

# WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT

FEBRUARY 2017





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### Introduction

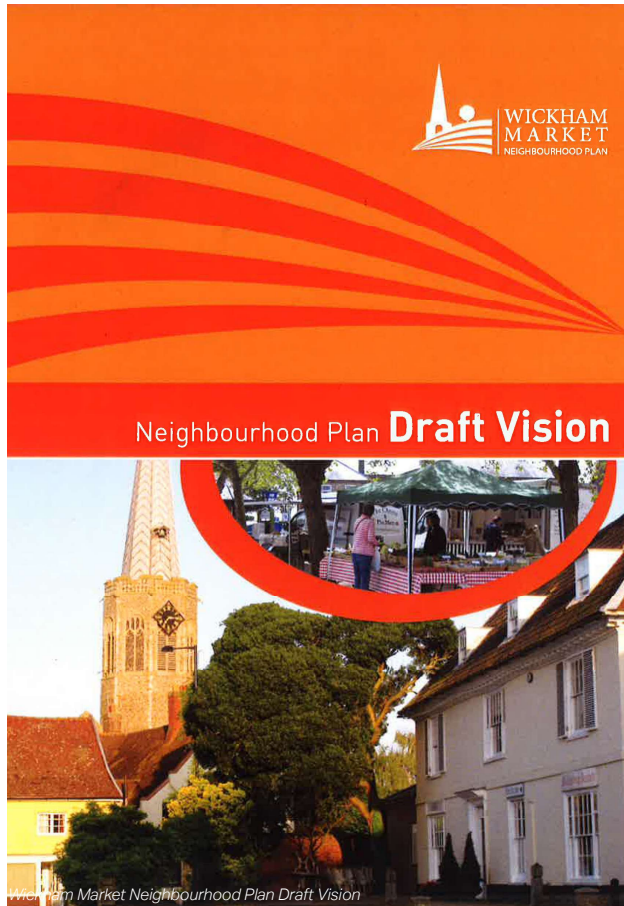
This report presents a summary of the history and character of Wickham Market, which lies within the Suffolk Coastal district. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Wickham Market Neighbourhood Plan Committee. It is intended to provide evidence and principles to support the development of policies for the Wickham Market Neighbourhood Plan. The study area for this assessment is focused on the existing settlement and its immediate surroundings. Reference is made to published landscape character assessments to describe the rural setting.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as "..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors." This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



Wickham Market village sign



## WICKHAM MARKET

This is YOUR community -  
how should it develop?  
I have YOUR say, YOUR views matter...

**HAVE YOUR SAY NOW!**

We are creating a Neighbourhood Plan



Wickham Market Neighbourhood Plan publicity material

## Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the "Approach to Landscape Character Assessment" (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and Identity: Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets, all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

This study builds upon previous work carried out by the Wickham Market Neighbourhood Plan Committee including:

- Regular community consultation events and meetings;
- Distribution of information and publicity material to community;
- Online publicity and engagement;
- Publication of and consultation on a draft vision for the Neighbourhood Plan; and
- Housing Needs Assessment conducted by an independent consultant.



# CONTEXT



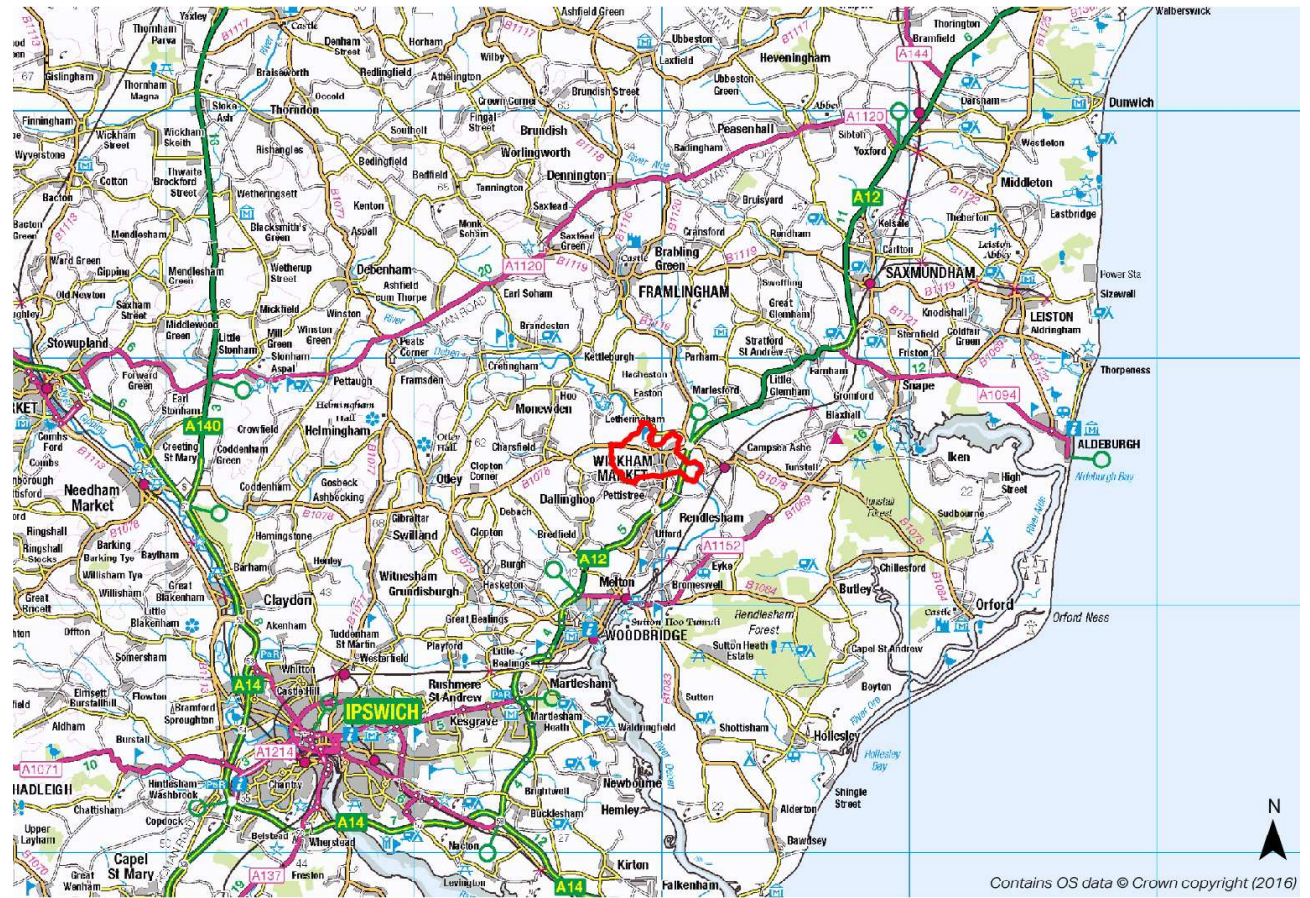
*Wickham Market Cemetery*

# WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT

## Location

Wickham Market is a large, remote rural village surrounded by Suffolk countryside. It is located close to the A12, with connections to Ipswich 21km (13 miles) to the south-west and Lowestoft 51km (32 miles) to the north-east, as shown on Figure 1. Wickham Market is approximately 16.5km (10 miles) 4.8km from the Suffolk coast, which lies to the east.

The study area, which extends to 4.8km<sup>2</sup> (1.85 sq. miles), comprises the parish of Wickham Market with the village lying towards the eastern edge. It is bounded to the north by the River Deben and Potsford Brook and extends as far south as Grove Road. The eastern and western edges follow field boundaries. The population of 2,156 (Census, 2011), is most concentrated within the village.



Contains OS data © Crown copyright (2016)

**Legend**  
 Wickham Market Parish

Figure 1: Location and Context

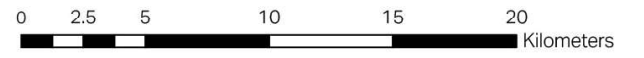






Figure 2: Study area location



**Legend**

 Wickham Market Parish

## Planning Policy Context

### National Planning Policy

*National Planning Policy Framework (NPPF), 2012*

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

*Planning Practice Guidance, 2014*

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development” and that the “successful integration of new development with their surrounding context is an important design objective”.

### Local Planning Policy

*Suffolk Coastal District Local Plan: Core Strategy & Development Management Policies, 2013*

This Development Plan Document (DPD) is the central part of Suffolk Coastal District Local Plan, which will guide development across the District until 2027. It establishes the overarching vision of the district in 2027, which is “having built on the best of the past, Suffolk Coastal will be a district where people can and want to live and to invest, as well as to care for others and the environment.” The document includes strategic policies related to sustainable development, housing, economic development and the environment. Many of these policies are relevant to the heritage and character of Wickham Market, including:

- Strategic Policy SP12 – Climate Change;
- Strategic Policy SP14 – Biodiversity and Geodiversity;
- Strategic Policy SP15 – Landscape and Townscape;
- Strategic Policy SP17 – Green Space;
- Strategic Policy SP18 – Infrastructure; and
- Strategic Policy SP19 – Settlement Policy.

The DPD also includes a range of development management policies, which are relevant to this assessment, including:

- DM3 – Housing in the Countryside;
- DM4 – Housing in Clusters in the Countryside;
- DM7 – Infilling and Backland Development within Physical Limits Boundaries;
- DM21 – Design: Aesthetics;
- DM22 – Design: Function;
- DM23 – Residential Amenity; and
- DM27 – Biodiversity and Geodiversity.
- Suffolk Coastal Local Plan

*Suffolk Coastal Local Plan remaining ‘Saved Policies’, 2013*

The remaining ‘saved’ policies from the previously adopted Suffolk Coastal Local Plan will remain until replaced by policies in other development plan documents. Those of most relevance to this assessment are described below:

- AP1 – Conservation Areas: Control of Development and Enhancement. The Authority will seek a high standard of design which respects the existing appearance of the area, and ensures that development and change is undertaken in a sensitive fashion.
- AP232 – Wickham Market: Central Area. ‘In Wickham Market, proposals for shops, offices and businesses will only be permitted within the central core’, in order to avoid development spreading out into adjacent areas, to the detriment of amenity and the Conservation Area.
- AP28 – Areas to be Protected from Development. Development will not normally be permitted, including within an area of land on the eastern end of Crown Lane in the village
- FFP26: Special Landscape Areas – Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal. The boundary of the River Deben Special Landscape Area (SLA) meets the northern and eastern edge of the village.

This report is also informed by a number of other studies relevant to the local area. The Suffolk Historic Landscape Characterisation Map was prepared by Suffolk County Council in 2008 and characterises the historic landscape of Suffolk through the identification and mapping of a range of defined historic landscape types.

The Suffolk Historic Landscape Characterisation Map described above

also contributed to the Suffolk Landscape Character Assessment, which was carried out jointly the County Council and all the District Councils. It was first published in 2008 and then updated and revised in 2011. The assessment describes the landscapes of the county in detail, throughout Suffolk defined a series of landscape character areas, which are considered in more detail later in this report.

The Wickham Market Conservation Area Appraisal, published by Suffolk Coastal District Council in March 2016, provides details and identifies particular features which contribute to the character and justify its status as a Conservation Area. This appraisal is considered further within the heritage assets section.

### Landscape Designations

Statutory and non-statutory landscape designations have been reviewed to determine the levels of protection currently given to the landscape within the study area. Land to the north and east of Wickham Market is included within the River Deben SLA, as defined in the Suffolk Coastal Local Plan saved policy AP13. The SLA follows the River Deben and its tributaries from Wickham Market to Aspell, Monk Soham and Charsfield. The SLA is considered to be of County importance and creates an attractive setting for the settlement on its north and eastern edges.





# HISTORICAL DEVELOPMENT

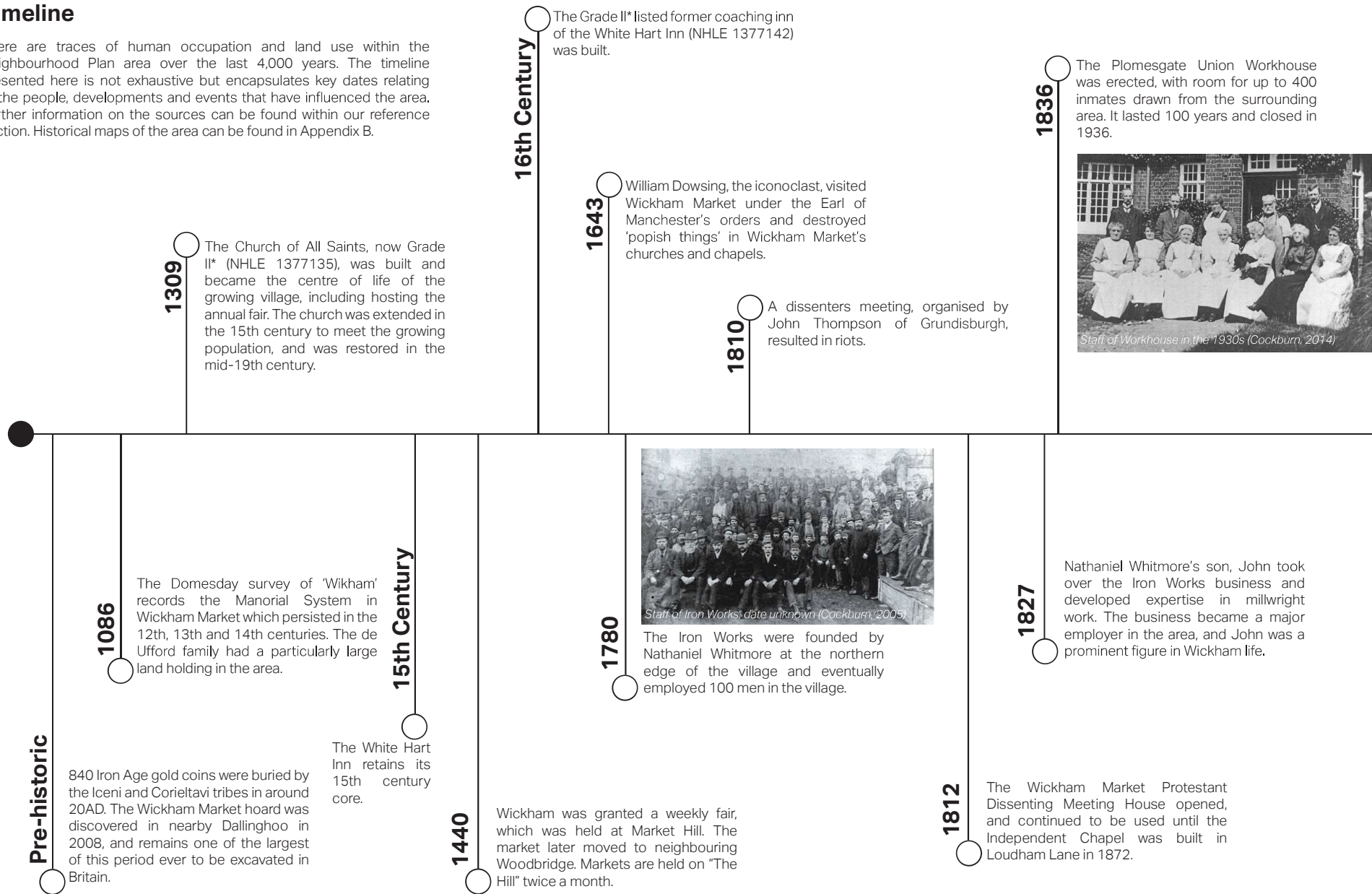


*All Saints Church and churchyard*

# WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT

## Timeline

There are traces of human occupation and land use within the Neighbourhood Plan area over the last 4,000 years. The timeline presented here is not exhaustive but encapsulates key dates relating to the people, developments and events that have influenced the area. Further information on the sources can be found within our reference section. Historical maps of the area can be found in Appendix B.



# WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT

1846

John Whitmore built the Village Hall in Dallinghoo Road and gave it to the Parish. This later became the Foresters Hall and then finally the British Legion Hall.

1859

The railway came to Wickham Market station, but was located outside of the parish at the demand of landowners and now lies beyond the A12 at Campsea Ashe.

1901

The Whitmore and Binyon firm closed after suffering financial difficulties.



Market Hill, 1929 (Morris, 2016)

1938

The old workhouse was occupied by Basque refugees from the Spanish Civil War.

1947

The workhouse was sold to Deben Rural District Council and converted into flats, called Deben Court. In 1991, Deben Court was sold to Suffolk Heritage Housing Association.

Post-WWII

A bypass was built to divert the rapidly increasing traffic. It was completed in 1978 and is now the A12. The village expanded from the confines of the high street, with a series of new estates built along Dallinghoo Road, Broad Road and Chapel Lane in phases from the 1950's.

1843

The National School was completed at the southern edge of the village and was at this time, surrounded by open fields.

1867

William Whitmore, John's eldest son, took charge of the business and established a gas works to the rear of the site. William went into partnership with Binyon in 1868 and expanded the site further.



Whitmore and Binyon advertising, 1886 (Cockburn, 2005)

1934

The County Education Committee closed the National School building and provided a new school building at the bottom of Forester's Lane.

1937



Flooding 1937, behind Glevering Mill (Dyke, 2015)

There was a major flooding incident in the village, where the whole of the low land between the hill top of Wickham and the opposite hills was flooded to a depth of ten or more feet.

1940

Wickham Market suffered bomb damage in 1940 and 1942, resulting in deaths and the destruction of a number of historic buildings. A gap is noticeable along the High Street, where the buildings which replace those destroyed are generally set further back from the street within more open plots.





# CHARACTER ASSESSMENT



## Existing Character Assessments

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area is split between National Character Area (NCA) 82 Suffolk Coast and Heaths and 83 South Norfolk and High Suffolk Claylands, as defined by Natural England (Natural England, 2014). NCAs are broad but provide some context to the character of the study area.

At the regional level, the East of England Landscape Framework defines four landscape character types within the area (Landscape East, 2011):

- **Valley Meadowlands** follow the course of the meandering River Deben across the northern part of the area. This flat, low lying valley floor supports pastoral land use and is generally unsettled, with occasional areas of carr woodland.
- **Valley Settled Farmlands** border the valley meadowlands which occur along the sides of the sinuous valley corridors that cut through the clay plateau.
- **Wooded Plateau Farmlands** comprises an early enclosed landscape with frequent ancient woods, associated with a rolling, in places undulating glacial plateau, dissected by numerous shallow valleys.
- **Wooded Plateau Claylands** are an ancient wooded landscape of arable farms, associated with heavy clay soils on gently rolling plateaux, which are lightly dissected by minor river valleys.

At a local level, the study area is covered by six landscape character areas (LCA), as defined within the Suffolk Landscape Character Assessment (Suffolk County Council, 2011). These areas are nested within and derived from those identified in the East of England Landscape Framework and described above. A common defining characteristic of the landscape outside of the settlement is the sense of remoteness and isolation, which is a product of the sparse settlement and road network and generally, flat or gently undulating fields.

- **01. Ancient estate claylands** gently rolling heavy clay plateau with ancient woodlands and parklands including dispersed hamlets and farmsteads, timber framed buildings and distinctive estate cottages.
- **04. Ancient rolling farmlands** a rolling landscape of medium clay soils studded with blocks of ancient woodland and dispersed settlement.
- **11. Plateau estate farmlands** a landscape of large regular fields with small woodlands on light loamy soils and clustered villages with a scattering of farmsteads around them.
- **14. Rolling estate claylands** a valley side landscape of clay loams with parklands and fragmented woodland and substantial villages.
- **17. Rolling valley claylands** found in the upper reaches of most of the east Suffolk rivers, including the River Deben. They comprise gently sloping valleys on medium clay soils with occasional notable steeper slopes.

- **26. Valley meadowlands** flat valley floor grasslands on silty and peat soils which are unsettled.

## Key Characteristics

Natural England defines key characteristics as “those combinations of elements which help to give an area its distinctive sense of place” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Wickham Market are as follows:

- There is strong sense of isolation and remoteness within the open, agricultural landscape which covers the western part of the area due to the lack of settlement and sparse road network, which contributes to a high degree of tranquillity;
- Large, mixed species blocks of woodland are also common in the west;
- The elevated topography of the plateau upon which the village of Wickham Market is most noticeable in the east, where the land falls away towards the River Deben;
- The historic core of the village, which stretches along the length of the High Street, contains a rich variety of buildings of traditional Suffolk styles. These buildings tend to be terraced creating a continuous façade with the buildings close to the street behind narrow pavements;
- “The Hill” lies at the centre of the village and is the main focus of activity with shops and other small businesses where key routes into the village converge;
- Older buildings which exhibit a strong local vernacular through the use of common materials and detailing such as red or yellow stock brick, flint panels, red pantiled or slate roofs, timber framed windows and coloured render;
- The spire of All Saints Church is a conspicuous in views across the village and the wider landscape due to its height and prominent location at the top of the plateau and is an important aid for orientation;
- Post-war housing estates line Broad Road in the west and lead off of Spring Lane to the east and comprise mostly semi-detached houses and bungalows;
- Industry is generally limited to the small trading estate at Riverside View, occupying land where an iron works once stood;
- Public green space is generally found on the edges of the village and is mostly allotments and sports fields.

As set out above, the character of the landscape is the result of the action and interaction of a range of natural and / or human factors. These are considered in turn below in relation to the neighbourhood plan area.



Older buildings on Dallinghoo Road form part of the historic centre of the village

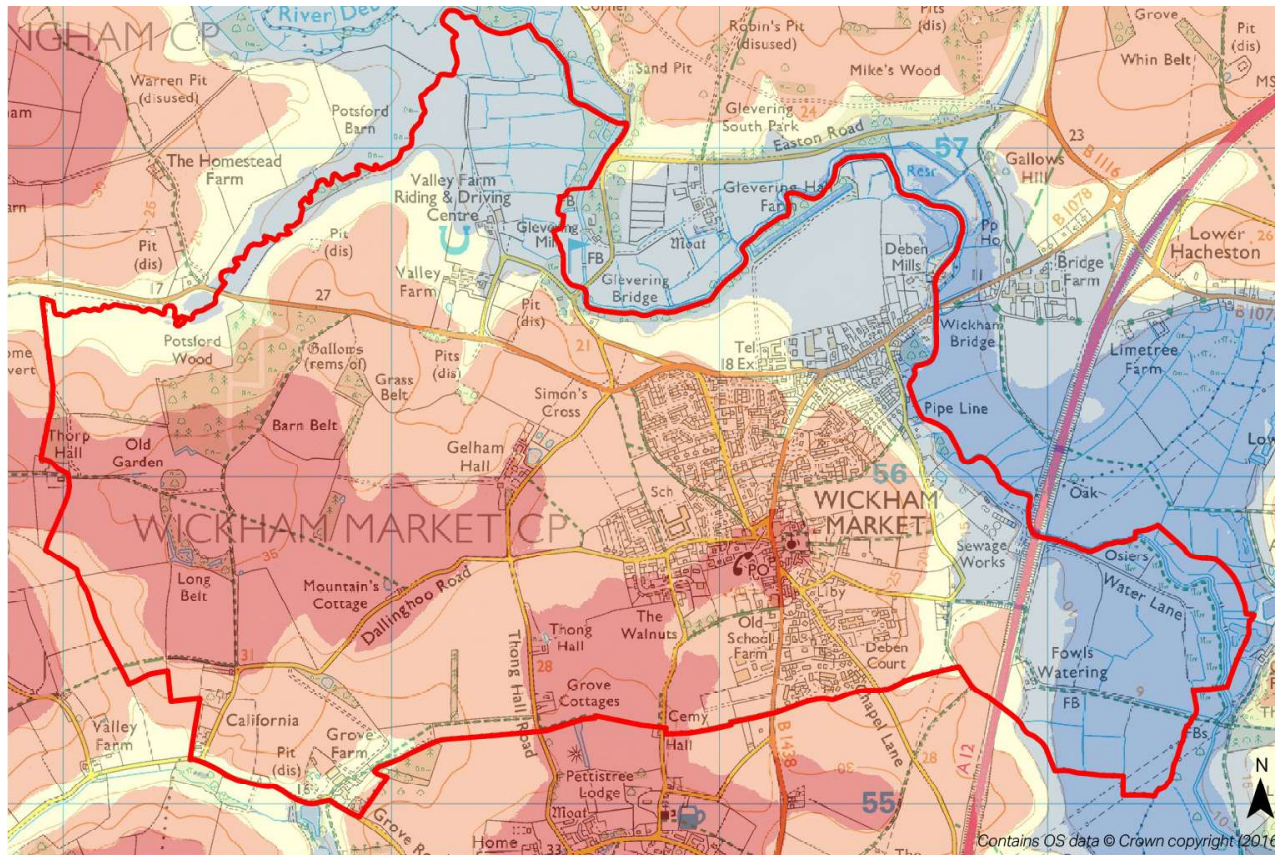


Figure 3: Topography



**Legend**

Wickham Market Parish

**Topography (mAOD)**

- 7 - 10
- 10 - 15
- 15 - 20
- 20 - 30
- 30 - 40

### Geology and Soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

Then underlying bedrock of the area is undifferentiated Neogene and Quaternary Rocks comprising gravel, sand, silt and clay, which were laid down when the local environment was dominated by shallow seas.

The corridor of the River Deben, which follows the northern edge of the Neighbourhood Plan area, has slowly permeable, seasonally wet and slightly acid but base-rich loamy and clayey soils. Irrigation ditches follow the field boundaries of much of the agricultural land in this flood prone area. The soil south of this, around the village centre, are more freely draining slightly acid sandy soils. The surrounding area has slowly permeable seasonally wet clayey soils.

### Topography and Hydrology

The area is characterised by its high plateau, upon which the village sits, which was formed by glacial action. The landscape is generally flat or gently undulating. The highest point in the area is around Long Belt in the west, at approximately 35m AOD. The land generally falls away to the east, towards the River Deben and this is noticeably within the village, particularly along roads such as the High Street which slope away from the village centre to the north and side streets off Spring Road, such as Barhams Way and King Edwards Avenue. The village of Wickham Market is generally higher in the south and then falls as the B1438 meets the B1078 and crosses the River Deben.

The plateau has been dissected by watercourses that form greater slopes on the edges of the Neighbourhood Area. The River Deben rises in Debenham, then passes through Woodbridge, turning into a tidal estuary before entering the North Sea at Felixstowe Ferry. The River Deben forms the northern and eastern boundary of the Neighbourhood Area. Byng Brook passes the south western corner, and joins the River Deben at Ufford. A network of ditches drains the low lying land in the flood plain of the River Deben in the north and east.

## Movement and Connectivity

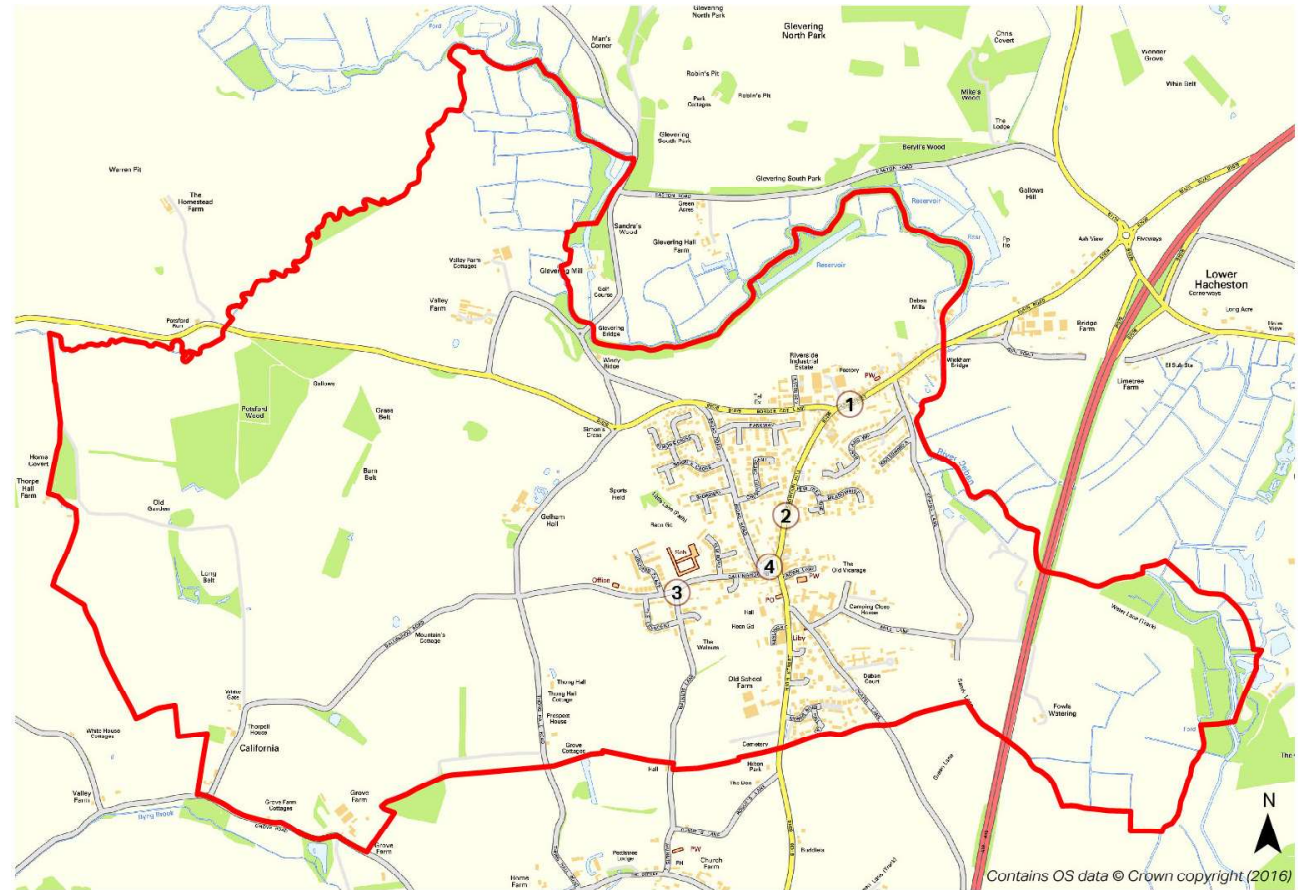
The primary route serving Wickham Market is the busy A12 trunk road, which clips the eastern boundary of the area. Two junctions of the A12 serve the village; the first connects to the B1438 via Pettistree Parish to the south and the other lies to the north east of the village and connects to the B1078. The B1078, whilst a relatively narrow, minor road, is an important cross country route connecting the A14 via the A140 near Needham Market to the A12. The B1438, which was historically part of the main route between London and Great Yarmouth, forms the High Street through the village, joining to the B1078 (Border Cot Lane) at the northern end of the village. These secondary routes are busy with traffic throughout the day.

Local roads including Dalinghoo Road, Broad Road and Chapel Lane converge to join the High Street at "The Hill", which lies at the centre of the village and forms a key node. At peak times in particular there can be congestion in this area, especially where the streets narrow. The Hill is also the location of a short stay car park and the main bus stop in the village, which provides a two-hourly service to Aldeburgh, Woodbridge and Ipswich during the day and an hourly service at peak times. A long stay car park is located to the south of the Hill, although the entrance to this is concealed between buildings and is poorly signposted. There is another small car park behind the Co-operative supermarket and on Chapel Lane. However, the availability of parking within the village centre is low and on-street parking is therefore common, particularly along Chapel and Mill Lane.

Wickham Market is served by a railway station, but this is located outside of the Neighbourhood Area, 3.7km (2.3 miles) east of the village in nearby Campsea Ashe.

The parish of Wickham Market extends approximately 1.6km (1 mile) west of the urban edge of the village and is served by a sparse network of narrow country lanes, including Dallinghoo Road, Thong Hall Road and Walnuts Lane. The latter two connect to Pettistree, which is the next nearest settlement to Wickham Market to the south.

The pavements which line the High Street are very narrow in places, such as south of the Hill and are occasionally non-existent due to the tight historic streets. This restricts movement for pedestrians and creates pinch points. The village is well served by public rights of way, which link to the surrounding countryside and skirt the edge of the settlement (see Figure 5). Public rights of way also extend into the wider countryside, but can generally only be accessed via country lanes, such as the routes across the farmland north of the hamlet of California.



**Legend**  
 Wickham Market Parish

- Features**
1. B1078 / Border Cot Lane
  2. The High Street
  3. Public Footpath
  4. The Hill public car park



Figure 4: Street plan



# WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT

## Land Use

The study area is predominantly rural and much of the area is given over to principally arable farming. Wickham Market is a key service centre supporting 26 surrounding villages. Whilst the majority of the urban area of the village is residential, it also includes a range of other uses.

The High Street, particularly the section at the centre of the village, is fronted by a range of small business including shops, two cafés and pharmacy. These uses extend around much of The Hill, reinforcing its function as a key node and centre of activity in the village. Further shops are located to the south of The Hill along the High Street, including a post office and Co-operative supermarket. There is a cluster of community facilities located next to Chapel Lane, close to the junction with the High Street, including Wickham Market Library and Medical Centre and a care home.

Whilst there are occasional small commercial and industrial premises distributed across the village, most are focussed within the small Riverside View industrial estate on the northern edge of the village, which is accessed from Border Cot Lane (B1078). This estate partly occupies land which was formerly the village's iron works and allotment gardens. This is evidenced in the maps presented in Appendix B. Two large allotment sites are located on the edge of the village at Simon's Cross and Glebe. There are also sport pitches to the rear of the village hall and adjacent to the Wickham Market Community Centre, Sports and Social Club and Archive Centre. Further sports pitches are found at Simon's Cross on the western edge of the village.

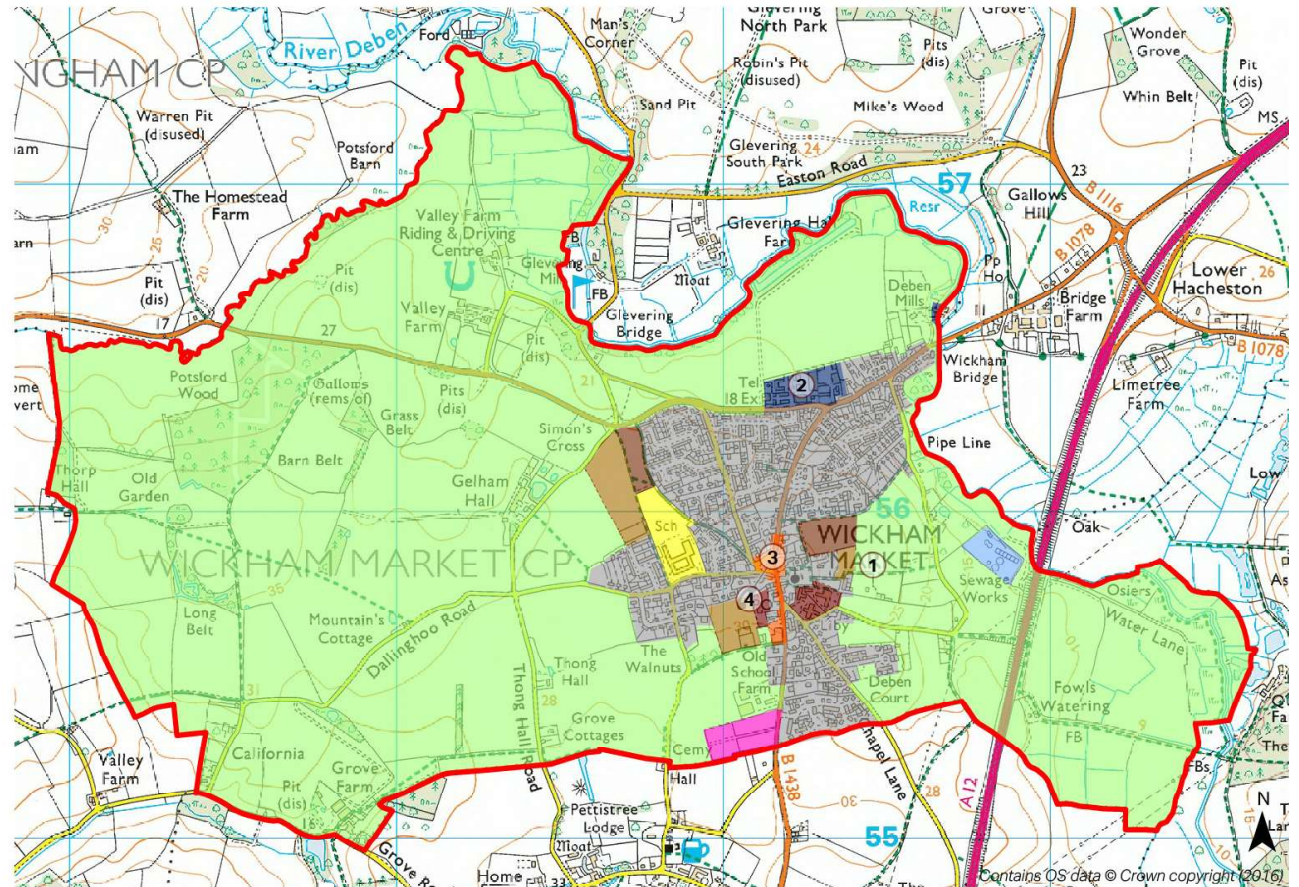


Figure 5: Land Use

### Legend



#### Land Use

- Agriculture
- Allotments
- Cemetery
- Commercial
- Community
- Education
- Industrial
- Residential
- Sports fields
- Utilities

#### Features

1. Glebe allotments
2. Riverside View industrial estate
3. Shops on The Hill
4. Wickham Market Sports and Social Club



## WICKHAM MARKET HERITAGE AND CHARACTER ASSESSMENT



## Urban Structure and Built Form

As set out in the timeline above, and demonstrated by the historic maps in Appendix B, there have been a number of phases of expansion of Wickham Market and this can clearly be seen in its urban structure and built form. Figure 6, which is focussed on the existing settlement and its setting, shows the urban structure of Wickham Market and identifies the heritage assets which contribute to its character.

Buildings facing onto the High Street tend to be two storey and terraced, occupying narrow plots which face onto narrow pavements creating a consistent and often unbroken façade. These plots extend back into yards or gardens which generally cannot be seen from the street. Some later Victorian properties or 20th century development breaks from this tradition and here, such as close to the junction of the High Street and Border Cot Lane, wheresome houses have well vegetated front gardens.

The architecture and building materials of older properties vary, often from building to building, and this creates a richness and variety to the streets. Within the village centre, including much of the High Street and parts of Chapel Lane and Spring Lane, plain red or buff brick is common, but rarely mixed, except for occasional banding. Many brick buildings have been painted in muted pastel tones, including shades of red, green or cream. Intricate brick detailing is also common, particularly as lintels to window or door surrounds or as horizontal bands or edging to eaves. Other examples of individualisation include coloured or patterned render or half-timbered detailing. Timber framed sash or casement windows and decorative timber door surrounds are common and these are usually painted white, although occasionally these have been individualised with



### Legend

- Wickham Market Parish
- Listed Buildings
  - Grade II
  - Grade II\*
  - Positive contributor
  - Conservation Area
- Routes
  - Primary road
  - Secondary road
  - Local road

### Features

1. Painted façades
2. White Hart
3. Flint cottage
4. Bungalows on Broad Road
5. New development on Hall Lane



Figure 6: Urban Structure and Heritage Assets





Red brick facade and traditional detailing of the White Hart

coloured accents. Some buildings also have small bay windows and timber painted shutters are also a common feature. External porches are uncommon due to the narrow pavements and internal porches are rare.

Similarly to the appearance of façades, the roofscape varies with the height, pitch and tile often differing between neighbouring buildings. Red pantiles are common, as are red clay plain tiles. Some roofs are also finished in slate. The roofs of older buildings also typically have overhanging eaves, which create shadows on the façade. Chimneys are found on most older buildings within the village. Original shop fronts have generally been retained, even where buildings have been converted to other uses. These tend to be painted, decoratively carved timber and often surround large glass windows and occasionally retain awnings.



Cottage with flint facade on Dallinghoo Road

There are small pockets of older buildings, which exhibit a strong local vernacular, in other parts of the village. For example, there are a number of cottages along Dallinghoo Lane and Border Cot Lane where flint is commonly used as a building material appearing as infill to panels edged in red brick, occasionally alongside timber weather boarding. White painted timber filigree is also found on some gable ends and eaves. Tudor arch windows are also occasionally used.

Housing estates of the latter half of the 20th century characterise much of the rest of the village either side of the High Street. To the west these estates spread out from Broad Road. Simon's Cross was originally laid out as council housing and houses are typically semi-detached. There is generous space between the building façade and street, which creates a much more open character than in the village centre. Front gardens are common, but many are laid to grass or have been paved for off-street parking. There is no obvious reference to local vernacular although there is some differentiation between streets in the colour of brick used within

the second storey. The southern edge of the Simon's Cross estate, Broadway, Orchard Place and Churchill Crescent are typically bungalows. Those within Simon's Cross are similar in layout and style to the houses on the estate but are detached. Front gardens are laid to lawn and there is little to distinguish them from one another. The small bungalows which line Broadway are arranged in pairs within generous plots. They are constructed in brick but generally painted in muted tones and have pan tiled roofs with overhanging eaves and chimneys. Front gardens are generally divided from the street by privet hedges, which create a degree of uniformity.

The bungalows along Churchill Gardens and Orchard Place are similar in layout to those on Simon's Cross, but are differentiated by a greater attention to architectural detailing, such as mock stone infill panels, well vegetated front gardens lacking defined boundaries and private drives and garages. Parkway, which lies to the east of Broad Road, is similar in layout to Simon's Cross but is also differentiated by timber or plastic weather boarding to façades and is a mixture of semi-detached and link-detached houses and bungalows. Some houses are arranged to front onto a central path, with garages to the rear.

To the east of the High Street the cul-de-sacs of Yew Tree Rise, Fir Close and Meadowside comprise large, typically detached houses of the late 20th century. They are constructed in dark red brick with dark stained window frames and pan tiled roofs and occasionally are half-rendered. Front gardens are generous and the position of each building in relation to the street varies.

The houses along King Edward Avenue and Barhams Way, whilst of a different style, are of a similar scale and share a similar layout, stepping up the hills side to the north. They are arranged in semi-detached pairs facing the street. Those on King Edwards Avenue are red brick or rendered with



Bungalows on Broad Road

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red brick bands with pan tiled roofs and chimneys. Some have retained front gardens but many have been converted to driveways. Two tones of brick have been used to break up the façade of buildings along Barhams Way and are generally set further back from the road, creating a more open character similar to parts of Simon's Cross. There is a similar style, scale and layout of development along The Crescent in the south west of the village, although these houses are prefabricated and are typically finished in rendered panels or weatherboarding, some of which has been painted.

There are a small number of modern developments which reflect aspects of the historic character of the village, such as the scale, density and materials palette. Morris Road and Hall Lane lead east from the High Street on the southern boundary. There is a mix of housing types including bungalows, semi-detached and detached houses. Those on the western edge facing the High Street in particular make some reference to the local vernacular with a collection of houses of different styles including red or buff brick or rendered finish with slate or red pantiled roofs with chimneys. The window frames of some properties have been painted in muted tones. Attention to architectural detailing adds to the variety and richness of the development. However, boundary planting where the estate adjoins the neighbouring open countryside is weak and boundary fencing is municipal in style and buildings within this small estate lack the detailing of those on the western edge. A small development of new houses is also nearing completion on Gospel Hall Close. The architecture is modern but overhanging eaves, timber clad façades, sometimes painted black and coloured eaves are reflective of the local vernacular.





Private gardens are common



Front gardens contribute to the street scene



Mature trees along the High Street



Wickham Market Cemetery

### Green Infrastructure and Public Realm

The village of Wickham Market is well connected to its wider rural landscape setting with a strong network of green infrastructure, which contributes to the verdant character of the area. The vegetation which lines the River Deben extends up to the eastern boundary of the village in places, for example. There is, however, very little public access to the river. Mature trees and woodland are common in the west comprising mixed species shelter belts and larger blocks, such as Potsford Wood. There is, in contrast, very little woodland in the east, except for some small pockets adjacent to the River Deben and to the south of the village at Walnuts Lane. Mature trees are more common in the village within the small open spaces which create occasional breaks in the otherwise continuous facade along the High Street, particularly to the east. In contrast, the green space which lines the wider streets in the west of the village, such as within the Simon's Cross Estate, are largely devoid of trees and where these are found, they noticeably enhance the setting of the houses. Street trees are largely absent in the village. Exceptions include the semi-mature Plane trees which lie on the eastern edge of The Hill.

There are no public parks within the village and as such public open space is limited to formal playing fields, which are located on the western edge at Simon's Cross, to the rear of the Co-operative Supermarket. There is a crown green bowls club here and another at the end of Crown Lane. These playing fields are mostly large, empty expanses of grass, which are distinct from the dense urban development which lines the High Street.

The high quality public realm which extends across The Hill and into the entrances to surrounding streets helps to unify the space through a consistent use of materials, such as buff coloured bonded surfacing to pavements, which enhances the setting of the surrounding buildings. The Hill is the main public space within the village and elsewhere the treatment of the public realm is mixed. Modern concrete block paving has been used outside of the recently completed Co-operative Supermarket for example. The materials used to surface pavements vary and in some places is poor quality concrete or asphalt, such as to the south of The Hill or Broad Road.

### Heritage Assets

The Wickham Market Conservation Area, which was originally designated in 1970, extended to include the north of the village in 1977 and was re-designated in 1990. In March 2016 Suffolk Coastal District Council published a comprehensive appraisal of the conservation area.

The conservation area broadly follows the line of Snowdon Hill, High Street and Lower Street from Vinery Close in the south to Deben Mills in the north and taking in areas either side including the market square, known locally as The Hill and All Saints Church and churchyard.

The appraisal, which puts the conservation area into its topographical setting, discusses the archaeology and history of the village and summarises its listed buildings and traditional building materials. The bulk of the appraisal is given over to a street-by-street appraisal of the area. The built environment in each street within the conservation area is appraised, not just in terms of designated and non-designated assets but also of boundary walls, open spaces and modern buildings that contribute to the character of the area. A map appended to the appraisal summarises the character features of the conservation area including listed buildings; unlisted buildings that make a positive contribution; important open, green and tree spaces; and important walls, features and views. This treatment is so thorough that it has not been necessary to repeat the process here. Instead, the designated and non-designated built heritage assets outside the conservation area and not assessed in the appraisal have been reviewed below.



18th century Hill House, Wickham Market Conservation Area

### Designated Built Heritage Assets

There are four designated built heritage assets outside the Conservation Area but within the Neighbourhood Plan Area. All four assets are

representative of the agricultural history of the area. All date to the 17th century and all are listed grade II.

Valley Cottage is located north-west of Charltsfield Road. The two storey plus attic timber framed house dates to the early 17th century and is roughcast with a mainly plain tiled roof. The interior has a good exposed frame with double moulded stop chamfers to the main beams. The single storey buttery to the rear is in brick with a pantiled roof.



Valley Cottage (Grade II), north-west of Charltsfield Road

Valley Farmhouse is located to the west of Charltsfield Road, south of Valley Cottage. The timber framed, plastered farmhouse has a plain tiled, hipped roof. The off-centre brick stack has three octagonal detached chimneys with moulded caps. The early 17th century core was refaced in the 18th century in red brick. The main range is two storeys plus attic in six bays with two single storey wings in flint with pantiled roofs to the rear forming a C-shaped plan. The entrance doorway has an enclosed 19th century gabled brick porch with plain brick pilasters.

The building at rear of Valley Farmhouse is of early 17th century origin and was possibly originally a house. The two-storeys plus hayloft, four-bay building is timber framed and plastered with a colour washed brick base. The pantiled roof has a red brick stack with moulded top.

Gelham Hall is located on Thong Hall Road, to the south of the B1078. The asset was once two separate dwellings now attached by a covered passage. Both buildings are timber framed and plastered, with plain tiled roofs. Both are of two storeys, the main range with attic and dormers plus lobby entrance and an axial red brick stack with moulded cap. The right hand wing has a single storey dairy building to the east gable fronting the road.

### Non-Designated Built Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated.



Waterloo House, a former Congregational Church, memorial stone

Many of the non-designated buildings outside the conservation area are constructed in the typical local materials of flint with red brick dressings and pantile roofs. Windows are often timber casements set under segmental arches. The majority of the buildings are former farmhouses, farm workers' cottages and other former farm buildings but three further assets are reminders of the village's religious, social and educational life.

At the junction of Dallinghoo Road and Grove Road there is a pair of cottages, rendered with pantile roofs. These single storey cottages with attics have large chimneys with moulded cap towards the eastern end. Five gabled dormers are located in south slope of the roof, with gabled porches to south elevation. The building stands in a large garden and forms an attractive feature at the junction of the two roads.

This row, originally of four two storey cottages lies to north of junction of Dallinghoo Road and Grove Road. They are constructed in stock brick in Flemish bond with timber casements and pantile roof and shared chimneys with moulded caps above the original cottages. Modern additions to either end are in complementary style and materials but the stretcher bond used to the south end and the multi-coloured brick used to the north spoils the effect.

The farmhouse further to the north on Dallinghoo Road is a large building, rendered and with a pantiled roof. The yard contains a number of smaller farm buildings including a single storey building to the north of the house, possibly a dairy, with a gothic traceried window, and a further single storey building with a tall chimney indicating an engine house. A good grouping of farmhouse and outbuildings are seemingly little changed from the late 19th century.

At the corner of Dallinghoo Road and Walnuts Lane lies a group of former farm buildings including a former barn or cart shed and two former outhouses, all now converted to dwellings. The barn or cart shed is of red brick with a pantile roof. The building is of some age but has been much altered, with an entrance to the north being blocked and a replacement window inserted. The former outhouses are of flint with red brick dressings



Former farm buildings at corner of Dallinghoo Road / Walnut Lane

and pantile roofs. The southernmost of the two is connected to the red brick building by a flint and brick wall. The three buildings and the gardens in front form an attractive group on the corner, only slightly marred by the almost blind façade of the brick building.

The semi-detached bungalows on Broadway, which forms a cul-de-sac leading off Broad Road, were developed in the 1950s. Construction is of painted brick with tiled roofs and brick chimney stacks. The bungalows are entered through front porches with the front doors being set at right angles to the street and facing one another beneath small verandas. Many of the bungalows have retained their dwarf privet hedges, and the grass verges, opening out into large, triangular green spaces at the T-junction in the centre of the street preserve the original character of the development which is representative of the first post-war development of the village.

A row of three cottages on Border Cot Lane to the south of the junction with Broad Road are constructed in the local vernacular of flint with red brick dressings and pantile roof. The eastern two cottages share the axial chimney stack characteristic of the area. The effect of the group is spoiled by the rendering, porch and replacement windows of the westernmost of the three cottages.



Cottages on Border Cot Lane / Broad Road

The pair of cottages on Sandy Lane, just south of Mill Lane were once part of Whittlecraft Farm. They are two storeys, rendered with a pantile roof. A single storey red brick outhouse to the north may have been a dairy. The assets form a group with their neighbour to the north which preserves the core of the farmhouse with modern additions. An attractive feature is the low flint wall with brick coping to the front which extends in front of the cottages and former farmhouse.

Waterloo House on Chapel Lane, was formerly a Congregational Church of 1815 which closed in 1985. The chapel is a red brick building in Flemish bond with a frontage of yellow stock brick. The façade is of four bays divided by brick pilasters, the fourth bay being a slightly shorter and later addition with a blind arch facing the street and containing memorial

plaques. The roof is of slate with overhanging eaves and the windows are timber sashes. The rear wall has been breached to provide parking spaces, considerably eroding the asset's significance.

Deben Court comprises the former Plomesgate Union Workhouse, which was built in 1836-37 to a double cruciform design by the architect John Brown. The building was renamed Deben Court in the 1940s when it was converted into flats. The asset was assessed for listing in 2010 but failed to meet the required criteria. It was given exemption to listing lasting until 2015 and has now been refurbished. Its construction is of red brick in the Elizabethan style with a main range of two storeys running east west and cross wings running to the north and south to form a double cross containing a number of open courts. All ranges are two storeys with gabled attic dormers and slate roofs with large brick chimney stacks with moulded caps. Design features included moulded brick parapets to the gable ends; central bays with tall Elizabethan style chimneys; gabled entrance porches to the central court; angled entrances in the corners of the courts; single storey, gabled outhouses to the north/south ranges; and dwarf red brick walls with stone coping dividing the courts from the street. Two further ranges of red brick, two storey buildings to the east are associated with the workhouse buildings and form an attractive addition to the group. The buildings are reached along an avenue of pollarded lime trees, itself an attractive feature. Unfortunately, much of the building's architectural and aesthetic interest has been eroded due to an unsympathetic refurbishment including inappropriate uPVC windows which lack the detail of the timber framed originals and rendered, painted panelling obscuring the brickwork of the ground floor.

Old School Farm lies adjacent to the B1438 on the southern edge of the village. The single storey, double pile former National School building occupies an open site adjacent to the road and contributes to an attractive gateway to the village. A date stone in the gable of an addition to the east end of the building reads 1898 but the school appears on earlier maps including the first edition OS map of 1883. The building is of red brick in Flemish bond with stone cills and lintels to the timber casement windows. An unusual architectural feature is the use of Dutch gables with stone coping and topped with stone finials at the east end of the building, over the addition to the front and over the windows on either side of the building. The side entrances, one each for boys and girls have smaller versions of these gables. The building has a later rendered extension added to the rear, and this together with the farm buildings behind it is detrimental to the setting.

Number 12 High Street, named Orchard House, lies opposite Vinery Close. It is a substantial detached house in its own grounds located at the southern end of the village. Construction is of white painted brick with a slate roof, stock brick chimneys with moulded caps and timber casement windows. The house, formerly known as Belle Vue also forms an attractive feature at the entrance to the village, its setting enhanced by mature planting and stock brick dwarf walls and piers with cast iron railings set into stone coping.

## Views

There are no protected views within the area. However, the Wickham Market Conservation Area Appraisal (Suffolk Coastal District Council 2016) does identify a number of "Important Views", which contribute to an appreciation of the villages' history and character. These views are mostly along the two long straight sections of the High Street, which run from the Hill and Border Cott Lane and Border Cott Lane and Wickham Mill, and across more open areas within the village, such as the Pigtle next to All Saints Church. Due to the density of buildings and continuous façade, views along the High Street tend to be tightly contained within the street, which contributes to the strong sense of place and enclosure.

Views are also referred to in the sections of the appraisal titled The Landscape Setting (13.6) and The Principal Approaches (13.7), which identify the following important views:

- from the relatively flat plateau which extends south to the west of the village where the open, arable landscape affords some particularly fine views across the river valleys.
- from the A12, some extremely attractive views of the valley and of Wickham Market itself.
- beyond the eastern fringes of the village where the land slopes away affording impressive views of the Deben Valley.
- the approach from the south is across part of a flat plateau and although there are views to the east across the Deben Valley, this approach is characterised by the mainly open arable landscape.
- impressive long distance views towards the village and its central feature and the Church and its spire which form a focal point which appear at the centre of a tight-knit group of buildings huddled which creates a very attractive composition in the landscape.

The spire of All Saints Church is a conspicuous landmark and orientation point within the wider village and surrounding landscape. It is prominent in views looking south east along Broad Road and the roads which lead east and west from it for example, extending above the roofs in the intervening townscape.

From the agricultural landscape in the west of the study area there are open views towards the edge of the village. Due to the lack of settlement in this area, Wickham Market is clearly distinguishable and the spire of All Saints Church is again the most prominent feature on the skyline. There are open views of the western edge of the village from the majority of the country lanes in this area, including Thong Hall Road, Walnuts Lane and Dalinghoo Road.



Views of the local landmark of All Saints Church from Broad Road



Important views looking south up the High Street



Open views from Thong Hall Road



Views north along High Street

## Cultural Associations

Wickham Market has a vibrant community life. A large number of organisations are based around activities such as bell ringing, flower arranging, crafts, music and dancing and caring groups including the Pensioners' Club and Good Neighbours' Scheme. Local sports include, tennis, football and bowls. Wickham Market Area Archive Centre maintains records relating to families, properties and events in the area. Its records were started by Gwen Dyke, (1924 - 1992) a local historian, who wrote "The History of Wickham Market" in 1944 although it was published in 2015.

The parish has an Environment Group and uses 'Green Gym' events to plant young trees, wild flowers and hedges around the village lanes, footpaths, cemetery, and open spaces. In 2012 the project was shortlisted for the Greenest County community award and its Tree Warden was awarded the 'Greenest Hero' accolade.

Wickham Market Partnership attained charitable status in February 2003 with the principal purpose of obtaining funding to work with organisations to improve facilities in the village. The Partnership is supported by 70 members from local businesses, voluntary organisations and clubs and has individual members. It was a key partner in designing and seeking funding for a skate park and supporting the Village Hall to install a new play area in 2004. In 2016 the village opened a community shop 'Inspirations' for start-up businesses funded by shares bought by 140 local people. The village was also shortlisted in a national competition for Village High Street of the year.







## MANAGING CHANGE



### Managing change

The character of Wickham Market is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Wickham Market neighbourhood plan.

### Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These include:

- The survival of historic buildings of traditional architecture and local vernacular detailing, which contributes to a strong sense of place;
- Views of the spire of All Saints Church, which is an orientation point across the village and wider landscape;
- Small but vibrant village centre, arranged around "The Hill";
- Visual connections with the River Deben on the northern and eastern edges of the village; and
- Small open spaces within close proximity to the village centre, such as the Pightle, which alongside All Saints Church contributes to a strong sense of place and history



### Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to traffic and parking issues, the lack or loss of architectural detailing and references to local vernacular in modern development and the quality of the public realm:

- High flows of traffic entering the village to access community facilities and the lack of parking, which results in on-street parking along narrow lanes near the centre;
- Loss of distinctive architectural period detailing to some historic properties, particularly in the conservation area, such as the replacement of timber framed windows with uPVC. There is currently no Article 4 Direction;
- Conversion of shops and pubs to private houses, which reduces the vibrancy of the village centre;
- Lack of reference to local vernacular styles, the use of low quality materials and attention to architectural detailing in some modern housing, particularly recent social housing, for example to the rear of the Co-operative Supermarket. This has reduced the quality of the townscape locally;
- Bland, featureless public open spaces, such as the sports fields at Simon's Cross and to the rear of the Co-operative supermarket which provide limited functions and detract from the historic setting of the village; and
- Poor quality materials used within the public realm outside of the village centre, such as concrete and poorly maintained asphalt.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the rich variety of styles and architectural detailing of period properties and the remoteness and tranquillity of the landscape setting:

- The architecture, appearance and setting of the listed buildings and buildings which make a positive contribution within the Conservation Area, which are identified and described within the Wickham Market Conservation Area Appraisal, 2016, which together form the historic core of the village;
- The architecture and appearance of the listed buildings and other non-designated built heritage assets outside of the conservation area identified and described above;
- The open, remote and tranquil landscape setting of the village, which away from the busy A12 and B1078 is largely free of traffic and maintain the rural character of Wickham Market.

### Character management principles

Wickham Market is distinctive because of the survival of the many historic buildings which line the High Street and "The Hill" which together form the historic core of the village. Whilst there is richness in the variety of vernacular styles, these buildings share similarities in materials, quality and detailing, which create a strong sense of unity and sense of place. This is most noticeable around the Hill where each building is unique. It is also reflected by the modern housing on the southern edge of the village at Morris Road, although here the houses are set amongst more generous private space and don't form a continuous façade. The post-war estates which define the western and eastern parts of the village are generally distinct from the historic core and there is little visual connection between them. The spire of All Saints Church however is a unifying landmark and inconspicuous in views across the village and the wider landscape. The vibrant village centre is at risk from increasing levels of traffic and pressure from on street parking. If this results in the conversion of private front gardens to drives, this will erode the character and quality of the streets.

As a key service centre, there is pressure on Wickham Market to expand. In the absence of large brownfield sites, attention is on the green fields which provide the setting to the village. The sensitivity and capacity of the landscape is likely to vary and should be studied in more detail to inform decisions on siting new development.

In order to address the issues highlighted above, principles for managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which sustain the historic qualities of the village centre and High Street in particular and reflecting these qualities in new development. The following principles should be considered when defining policies with respect to heritage and character:

- New developments should respect the layout, scale, mass, height and appearance of neighbouring buildings and buildings across the Neighbourhood Area and the rural character of Wickham Market and should avoid urban dwelling types, styles and densities. Design codes will assist in articulating these details;
- Conserve heritage assets and their setting, including those located outside the Wickham Market Conservation Area. Provide guidance on appropriate high quality detailing and finishes;
- Development within the village centre, particularly around The Hill and along the High Street should respect the historic building line, continuous façade, varied roofline and attention to detailing through the use of local vernacular building styles and materials. This does not preclude modern development or alterations, but this must avoid pastiche. A mix of active uses should be encouraged;
- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities and appropriate materials of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

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- Preserve the sense of openness, remoteness, tranquillity and quality of the rural landscape surrounding Wickham Market, preventing physical or visual coalescence with neighbouring settlements;
- Any new development on the settlement edge should be sited to protect the rural character of the landscape. Development should be avoided where it would be prominent on the skyline, such as on the higher ground in the east, or compete in views with the spire of All Saints Church to protect its setting;
- For new development on the settlement edge to be considered acceptable, it should demonstrate strong connections and integration with the local landscape, movement and settlement patterns. A mixture of building styles and sizes should be used with a strong attention to detailing through the use of local vernacular building styles and materials;
- Where front gardens are present, they should be well-vegetated and demonstrate a strong relationship with the street and the rural character of the area, and avoid substantial areas of paving for parking that create car-dominated streetscapes;
- Protect the area's environmentally sensitive places such as wetlands and woodlands, which contribute the richness of character in the rural landscape, from the encroachment of development;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new



green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having potential to be brought forward by CIL, S106 or other means include:

- Develop proposals to improve the quality of the sports fields at the centre of the village to the rear of the Co-operative supermarket to provide a greater range of functions and to improve the amenity of the space. This could be achieved, for example, by relocating the children's play area closer to the community centre, reducing the areas of close mown grass where these are not used for sports and creating gardens, meadow areas or orchards, for example, to increase the ecosystem services provided by the site; and
- Street tree planting within the public realm within the Simon's Cross estate, to enhance what are currently bland, wide grass verges and incidental open space.



### Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Wickham Market Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the [local authority name] Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Landscape sensitivity and capacity study of the land surrounding the village as evidence to support decisions on site allocations; and

- Design codes to inform the layout, style and appearance of new development within the area.

A wealth of further information and support is available to assist Wickham Market in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available which may be of use to Wickham Market are:

- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>





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*Hedgerow-lined Dallinghoo Road*

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