-connected to other residential areas.

Dunton Grove - Most parking is off-road in garages or driveways but with ample width in the roads for on-street parking as well. There are no throughways but there are footpaths and cycle paths adjoining Dunton Grove to Clopton Gardens for access to the main road and other footpaths.



Clopton Gardens footpath to school



Cycling and walking through-route connecting Dunton Grove to Clopton Gardens

Spaces

Clopton Gardens - there are two greens and plenty of space with green verges.

Dunton Grove - There is a medium-sized area of open space in the south-westerly corner of the estate.



Large green area in Clopton Gardens with terraced housing behind and to the left

Green & Natural Features

Clopton Gardens - There is a lot of green spaces and trees throughout the estate with two large greens. There is plenty of green space at the kerbside before housing begins and the estate is quiet. At the time of the visit, birdsong was prominent.

Dunton Grove - There are trees throughout the estate. There is a very small single-apparatus play park. There is a flood defense area which is the open space in the south-westerly corner which provides an open green space which can be accessed and used for leisure activities. Anecdotally from a resident, in their long history of living there it has never been required for its objective.






Flood defense plain at Dunton Grove



Small play area in Dunton Grove

Landmarks

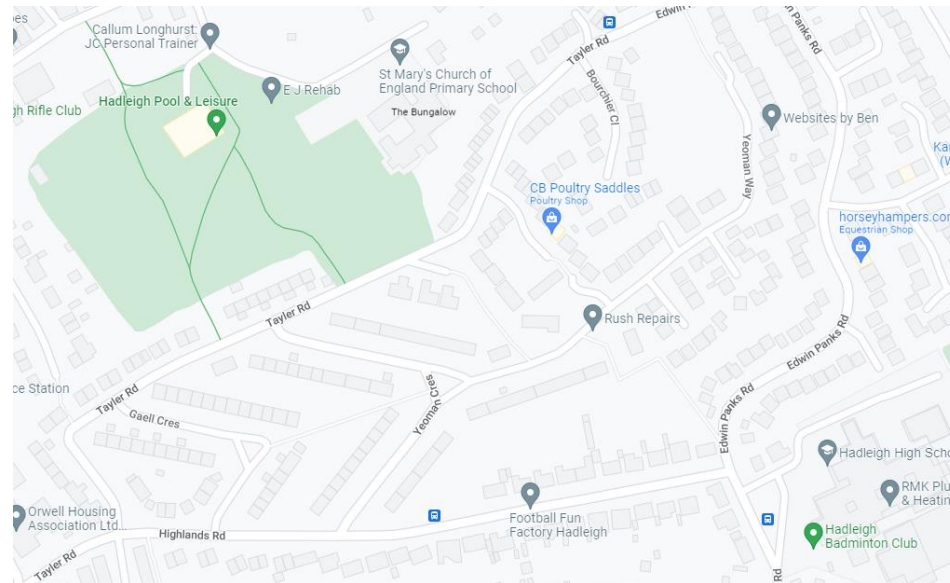
Hadleigh Community Primary School is at the entrance to Clopton Gardens and the High School is close by. The Railway Walk is behind the estates.




Buildings	<p>Houses in Clopton Gardens were built in the 1960's and have generous room sizes. There is a mix of 2- and 3-bedroom houses and bungalows. Houses are a mix of either semi-detached or staggered terrace. All have front and back gardens. Predominantly the housing is in good condition and made of brick with wood panels. Mostly modern double-glazed PVC windows can be seen.</p> <p>Dunton Grove - There is a mix of semi-detached and detached housing of generous size. Most are brick-built with some being rendered or with cladding.</p>	 <p><i>Houses in Clopton Gardens</i></p>  <p><i>Houses in Dunton Grove</i></p>
Streetscape	<p>Clopton Gardens - Backs onto the Railway Walk though there are no benches on the estate. The roads and pavements have a tarmac covering. The streetlights are of standard construction, using LED lamps. There are several properties with solar panels attached to the roof throughout the estate.</p> <p>Dunton Grove - There are no benches on the road, except one in the small park. The roads and pavements have a tarmac covering. The street lights are of standard construction, using LED lamps. There are several properties with solar panels attached to the roof.</p>	 <p><i>Streets in Dunton Grove</i></p>
Land Use	<p>The land is used for residential and there are areas for leisure in the open spaces. Previously the land which is now Dunton Grove was part of the primary school's playing fields. The land is now used for residential and there are areas for leisure in the open spaces.</p>	

Zone D – Area dubbed “Eastern Rise”: Edwin Panks Road, Taylor Road, Highlands Road and more

This zone lying to the east of the town centre has similarities in its origins to Zone C. It is a further expression of the residential growth of the town and including a High School, during the post- World War Two era.

This area is almost entirely residential and has easy foot access to the centre of town. The area bounded Taylor and Edwin Panks Roads with its variety of brick houses, green spaces, trees, winding streets and low traffic has a village feel to it. The limited width of the front garden space, the conversion of garages to rooms and the number of cars per household means that there are a lot of cars parked on the street.



INCLUDED ROADS	Taylor Road and its associated closes, Edwin Panks Road and its closes, Gaell Crescent, Yeoman Crescent, Yeoman Way, Highlands Road, Frog Hall Lane	
Layout and Topography	<p>The area bounded Taylor and Edwin Panks Roads with its variety of brick houses, green spaces, trees, winding streets and low traffic has a village feel to it. The limited width of the front garden space, the conversion of garages to rooms and the number of cars per household means that there are a lot of cars parked on the street.</p> <p>The area rises to the east from the centre of town to a plateau beyond the current built area. From Taylor Road the area slopes down northwards to George Street.</p> <p>The majority of the houses are situated on a winding set of roads, crescents and closes. Many front gardens are quite small and have often been covered entirely in a hard surface for car parking.</p> <p>Highlands Road rises in a straight line and then turns through 90 degrees at the top by the high school. The layout of the upper section is regular and linear. For the lower section, the houses are on a slight angle to the road. The spacing between houses is similar – generally the width of a driveway.</p> <p>Frog Hall Lane is separate from the residential streets and is a narrow road giving access to a few houses at its start and then on one side passes behind the gardens of houses on the cul-de-sacs to the east of Edwin Panks Road and a field on the other side. It then turns east through 90 degrees to access a house and a farm.</p>	 <p><i>Taylor Road layout</i></p>  <p><i>Gaell Crescent green triangle layout</i></p>  <p><i>Junctions on Taylor Road</i></p>

Roads, Streets, Routes

Highlands Road is parallel to Station Road and as well as leading to the High School, joins Station Road thus giving an alternative route to the top of Station Road which leads onto Pond Hall Road – the country route to Hintlesham. By the junction with Tayler Road it has a pedestrian crossing and footpath to Station Road.

There is a bus service between Sudbury, Hadleigh and Ipswich and this travels along Magdalen Road and Highlands Road to collect additional passengers. There are bus stops on Magdalen Road and Highlands Road.

Frog Hall Lane has no pavement and is a single lane access road that turns into a footpath.



Taylor Road footpath to Cox's Park



Frog Hall Lane footpath

Spaces

Most houses are detached but the gaps between them in most cases are quite narrow. The position of the house on the plot varies and with the curves and changes of height in the roads and the changes of style and alignment, there is no sense of uniformity.

Known as Cox's Park or East House Meadow, between Tayler Road and George Street there is a park for general recreation with a children's playground and a leisure centre (swimming pool, gym, fitness) with a car park. It has many large mature trees.

At the end of a Yeoman Way there is a large grassed recreation area with clumps of mature trees. This can also be accessed from the end of Bouchier Close.

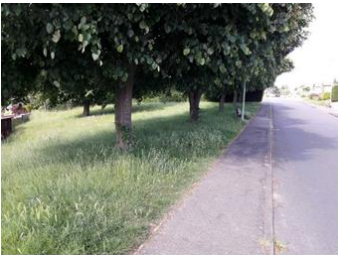
In the centre of Alabaster Close there is an open grassed space and parking for several cars. There are houses on 3 sides. A Babergh Council sign says "no ball games".



Taylor Road towards Highlands Road

Green & Natural Features

- Tayler Road has grassed strips with mature trees. Some of the beech trees are very large.
- A strip of land between Tayler Road and the primary school has mature trees giving a rural feel when looking north from that section of the road.
- Edwin Panks Road has some wide grassed strips with developing trees.
- In the middle of Gaell and Yeoman Crescents there is a grassed triangle with a mature tree.
- At the junction of Tayler Road and Yeoman Crescent there is a grassed are with several mature trees.
- On the lower part of Highlands Road there is a grass strip with trees that separates the pavement from the road. On the corner above Yeoman Crescent there is a small grass triangle with a tree and above this a large grassed triangle with trees and dense coniferous hedge at the top. In front of the high school there is a grassed island with trees and by the junction with Station Road there is a wide rectangular grassed area with a large tree.
- The front gardens on Highlands Road are mostly planted.



Highlands Road green space



Yeoman Way green space to west

Buildings

The large majority of houses have been built over the last 60 years. The main housing estate was developed in the late 1980s. The houses are generally well maintained. All windows and most front doors are white. There is a large variety of colours for garage doors.

Of note:

Edwin Panks Road is two-storey brick detached housing (varying colours) with pitched roofs and dormer windows. Most have a chimney and most have an integral garage. Façades always has some depth – e.g. a bay window, an overhanging roof at mid height, a projecting garage

Tayler Road also consists of some two-storey brick detached housing of varying colours. Again with pitched roofs and most with a chimney. There are also two storey terraced houses with adjoining garages at the front in the first section from Highlands Road and then on the north side of the street becomes two storey semi-detached in a pale brick with garage at the side. On the south side are the back gardens of Gaell Crescent apart from one larger detached house in a redder brick in a different style to all the other houses. The brick then changes to red and the garages are at the front.



Alabaster Close



Edwin Panks Road

Then comes a completely different terrace style with no garage. The first two are semi-detached and in a red brick and the rest in a pale brick. They have flat roof tiles and no chimney. The roof is on two levels, one slightly below the other and extending down to a single storey part at the front.

Some garages have been converted into further living space.

Taylor Close has single storey terraced on 3 sides. Pitched roofs with chimney.

Bourchier Close has two storey brick housing of varying colour. The houses have pitched roofs, most with a chimney and diamond lead lighting in many windows. At the end the road widens and there are terraced and semi-detached houses. Some of the garages have been converted to further living space.

Alabaster Close also has two storey semi-detached houses on one side. The last two have no vehicle access – parking is in adjacent car park. Mostly in a pale brick with pitched roofs with flat tiles, no chimneys. The opposite side has terraced single storey houses accessible only by footpath on three sides of a grassed area with some trees and some parking spaces. All in orange brick. Pitched roofs, no chimney.

Yeoman Way - at the start on one side two storey terraced houses for the first half with garages at the front on the larger front gardens. Pitched roofs with flat tiles, with a chimney. Bricks of varying colour. On the other side terraced houses with no garage. Some are behind a hedge. Pitched roofs with flat tiles, no chimney. Pale bricks. Gaell Crescent largely follows the same type.

For the remainder, there are two storey detached houses with a variety of styles. The spacing between examples of the same style is such that there is no impression of uniformity. Variety of brick colours. Pitched roofs mostly with a chimney. Integral garages are seen but often converted to a room

Yeoman Crescent - starting from Highlands Road, there are two storey terraced houses with a garage at the front on larger front gardens. Pitched roofs with flat tiles, with chimney. Pale bricks on one side and orange on the other. After turning sharply to the left at the junction with Yeoman Way, the two storey terraced houses with orange bricks continue on one side.







Bourchier Close




Rousies Close



Yeoman Way

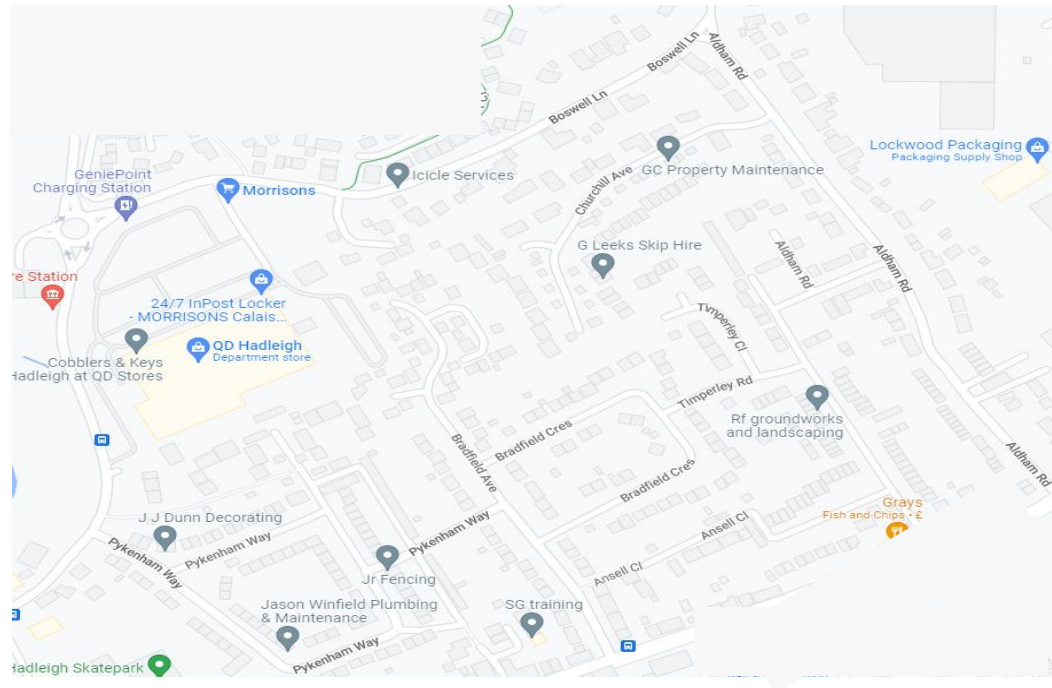
	<p>On the other side there are single storey terraced houses with garage on the front garden as for the two storey houses. Pitched rooves, with chimney.</p> <p>Highlands Road buildings are mostly pale orange brick. At the bottom of the road there are semi-detached houses on both sides in pale brick. Most with adjoining garage. Pitched rooves with flat tiles and chimney. After these there are bungalows with a garage on one side. Pitched rooves mostly with chimney. Opposite the green space, there are some semi-detached houses. They are single storey but the roof space has large dormers. One pair has chimneys and the other doesn't.</p> <p>There are also some bungalows on Highlands Road. On the other side is an island of grass and trees with a glass bus shelter with car parking behind. Behind this is Hadleigh High School. The nearest school buildings are single story in pale brick and flat roofed. A high-ceilinged leisure centre can be seen further back.</p> <p>Beyond the school there is a detached brick house with a fairly long driveway. The second storey is not full height and so has several dormers. Opposite this there is another green area with a single large tree.</p> <p>Frog Hall Lane - at the George Street end there are a three individual houses set back from the road with large gardens; two are one storey and the other is two storey constructed in L form. At the other end, after turning through 90 degrees, there is a red brick bungalow and red brick farmhouse with attendant buildings.</p>	 <p><i>Woolner Close</i></p>  <p><i>Muriel Close</i></p>  <p><i>Taylor Road</i></p>
Streetscape / Views	<p>On Highlands Road there is a public bench by the bus stop halfway up and a small glass bus shelter by the high school. The front of the high school on Highlands Road has painted railings.</p> <p>From Tayler Road, next to the park, there is a view to the countryside to the north of Hadleigh.</p> <p>From the Yeoman Way green there are views to the countryside to the west of Hadleigh</p> <p>Descending the top parts of Highlands Road and Yeoman Way there is a clear view of the countryside to the west of Hadleigh.</p>	 <p><i>Cox's Park and Leisure Centre</i></p>




		<i>Frog Hall Lane paddock</i>
Land Use	<p>Residential for majority of street with parks and open spaces. At the top of Highlands Road there is a high school with playing fields. A public leisure centre for sports is included in the school.</p> <p>Near the end of Stonehouse Road there is a primary school and at the end is an electricity substation.</p> <p>To the east of Frog Hall Lane usage is currently as paddocks, playing field and agricultural, but some of this has further housing development planned.</p>	

Zone E – Bradfield Avenue, Timperley Road, Aldham Road

Here is one of the main residential areas in the town, located to the north of the original commercial centre, of Local Authority Housing which began after the First World War and in stages, including a post-World War Two initiative which continued into the 1970s.

This area is very much built up for less expensive housing and some of which was previously council-owned. There are some flats in this area but they are not built up higher than the surrounding houses. The verges are wide and this is an important feature, though there is not a lot of recreational space, though foot and cycle routes into town and down to the nearby parks. The edge of this area as deemed by the zones identified on page 5, is marked by a Morrisons superstore which was built in 2013.



<p>Layout and Topography</p>	<p>The area gently slopes southwest giving a pleasant sunny feel.</p> <p>Development has occurred over the decades following 1949, both local authority housing and private developers, large and small with occasional sheds built in the gardens. As development has occurred over time some of the estates fit together haphazardly, with green spaces and plenty of foot paths linking them together. This means that each part is distinctive, and walking is easy.</p>	 <p><i>Bradfield Crescent</i></p>
<p>Roads, Streets, Routes</p>	<p>Apart from Aldham Road and Boswell Lane none of the roads are through routes, and the unlinked parts make it difficult to establish "rat runs" for vehicles. Parking appears adequate and foot paths are rarely blocked. Those footpaths are used by many people for getting to work and school, as well as going into town for shopping and other activities. The Ipswich to Sudbury bus route runs along Angel Street and there are stops at the end of Aldham Road. There is also a bus stop for the Sudbury route outside Morrisons. Both connect with well used walking routes in the area. There are three Royal Mail letter boxes in the area.</p>	 <p><i>Bradfield Avenue/Bradfield Crescent junction</i></p>
<p>Spaces</p>	<p>The Calais Street recreation ground is a large open green space with several paths coming in to it. There is a popular skate park, playground amenities for young children and a children's nursery at one end. All contributing to the family feel of the area. There are a number of occasional or informal green spaces scattered around the area. These are well cared for by the local authority and include many trees of varying size, along with the remains of well-established farm hedges, presumably from before the developments were built. On Timperley Road there is a small park for younger children.</p>	 <p><i>Timperley Road play area</i></p>

Green & Natural Features

The green spaces and trees are complimented by front and rear gardens which are the usual eclectic mix of styles and make the area pleasant to walk through. The wide variety of common garden birds accompany walks with their songs as well. There has also been evidence of hedgehogs and frogs.





Plenty of large grass verges and established trees

Landmarks

Morrisons



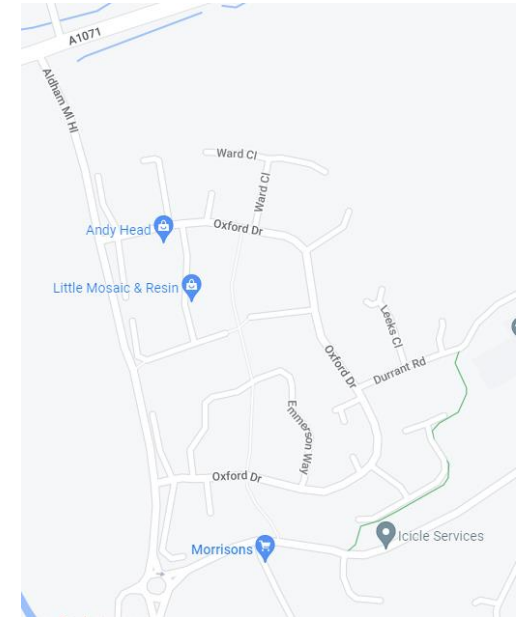
Morrisons on Boswell Lane

Buildings	<p>As said earlier the area was developed over time by several developers so many styles of building are to be seen. The majority of houses are two storeys but there are many bungalows scattered about, also there are some three storey terraced houses in Timperley Road. Most areas here are in good condition, but Timperley Road is average. The retail area is occupied by a Morrisons supermarket with cafe, and QD, a household and garden store. They share a large, more than adequate parking area. Both stores seem busy providing a service to Hadleigh residents and a significant amount of passing trade.</p>	 <p style="text-align: center;"><i>Timperley Road</i></p>  <p style="text-align: center;"><i>Aldham Road</i></p>
Streetscape / Views	<p>There are fleeting views of the surrounding countryside from many points in the area.</p> <p>There are evenly spaced streetlights throughout the estate and some bus shelters and bins including dog waste bins.</p>	
Land Use	<p>Residential - the area is mainly family housing with front and back gardens and the addition of lock up garages. There are a few flats that have local authority origin. There are also a number of formal and informal green spaces and a large retail area.</p>	

Zone F – Oxford Drive and Aldham Mill Hill

A further but smaller area to the north of the town centre of Local Authority Housing, extending into the beginning of the 21st century with the development over the former Ministry of Defence land. The military influence from the late 1930s was important during the Second World War and beyond. Divided by Boswell Lane into two areas, that to the east of the former large R.E.M.E workshops became a retail outlet utilising the existing main building; while the site opposite, being a munitions store later became a residential area and including a school, and all standing on a pre-historic site.




The planning permission for this development was granted in 2001 with further phases developed in 2002. The development sits upon a small hillside and is access via a busy road, Aldham Mill Hill, directly off of the A1071. This road is a 30mph zone but data from a speed indicator device advises the road is often driven on faster than this. Unfortunately, whilst the grass verges on Aldham Mill Hill are wide and provide flat ground for walking, there are no footpaths directly off the development towards the town centre. This should not be replicated in future developments. There is ample street lighting, however.









<p>Layout and Topography</p>	<p>The area starts from Aldham Mill Hill, as being very flat but gently increases from Emmerson Way as you move through Oxford Drive. Originally the land was owned by the Ministry of Defence and was a strategic site during Second World War and Cold War for storing munitions and looked somewhat sinister. Bit by bit land was sold off, first part was to Tesco and then Buy Right and subsequently becoming Morrisons Supermarket and QD.</p> <p>The remaining land was sold off for housing which makes it a great area to live, close to shops, Town Centre and access to the A1071 via Aldham Mill Hill with routes to Bury St Edmunds, Sudbury and Ipswich.</p> <p>One side of Aldham Mill Hill is housing and the other arable land which slopes down to the River Brett.</p>
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Flat lower lying Aldham Mill Hill

		 <p data-bbox="1641 427 2114 456"><i>Incline and bends in roads on Oxford Drive</i></p>
<p>Roads, Streets, Routes</p>	<p>The area has good access routes, roads are either block paved or tarmac and signage indicating crossing points for pedestrians and cyclists. There is an accessible route to the local Primary School which was built at a similar time as the residential properties.</p>	 <p data-bbox="1641 754 2114 863"><i>Fairly narrow roads even at the entrance to the Primary School, where there is a zebra crossing. Footpath can also be seen adjacent to school site at top of hill.</i></p>
<p>Spaces</p>	<p>There are plenty of play areas in the vicinity (Calais Street) and Corks Lane and the Riverside Walk, with allotments on Gallows Hill and Bridge Street a few minutes' walk away.</p>	 <p data-bbox="1641 1193 2114 1219"><i>Beaumont Park Play Area</i></p>

<p>Green & Natural Features</p>	<p>There are many local natural footpaths and walks nearby as well as the River Brett. Green spaces are all around the area.</p>	 <p><i>Lots of green space on three sides of the estate. View over the estate from Beaumont Park</i></p>
<p>Landmarks</p>	<p>There is a big open space and park at the top of the hill called Beaumont Park, next to Beaumont Primary School. There is also the town beacon atop said open space.</p>	 <p><i>Beaumont Park open space with town beacon</i></p>
<p>Buildings</p>	<p>The houses are well designed and blend into their location and because they are still relatively new, they appear to be in a good state of repair and well maintained. They are predominantly of brick construction.</p>	 <p><i>Above and below: Oxford Drive</i></p>

		
Streetscape / Views	<p>There are appropriate bollards in place at pinch points and generally the look and the feel of the area indicates that residents are proud of where they live, and it is well maintained. The best views are those houses on Aldham Hill Road overlooking agricultural land and the River Brett towards Gallows Hill and Kersey.</p>	 <p><i>Beaumont Park car park with houses on Durrant Close behind.</i></p>  <p><i>View from Durrant Close towards Aldham Road</i></p>

Land Use

Whilst part of the area is currently either agricultural or retail use over 200 properties have been built over the last 25 years mainly detached and semidetached properties with garages and characterised by very small front gardens.

The design of Oxford Drive and its closes and ways is quite interesting in that it has a courtyard feel about it, the roads are quite narrow and also serve as footpaths but because of the layout it feels safe and only allows for low vehicle speeds.

The design of properties is very popular kitchen diners, 3 plus bedrooms, two bathrooms, cloak room and good parking, with garages.

Ward Close and Allen Road are somewhat more traditional in design around 120 properties and are mainly occupied by serving Army personnel from Wattisham Flying Station and blend in very well with the landscape.

There is a school and car parking adjacent to the large open space with play area at the top of the hill beyond Durrant Close off of Oxford Drive.

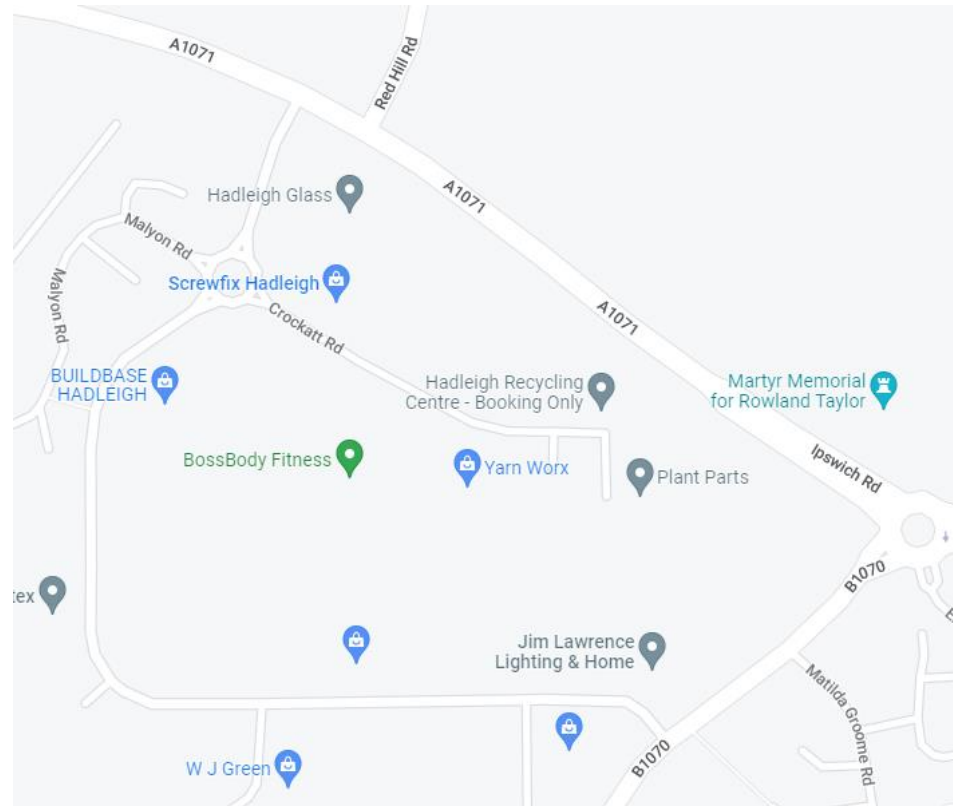




Park and housing estate beyond

Zone G – Lady Lane Industrial Estate area

This zone adjacent to the north-east area of the built-up locality is significant to the second half of the 20th century growth and general improving prosperity of Hadleigh after decades of relative stagnation. The development of the Lady Lane Industrial Estate brought new employment opportunities and combined with new housing developments, created the catalyst for 21st century Hadleigh. Zones C and D are the main evidence of this population increase.

Lady Lane industrial estate was erected in the late 1980s and completed in the early 1990s. The industrial estates off of Lady Lane span from that road to the north and west, bordered by the A1071. This is an important barrier as the industrial estate is therefore landlocked by the by-pass road, housing estates and Lady Lane so is not sprawling. Crockatt Road houses the county-run recycling centre for the town and its surrounding parishes too.



Layout and Topography	The road is gently sloping from Lady Lane into the estate. To the right of the entrance is an area of green space with mature trees and picnic benches, this appears to be part of the Jim Lawrence estate. There is also a large car park attached to the Jim Lawrence estate.	
Roads, Streets, Routes	The pavements in the estate are uneven at places, this could be caused by large lorries parking partly on the pavements. During our visit we observed several lorries parking on pavements. The main road through the estate joins the A1071 to Lady Lane with a few roads spurring off this main through road all of which culminate in a cul-de-sac. There is a pedestrian pathway leading from the industrial estate onto Lady Lane and another giving access to the Mallon Road housing estate.	
Spaces	Many of the businesses have plenty of car parking on their premises although some are limited parking resulting on cars being parked on the roads and pavements.	
Green & Natural Features	There is a lot of green spaces and trees throughout the estate.	

Landmarks



There is a mobile phone tower within the estate. A bridge over the road between two Celotex sites which appears to have aluminium facing. There are also several hoppers and waterworks visible on the Celotex site and an industrial gantry. At the bypass end of the road is a roundabout with grass and a tree in the centre



Buildings

There is a mixture of 60s, 70s and more modern era buildings over 2 or 3 stories. These form a mix of detached and terraced industrial and office units. Windows are constructed of aluminium or uPVC. There are also large warehouse type buildings with aluminium cladding. One or two buildings are shabby with rusty cast iron roofing. The units on the estate are mostly occupied with one or two appearing to be vacant. Some buildings have air conditioning units to the side. The mid century buildings have flat roofs. There is a commercial garage at Crocket Road. A large complex comprising of warehouses and storage tanks at the end of the road. Adjacent to the site is the Mallon Road housing estate. There is a trade and retail section off Crocket Road. With easy access to the A1071.

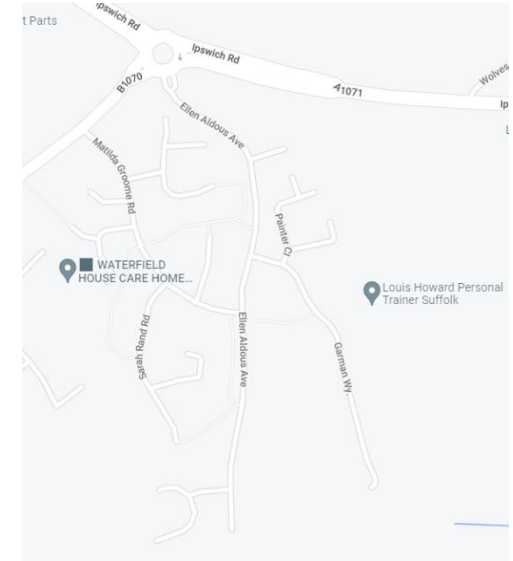



Streetscape / Views	<p>The roads and pavements have a tarmac covering. The streetlights are of standard construction and are situated on the right-hand side of the road. There are a number of mature trees stretching the full length of the road. A Royal Mail post box of the pillar type, is situated on the main road.</p>	
Land Use	<p>The land is used as a commercial, retail and industrial area. As you enter the industrial estate there is a large car park which has available spaces. In addition, it appears to be a parking area for large lorries and containers. There are several businesses using the estate ranging from small single units to large industrial enterprises the largest being Celotex. At the Crocket Road end of the estate is a council recycling centre, a childcare centre and small units.</p>	
List of Businesses	<p>Jim Lawrence, Berlin Packaging, Star Precision Moulding, Elmdale Welding, Primo Manufacturing, W J Green, Siderise Engineering Insulation, KFL, Prime Manufacturing, Kisa Engineering, Jayres Interiors, Chain Labels & Nameplates, Invicta Garage, V & MP Crimp & Fix, Blue Flame, Suffolk Tennant Care Centre, Fillertec Systems, CK Chemicals, Lockwood Packaging, Buildbase, Hadleigh Glass, Solstice Associates, Keejays, Plumb Mate, Screwfix, Celotex, Skar, Stuart Morris, Plant Parts, FDC, Yarn Sorx, Hadleigh Enterprise Park.</p>	

Zone H - Weavers Meadow housing estate area

Lying north-east from the town centre this zone is mainly residential and dating from the 1960s, but with some pre-war ribbon-development along Lady Lane. and then continuing in the 2020s. The coming of the Hadleigh by-pass during 1983 set the parameters for future building. Most of this development was on a green field site.

Although this is a modern estate, it feels spacious with a variety of buildings. Shared roadways add to the feeling of space in the area. The new part of the development appears to be following a similar trend. Residents are concerned about the future as there may be plans to use the main access route as a possible solution to congestion into the town though.



INCLUDED ROADS	Ellen Aldous Avenue, Sarah Rand Road, Matilda Groome Road, Garman Way, Emma Girling Close, Ann Strutt Close, Mary Clarke Close	
Layout and Topography	<p>The area is gently sloping from the A1071 down Ellen Aldous Avenue toward the bridleway.</p> <p>Ellen Aldous Avenue is a wide road accommodating access to Matilda Groome, Garman and Emma Girling Close. These roads are generally narrower and are shared spaces, both pedestrians and road vehicles are included in the layout of the roads.</p>	 <p style="text-align: center;"><i>Looking up the slope from the bridleway on Ellen Aldous Avenue</i></p>

Roads, Streets, Routes

The main access routes have tarmacadam surfaces. On Matilda Groome Road there is a narrowing of the vehicular access as a traffic calming measure which has green greens and box bushes on it.

The closes and culs de sac road surfaces are block paving.

There are various pathways interlocking the estate and a public right of way through the estate. The southern boundary is formed by a well-used bridleway.



Walk and cycle way joining Matilda Groome Road to Sarah Rand Road, and







Spaces




There are areas of green space around the estate. Small, landscaped areas are seen on either side of the road as one enters the estate off Ellen Aldous Avenue.

There is a small play park off Matilda Groome Road/Sarah Rand Road which has a footpath running through and is lined by trees, and there are fields on the south and east of the estate. To the north is the main road A1071 and then fields beyond.

There are no public car parks, but most houses have garages and off-road parking and the roads are wide enough for on street parking where needed as well. Where there are flats/apartments on Mary Clarke Close, there is allocated car parking spaces attached.



<p>Green & Natural Features</p>	<p>There are verges on the side of the roads on Matilda Groome Road as you enter off the main road.</p> <p>Green features are used to soften the footpaths and contrast where there is narrowing of the roads. This is both a safety feature and nature feature. There are lots of trees and hedgerows throughout the estate.</p> <p>There is a balancing pond.</p>	 <p><i>Above and below: Natural hedging features used on Matilda Groome</i></p>  <p><i>Road as part of traffic calming measures</i></p>
<p>Buildings</p>	<p>The buildings were all built between 2011 and 2022 with 273 more being built at that time and after, beyond Garman Way, therefore the condition is good throughout.</p> <p>There is a mix of apartments/flats, 1-, 2-, 3- & 4-bedroom houses. There is a mix of semi-detached and detached housing.</p> <p>The buildings are brick of varying colours (stone or red) to build contrast in the estate and some have rendered top halves. Roofs are tiled (either terracotta or grey) and the windows are generally white UPVC of a good quality. Most buildings have door porch tops in traditional fashion.</p>	 <p><i>Garman Way</i></p>  <p><i>Ann Strutt Close</i></p>

		 <p><i>Matilda Groome Road</i></p>
<p>Streetscape / Views</p>	<p>Streets are either tarmac or block paving.</p> <p>There are evenly spaced lampposts and signage all of a modern design. A good number of the houses have solar panels on their roofs.</p> <p>Where boundary fences are erected, they are either larch-lap or ranch style.</p> <p>There is sparse seating at the play parks (all of which is metal).</p>	 <p><i>Views from Sarah Rand Road and over the fields beyond</i></p>  <p><i>Example of block paving seen throughout the estate (no sidewalks), Sarah Rand Road</i></p>

Land Use

The land is all residential but there is a small area designated for future light industrial or commercial use.

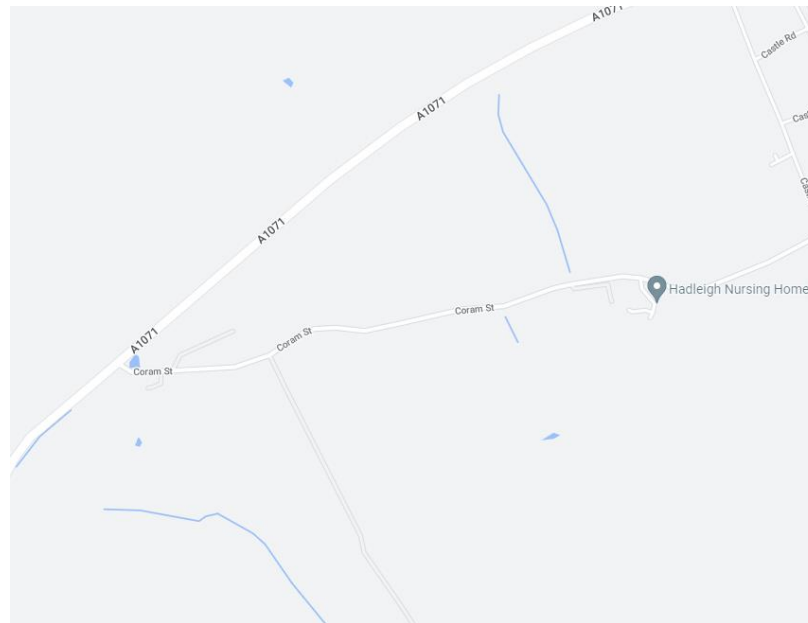





Balancing pond between Garman Way and Ellen Aldous Avenue




Zone I – Coram Street Countryside Area

In contrast to the previous zones, here is an agricultural zone including an ancient small settlement site of Corham, lying north-west of the built-up area of the town. Hereabouts are arable fields and some woodland and all set within a gently rolling and elevated landscape area above the town.

This area is accessed directly off the A1071 bypass or via Friars Road to the west of the River Brett. The area is largely countryside for agricultural uses. There are plenty of fields and bridle paths with just a few houses lining Coram Street at the western boundary (the A1071) and a farmhouse with associated buildings nearer to where Coram Street turns into Friars Road. At that juncture there is also a care home. The footpaths and bridleways are well-used by residents of Hadleigh.



INCLUDED ROADS	Coram Street, A1071 Hadleigh bypass	
Layout and Topography	<p>The Coram Street hamlet, of some dozen properties, is set in a wedge of land at the western end of Coram Street at its junction with the A1071 Hadleigh bypass. The area is relatively level and located at the summit of a ridge of land set between Kersey Vale and the Brett River Valley. The hamlet is probably the highest inhabited area in Hadleigh being some 40 metres [100ft] above the general level of Hadleigh Town Centre some 2 kms [1 mile] to the east, and even a few metres higher than the summit of Lady Lane.</p>	
Roads, Streets, Routes	<p>The hamlet is served off Coram Street, whilst the A1071 creates a 'hard' boundary preventing any northward extension of the settlement. Coram Street via Friars Road provides good road access to Hadleigh and there are three principal rural footpaths radiating from the hamlet leading to Kersey village, Stone Street and Hadleigh Town Centre</p>	
Spaces	<p>The only perceived space is the small pond area situated at the junction of Coram Street and Hadleigh Bypass</p>	

<p>Green & Natural Features</p>	<p>The predominating natural features are the high enclosing hedges set around Coram Park, and the many large specimen trees set in the grounds of the properties on the south side of Coram Street. The large natural Pond set next to Coram Street Cottages and the road junction with Hadleigh Bypass is a hidden delight</p>	
<p>Landmarks</p>	<p>Coram Street Farm and Coram Lodge may be considered landmarks due to their distinctive historic appearance as old Suffolk farmsteads.</p>	
<p>Buildings</p>	<p>There are three principal buildings around which subsequent properties have been built. These properties are Coram Street Farmhouse [Grade II Listed], Coram Lodge farm and Coram Park. The properties on the south side of Coram Street date from C17 and are generally timber framed and open to view from the Street. The properties around Coram Park, on the north side of the Street, comprise a mixture of C21 single and two storey dwellings [some still under construction] hidden from public view by tall surrounding hedgerows.</p>	

		
Streetscape/Views	<p>Being such a modest hamlet area, its streetscape is limited to the complex of older buildings centred around Coram Street farm, Coram Lodge Farm and associated barn conversions. More noticeable however are the long distant views over the surrounding countryside, particularly eastward Friars Road and Hadleigh.</p>	
Land Use	<p>All properties are in domestic use although there may have been a Coram Street Montessori Nursery School but there is no evidence of that still existing despite the road sign for "School" still being in existence.</p>	