

Wenhaston with Mells Hamlet Parish Council

Neighbourhood Development Plan



Whole Parish Character Assessment

Part 1 - Street Scene

January to February 2016

Page Intentionally Blank

Abstract

Wenhaston with Mells Hamlet Parish council has decided to undertake the process of producing a Neighbourhood Development Plan, as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mells from 2015 to 2030 related to the views of the residents of the area and consistent with National and Local Planning Policies.

The initial stage of the Neighbourhood Development Plan, (NDP), process is to identify issues and concerns of parishioners but also community assets and aspirations. This information will be used to develop a 'vision' for the future.

One of the aspects of the Plan is to provide future development issues with a 'picture' of the things that make Wenhaston with Mells special to the residents and that need to be considered in future planning. The Character Assessment is a three part process covering street scene, (the subject of this document), landscape and ecology of the whole Parish, commons and wildlife spaces. The chosen method of collecting street scene information to form the basis of the 'Character' definition of the Parish was to conduct a street survey covering the complete parish recording the characteristics of the differing locations.

The results of the survey assessments are presented and an interpreted definition of the Character of the Parish will be derived in a future document.

Page Intentionally Blank

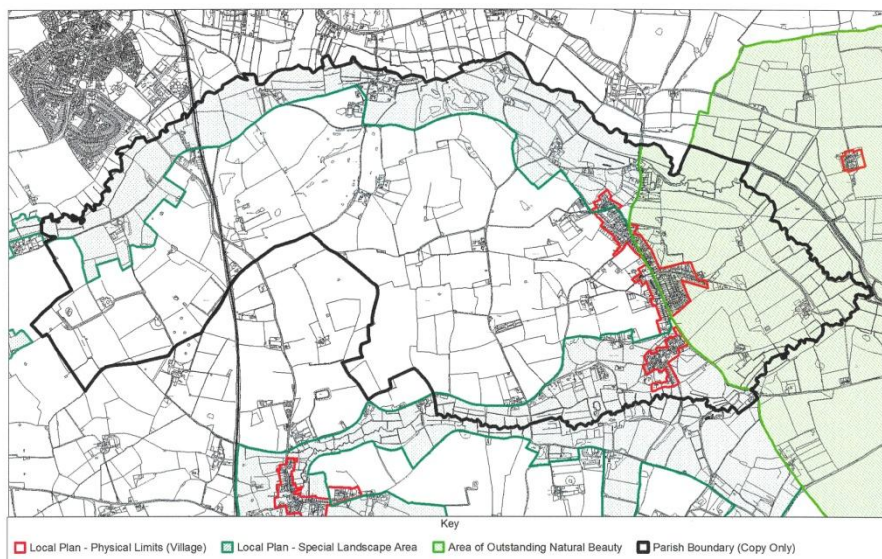
Table of Contents

Abstract.....	3
Introduction.....	7
The Survey	8
Assessment Procedure	9
Volunteer Training.....	11
Publicity	11
Assessment Data	12
Character Area 0. Halesworth to Bramfield Road between north and south Parish Boundary	13
Character Area 1. Wenhaston Grange to Mells Chapel Lane	16
Character Area 2. Mells Chapel lane River Blyth to Heath Road	19
Character Area 3. Bartholomews Lane	22
Character Area 4. Heath Road Watermill Farm to Chapel Lane	25
Character Area 5. Chapel Lane and Wash Lane, Coles Hill to old mill	28
Character Area 6. Back Road, Chapel Lane to The Street.....	31
Character Area 7. Low Road	34
Character Area 8. Blyford Lane, River Blyth to Coles Hill.....	37
Character Area 9. Coles Hill, Coles View, Coles Croft.....	40
Character Area 10. Bramfield Road From The Street to Blackheath Road	43
Character Area 11. The Street.....	46
Character Area 12. Narrow Way.....	49
Character Area 13. St Michael's Way	52
Character Area 14. Church Lane, from Hall Road to Bramfield Road	55
Character Area 15. Between the Star public house at its southern end to the junction of Narrow Way, The Street and Hall Road	58
Character Area 16. Blackheath Road	61
Character Area 17. Blackheath North, Black Heath including top track and development and ribbon development on southern edge, but not crossing Blackheath Road. Views to include heath land down to river valley.	64
Character Area 18. South of Blackheath Road	67
Character Area 19. East of Hall Road, from Blackheath Road to Hazel Lane	70
References.....	73
Figures	74
Fig 1. Character Assessment Proforma.....	74

Document Revision History		
Version	Changes	Date
Draft		21 March 2016
Issue 1	Correction of typographical errors following review	30 June 2016

Introduction

Wenhaston with Mells Hamlet is a sprawling parish situated in North Suffolk and at the northern end of the Suffolk Coastal District. It is 8km west of the coast at Southwold and sandwiched between the Blythburgh and Minsmere RAMSAR Convention site and the market town of Halesworth. It has large areas in the Suffolk Coast and Heaths Area Of Natural Beauty (AONB) Suffolk Special Landscape Area (SSLA) and forms the northern end of the Suffolk Sandlings.



The parish comprises approximately 430 households in total, largely located in Wenhaston Village and Wenhaston Blackheath settlements with three small clusters at Mells and also isolated dwellings. The road from the South East to the North West is about 6.5 km and footpaths and roads from the north east to the South West 3.5km. In total the parish encloses a land area of about 8000 hectares.

Wenhaston with Mells Hamlet Parish Council has decided to undertake the process of producing a Neighbourhood Development Plan (NDP), as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mells from 2015 to 2030 related to the views of the residents of the area.

The initial stage of the NDP is to identify issues and concerns of parishioners but also community assets and aspirations and from this information to develop a 'vision' for the future.

One of the aspects of the Plan is to provide future development issues with a 'picture' of the things that make Wenhaston with Mells special to the residents and that need to be considered in future planning. The Character Assessment is a three part process covering street scene, the subject of this document, landscape and ecology of the whole Parish, commons and wildlife spaces.

The chosen method of collecting information to form the basis of the street scene 'Character' definition of the Parish was to conduct a survey of the Plan area recording the characteristics of the differing locations within it.

The Survey

The survey was developed by reference to a Planning Aid England guidance document, ref.1. In order to achieve as broad a dataset of information the survey was designed to accommodate individual opinion. The sections for observation were:

- Topography
- Land Use
- Layout
- Roads, streets, routes
- Spaces
- Buildings
- Landmarks
- Green and Natural Features
- Streetscape
- Views
- Summary of Key defining characteristics/other observations.

Each of the sections was provided with guidance criteria for the assessors in order to achieve as consistent response as possible for each of the areas they would observe.

Topography

Landscape setting/gradient of the local area (flat, sloping, valley, plateau, hilltop, etc).

Land Use

Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

Layout

Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide, narrow, long, short, etc).

Roads, streets, routes

Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.

Spaces

Parks, playing fields, cemeteries, village greens, car parks, market squares, etc.

Buildings

Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct/predominant architectural features, window types, condition, etc.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural).

Greens and natural features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

Streetscape

Lamp posts, benches and seating. Street surfacing materials, signage, boundary treatments, etc.

Views

Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

Assessment Procedure

The Parish was divided into 20 areas to allow collection of data, the boundaries of each area followed street routes which could be easily traversed.

- | | |
|--------|--|
| Area 0 | A144 Halesworth to Bramfield Road, between north and south Parish boundaries. |
| Area 1 | Wenhaston Grange, cross the Halesworth Road and continue to the junction with Mells Chapel Lane. View from street to include across to golf course and farms to the north as far as the Blyth. Wenhaston Grange is a Grade II* listed building. |
| Area 2 | Mells Chapel Lane from Blyth crossing through Chapel Lane to junction with Heath Road, then Heath Road to, but not including, Watermill Farm. View from street to include, farmland and disused gravel pit to north as far as Blyth and part golf course and farmland to south. Mells Hill Farmhouse and St Margarets Farmhouse are Grade II listed. St Margarets Chapel is an Ancient Monument. |
| Area 3 | Entire length of Bartholemews Lane including Mill Heath, but not Wenhaston Old Hall etc. Views from the street to include heathland, woodland and arable to east and west. |
| Area 4 | Heath Road from and including Watermill Farm up to, but not including, Chapel Lane/Wash Lane Wenhaston. View from street to include heath and woodland to east and west and mixed farmland. Watermill House and Adjoining Watermill are Grade II listed. Heath Farmhouse and Dairy Cottage and Barn 20m south of farmhouse are Grade II listed. |
| Area 5 | Chapel Lane Wenhaston from junction with Coles Hill to Heath/Back Road and Wash lane to the extent of development. Views from the street to include heath to north and arable to north, south and west. Methodist Chapel is Grade II listed. |
| Area 6 | Back Road from, but not including Chapel Road/Wash Lane across Bramfield Road to junction with The Street, including Crossways, Hobbly House, Corn Hill and St Vulcan's track, but not houses fronting The Street or |

- red phone box. Views from street to include arable farmland and woodland to west. St Vulcans is Grade II listed.
- Area 7 Low Road from Heath Road to Blyford Lane not including Harpers farmhouse at west or North Coign and Railway Corner to east. Views from street to include heath and woodland to south and grazing water meadow to north as far as Blyth.
- Area 8 Blyford Lane from River Blyth to Halcyon House, but not terrace on Coles Hill. Views from street to include grazing water meadow to east and west, arable to east and heath, woodland and arable to west. Rose Glen and Railway Terrace are Grade 2 listed.
- Area 9 Everything beginning with Coles from The Street/Blyford Lane to Chapel Lane. Views from the street to include arable, woodland and heath to the east and possibly view between houses to the west.
- Area 10 Bramfield Road from junction with The Street, across Back Road crossroads, but excluding Crossways and Hobbly House, and down to junction with Blackheath road. Views from street to include arable to east and west and heath/woodland to east. The Beeches is Grade II listed.
- Area 11 The Street from Blyford Lane to Narrow Way/Church Lane including Blyth View and Oak Meadow Close. Myrtle Cottage, Hollydene, Oakwood, St Kilda, The Cottage, Clay Cottage, Ingleside and Adjoining Cottage are all Grade II listed.
- Area 12 Narrow Way entire built length. Views from street to include arable and heath/wood between buildings to north and arable to south.
- Area 13 St Michael's Way entire built length and footpath to south. Views to include arable to south and east.
- Area 14 Church Lane from Hall Road to Bramfield Road including playing field. Views to include arable to north and playing field and paddocks to the south. Church of St Peter is Grade I listed; Church Cottages are Grade II listed.
- Area 15 Hall Road from Narrow Way to Blackheath Road including Peggy's Stile, but not including housing off of track to west. Views from street to include arable to east and copse to west.
- Area 16 Blackheath Road only, from Hall Road to Old Hall Farmhouse, not including any of the developments leading off the road. Views from street to include heath to north and south and views across heath to river valley. Old Hall Farmhouse and Building 10m west are Grade II listed.
- Area 17 Blackheath including top track and development and ribbon development on southern edge, but not crossing Blackheath Road. Views to include heathland down to river valley.

- Area 18 Development south of, but not fronting Blackheath Road. Views to include heathland, woodland and views down to river valley.
- Area 19 Isolated development to the east of that part of Hall Road between Blackheath Road and Hazel Lane. Views to include arable and woodland. Hall Farmhouse, Brook Farmhouse and Beaumur Laurel Farm are all Grade II listed.

The assessments were performed by a group of 12 volunteers with the intention that the personal nature of the observation and information would provide a reasonable cross section of the community.

The area assessments were recorded on standard pro formas, fig 1, and photographs to illustrate significant points were encouraged.

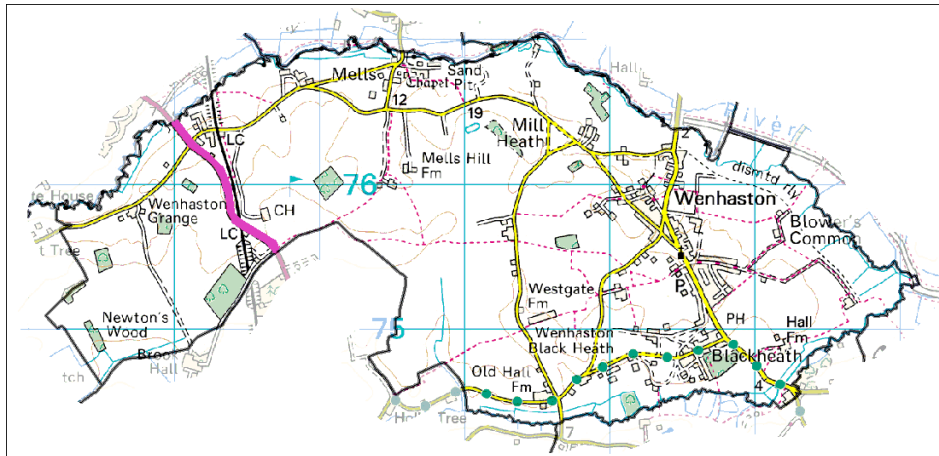
Volunteer Training

The volunteers attended a training evening on 28th January 2016 in the Village Hall when the process and the types of information to be recorded were explained by reference to the training material incorporated in the reference Guidance Document.

Publicity

The intention for the Survey taking place was publicised through the local parish newsletter 'The Wenhaston Warbler' and the Wenhaston with Mells website, www.wenhaston.onesuffolk.net.

Assessment Data



Character Area 0. Halesworth to Bramfield Road between north and south Parish Boundary

TOPOGRAPHY

Rolling and winding road with extensive view to east across river valley and rolling agricultural land and to west of agricultural land limited by tree lines.

LAND USES

Largely agricultural – grazing water meadow and arable, but also golf club house and course to the east and maggot farm to west. No residential fronting this road, but isolated housing on nearby streets visible.

LAYOUT

No buildings front this road other than building at level crossing. Set well back with own driveways are a golf clubhouse and a maggot farm, set otherwise in open countryside.

ROADS, STREETS, ROUTES

Two-way country “A” road winding and rolling bisected by a level crossing with train line visible from road. At southern extreme a footpath extends from both sides of road to Bartholomews Lane eastward and Bramfield to the west. Short section of unmade footpath at western side of north end.

SPACES

Largely agricultural to east and west but with glimpses of golf course to east.

BUILDINGS

Only level crossing building adjacent to this road. Other isolated buildings visible but fronting other roads.

Golf clubhouse and maggot farm down private driveways and glimpsed from road.

LANDMARKS

Sotherton wind turbines and Holton mill to the east. Mells Lodge at Bramfield/Walpole crossroad. View of south Halesworth including playing field and industrial area.

GREEN AND NATURAL FEATURES

Grazing water meadow adjacent to river Blyth. Extensive views of open fields, woodland, hedgerows. Road lined with hedgerow in places and dotted with trees. Some mature oaks at roadside.

STREETSCAPE

Wall at Mells Lodge.

VIEWS

View along Blyth Valley taking in Sotherton wind turbines and Holton windmill. Water meadows and southern aspect of Halesworth town.

Extensive views over agricultural land, especially at high point and at southern end view extends to Henham, Blythburgh and Thorington with splashes of mature trees limited by tree line to the west.

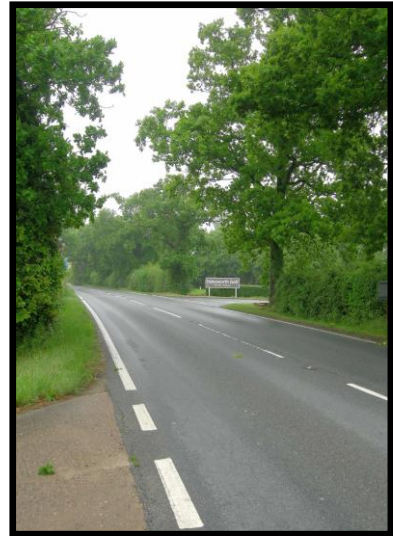
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

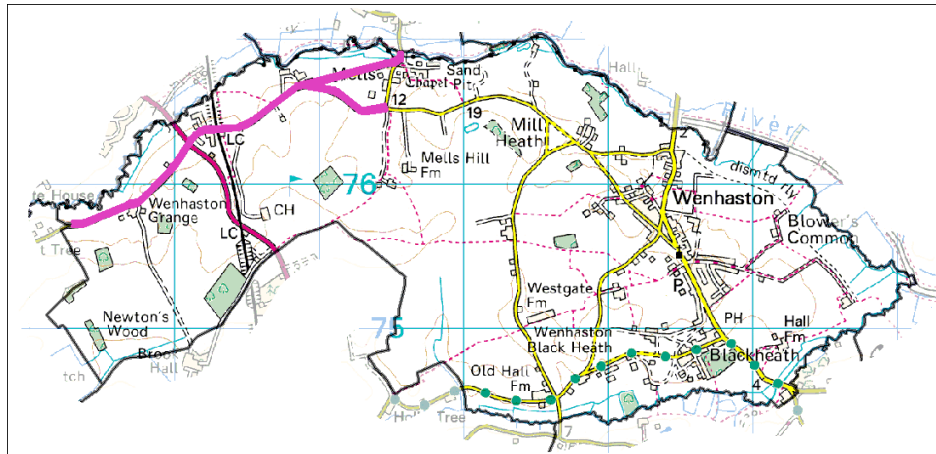
A winding and rolling country A class road with extensive views over adjoining countryside, mostly agricultural.

Views extend several kilometres to the east and take in a panorama of most of Wenhashton with Mells parish and beyond.

No buildings other than the level crossing are directly on the road and very limited footpaths but

possible to walk on verges.



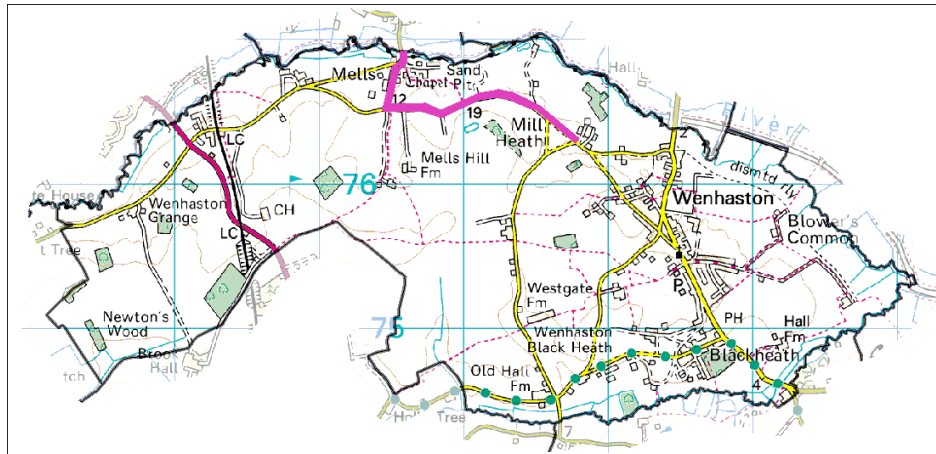


Character Area 1. Wenhaston Grange to Mells Chapel Lane

TOPOGRAPHY
<p>WEST to EAST</p> <p>Single track road crossing the A144 Halesworth Road, with few formal passing places.</p> <p>Total length approximately 2 kilometres</p> <p>Gently undulating at times.</p>
LAND USES
<p>Mainly arable farmland on both sides. Some sheep grazing land. Water meadows. Farm buildings mainly but some transport and commercial.</p> <p>Scattered residential buildings.</p> <p>Leisure - golf course.</p>
LAYOUT
<p>Residences are scattered along the area, and are extremely varied, ranging from 2 large houses to small terraced cottages. Some large gardens, Similarly farm buildings. Some long drives to properties, others close to the road.</p>
ROADS, STREETS, ROUTES
<p>Narrow single track road approx 2.5m with few passing places. Wenhaston automatic open level crossing (no barriers, has road traffic light signals and an audible warning for pedestrians).</p> <p>Public footpath to north next to level crossing signposted to Halesworth Millennium Green and Route 1 on National Cycle Network. This cycle route is also signposted on the road to Walpole.</p>
SPACES
<p>No community spaces.</p> <p>Small green patch at crossroads</p>
BUILDINGS
<p>Lightly populated with buildings. Variety of types, styles and ages.</p> <p>Wenhaston Grange – Grade II* listed country house with formal gardens. Brick and flint walls. Probably 16th century with an early 18th century Queen Anne brick façade, Dutch brick gable. 3 tall Tudor chimneys. Painted ironwork gate. Extensive grounds to the rear. Outbuildings with flint work on wall.</p> <p>Mells Lodge – Large house with extensions. Long high brick wall on 2 sides with ornamental brick gateway to back garden.</p> <p>Right. Plaque on wall.</p> <p>Various buildings named Brick Kiln (farm, bungalow, terrace of cottages). Farm and commercial buildings behind Brick Kiln cottages. Brickworks were here.</p> <p>Mells gatehouse - cottage small and old next to level crossing with public footpath and track next to it. Osborne cottages (terrace of 3). Slate roof, brick feature porch at right. Plaque on wall.</p> <p>Various buildings named Brick Kiln (farm, bungalow, terrace of cottages). Farm and commercial buildings behind Brick Kiln cottages. Brickworks were here.</p> <p>Mells gatehouse - cottage small and old next to level crossing with public footpath and track next to it.</p>
LANDMARKS

<p>Distinctive views over water meadows.</p> <p>Wenhaston Grange, terraced cottages all interesting. Signs of ditch drainage opposite this.</p> <p>Halesworth Golf course has distinctive arched metal sign over the entrance drive.</p> <p>Red House farm has distinctive tree lined drive to private residence.</p>
GREEN AND NATURAL FEATURES
<p>Along the road a mixture of ancient hedgerows and some planted more recently or restored to fill gaps.</p> <p>New tree plantation by entrance to Halesworth golf course, with group of large mature trees in front.</p> <p>Continuing newly planted trees behind mature hedgerows on edge of golf course.</p> <p>Water meadows north towards Halesworth.</p> <p>Much arable land on both sides, divided into large fields with hedges between, some very old.</p>
STREETSCAPE
<p>Victorian post box in wall of Mells Lodge. Also weather vane with tractor.</p> <p>Road of simple tar and stone construction with formed passing places and also informal dirt passing areas.</p> <p>Some footpath signs along road side.</p>
VIEWS
<p>On the North side there are extensive views towards Halesworth and the surrounding distance up to ten kilometres, when the hedges are not too dense. Views include arable fields, water meadows, 5 wind turbines, Holton Mill and wooded areas on the horizon. Special Landscape Area by Brick Kiln Farm.</p> <p>On the South side, views of farming land and trees.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>Designated Special Landscape Area to the North throughout and part of the south, west of the A144.</p> <p>Single track road with a variety of scattered buildings ranging from old farm cottages to a fine country house and farm buildings (Wenhaston Grange, Grade II listed) aging from C16 and also modern bungalows.</p> <p>Extensive scenic country views from many parts of the road and a large number of established trees and hedgerows.</p> <p>Fields on either side are mainly arable, but with some sheep grazing land.</p>



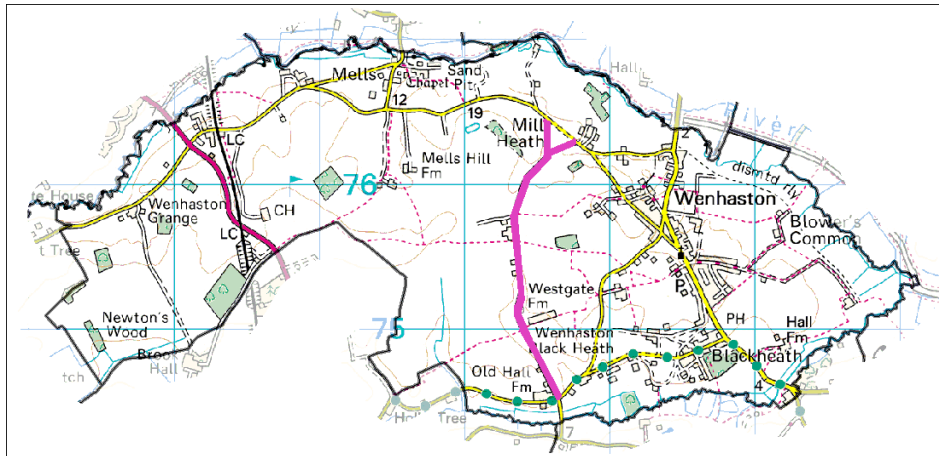


Character Area 2. Mells Chapel lane River Blyth to Heath Road

TOPOGRAPHY
<p>WEST to EAST</p> <p>Undulating landscape with slopes down to river valley to the north, rising slopes to the south.</p> <p>Single track road, rising 14/18 metres. (Old Chapel Hill)</p> <p>Approximate Length 2 kilometres</p>
LAND USES
<p>Cluster of residential dwellings. Farmland (mainly arable) with farm buildings.</p> <p>Leisure –</p> <ul style="list-style-type: none"> part of Halesworth golf course, Mells Hill Equestrian Centre, Melles Court Farm Sun Club. <p>Large disused sand/gravel quarry</p>
LAYOUT
Some long drives to properties, others close to the road. Mainly detached dwellings, in clusters.
ROADS, STREETS, ROUTES
Narrow undulating single track road approx 2.5m with a few informal passing places.
SPACES
No community spaces.
BUILDINGS
<p>Range from fairly new bungalows and houses (Highfield Farm, Valley View) to old cottages.</p> <p>Old Chapel Farm is large, with outbuildings. At least 300 years old.</p>
LANDMARKS
<p>Wooded vista to horizon, across the Blyth Valley to Holton in the north.</p> <p>Mells Hill Farmhouse (not visible from the road). Late C16/early C17, west wing probably C18. Partly modernised but has some fine architectural features. Timber framed and plastered, original gable end.</p> <p>St. Margaret's Chapel ruin, on the land of Old Chapel Farm, can only be glimpsed from the road. Early C12. Arch visible.</p> <p>St Margaret's Farmhouse. Not visible from the road. Late C16/early C17. Timber framed and plastered. Pantiled roof. 2 original mullion windows.</p>
GREEN AND NATURAL FEATURES
<p>All along the road there is a mixture of ancient hedgerows and some planted more recently or restored. Some mature planted wooded areas, some high banks.</p> <p>Water meadows north towards Holton.</p> <p>A track lined with large mature trees leads to Watermill Farm.</p> <p>Mill Heath is just before Wenhaston.</p>
STREETSCAPE
Distinctive sign at track entrance for Sun Club. Sign also at track entrance for Mells Hill Equestrian

<p>Centre.</p> <p>Public footpath sign at side of drive to St. Margaret's house. This leads to Wenhaston.</p> <p>Entrance to gravel pit – large padlocked metal gate.</p> <p>Overhead power lines.</p>
VIEWS
<p>On the North side there are views over towards Holton and the surrounding distance up to about ten kilometres, when the hedges are not too dense.</p> <p>On the South side, views of farming land and trees.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>Designated Special Landscape Area to the north and east. Single track road with a variety of scattered buildings, some commercial and agricultural. A cluster of dwellings around Chapel Lane.</p> <p>Extensive scenic country views from many parts of the road and a large number of mature trees and old hedgerows.</p> <p>Halesworth Golf Course covers a large area south of Heath Road. Mells Hill Farmhouse and St Margarets Farmhouse are Grade II listed.</p> <p>St Margarets Chapel is now a ruin with only one arch remaining and is graded as an Ancient Monument.</p>





Character Area 3. Bartholomews Lane

TOPOGRAPHY

Rolling small hills rising and falling three times from east to west.
Views along road limited by hills and bends. Longest view approx. 300m.
Agriculture and heath/woodland along entire length to both sides with some high banks and hedgerows interspersed with wide panoramic views.

LAND USES

Isolated dwelling and cottages and chicken sheds in middle section. 7 dwellings in total otherwise agriculture to both sides except heath land at north east corner. Mostly arable, occasional livestock use.

LAYOUT

To west
Isolated dwellings, farmhouses, cottages and modern house and bungalow, well separated on own plots.
To east
Terraced cottages at approx midpoint and chicken sheds adjacent. Set back from road. Largely agricultural mostly arable on winding road.

ROADS, STREETS, ROUTES

Narrow country lane, mostly single track with passing places.
Series of permissible footpaths to east and west leading to heath land or across farmland to other routes. At least ten.
One T junction only at eastern end where land forks around Mill Heath.
No pavement along entire length.
Road prone to flooding at mid section bends.

SPACES

Hedge and tree lined lane with extensive views over arable land to the east and west. Access to Vicarage Grove, a wildlife woodland and Mill Heath – public common land. Some high banks.

BUILDINGS

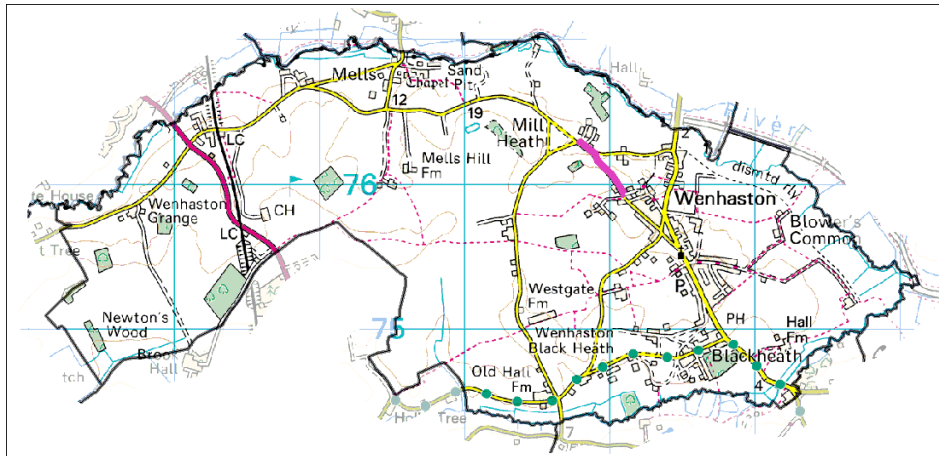
Large farmhouse and out buildings (Bartholomews Farm). Victorian or order. Brick and pantiles.
As you move south, further isolated development which includes :-
Isolated barn
Tye cottage – render and pantiles
Westgate farm cottages
Pair semis – Victorian brick and pan.
New house under construction.
Chicken rearing sheds.
Modern detached house
Modern detached bungalow.

LANDMARKS

Bartholomew farm house and outbuildings.

Vicarage Grove. Flint wall at Wenhaston Old Hall. Chicken sheds
GREEN AND NATURAL FEATURES
Open country side along entire length, punctuated by hedgerows – roadside and at a distance, small woods and isolated trees. Three wildlife ponds close to Bartholomews Farm and Mill Heath – heath land and woods at eastern end.
STREETSCAPE
Flint wall at Wenhaston Old Hall
VIEWS
Extensive views both into and out of settlement particularly at high points along route. Views taking in grazing water meadow and heath land/woodland to east, follow by views across agricultural land from both sides taking in as far as Sotherton wind turbines to Vicarage Grove, Church Farm and back to Wenhaston village. Long views to Blythburgh, Thorington and Bramfield tree lines.
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
Rolling and winding single track country lane with extensive views across a wide area of countryside, predominantly arable. Three wildlife ponds towards mid section and development isolated and well separated along length. Bartholomew farmhouse and outbuildings are Victorian or older and there is a distinctive flint wall at the rear of the Grade II listed Wenhaston Old Hall.



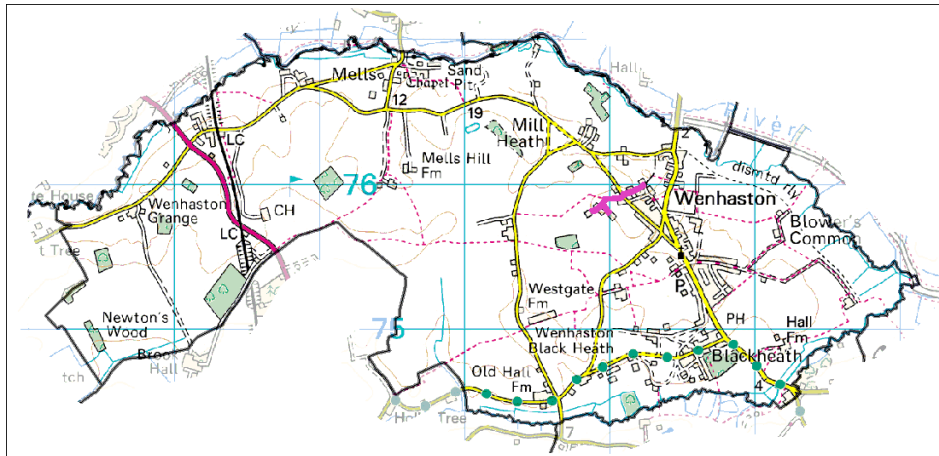


Character Area 4. Heath Road Watermill Farm to Chapel Lane

TOPOGRAPHY
Rolling small hills rising and falling twice in 800m length. Road bends limiting views along road to less than 100m. Agricultural and then heath/woodland to both east and west.
LAND USES
Isolated farmhouses and cottages at NE end and watermill and barns. Agricultural both arable and livestock. To east and west two heaths – Mill Heath to NW and Bickers Heath mid east including wooded areas. Some established oaks on roadside. 8 residences at entrance to village
LAYOUT
Watermill farm and cottages set 300m/150m from the road. Both surrounded by agricultural land. Heath Farm and barn 80m from road on spacious plot surrounded by agricultural land. Harpers farmhouse on junction of Heath road and Low road on large plot surrounded by agricultural land. A group of pairs of semis built by local authority between the wars sit at the top of the hill at the entrance to Wenhaston village with a common building line, front gardens and generous plots.
ROADS, STREETS, ROUTES
Narrow country lane, single track in places with no footpaths over entire length. Unmade road to Heath Farm. Made farm road to Watermill Farm. Footpaths to both heaths and junctions with Bartholomews Lane (2) and Low Road.
SPACES
Heath and tree lined road along most of length, both sides access to Mill Heath (oak, birch, heath land) and Bickers Heath (variety of trees and shrubs) directly from road. Some ancient oaks and established maples, horse chestnuts line the road. Views across arable/water meadow/grazing at times limited by topography and woodland.
BUILDINGS
All Victorian or older. Watermill farmhouse (Grade 11 listed) Large detached set 300m from road down tree lined avenue. Has early C19 façade with core earlier. Timber framed, partly rebuilt in brick. Roof glazed pantiles. The watermill (Grade 11 listed) in same grounds. Machinery removed now cottages. Late C18/early C19 considerably rebuilt. Timber framed and weather boarded pantiles. Lucam to north gable (used to allow the hoist to winch up sacks). Watermill cottage half way down same drive. Opposite Bartholomew Lane is drive leading to Heath Farm, Dairy Cottage and Barn (Grade II listed) and various out buildings. Harpers Farm sits at junction of Low Road. 4 pairs of semis at entrance to village built between wars of brick and tile.
LANDMARKS
Large oak, growing at angle over the road. Harpers Farmhouse at junction. Watermill Farmhouse and Mill.

GREEN AND NATURAL FEATURES
Road is lined by hedgerow and trees along most of its length. Some very mature oaks adjacent to Bickers Heath overhanging road. Various woods, plantations and isolated trees along route.
STREETSCAPE
VIEWS
View from village limit up and down Heath Road (west of Bickers Heath). View up and down hill adjacent to Heath Farm. View down both forks of Bartholomews Lane. View from road to Watermill Farm House and Blyth valley water meadow. Long views to west across arable land with wooded horizon.
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
Although this is one of the four access routes into Wenhaston village, traffic flow is relatively low. The road is a scant two lanes and only single lane in places. It is characterised by rural views downhill across arable land to the Blyth valley where the old watermill sits and up, first to Mill Heath and then to Bickers heath, both public common land planted with heath land shrub and trees. This is an important route for walkers and cyclists and eventually leads to Halesworth.





Character Area 5. Chapel Lane and Wash Lane, Coles Hill to old mill

TOPOGRAPHY

Fairly flat and straight, built up for most of Chapel Lane, little development on Wash Lane with views of agricultural land to north and south.

LAND USES

Chapel Lane residential plus Methodist Chapel and edge of common to north east corner and public footpath and copse to North west.

Wash Lane – 3 dwellings. Agricultural and allotments to south. Paddock to north.

LAYOUT

Straight road.

Chapel Lane to south has individual dwellings and Methodist Church with road front. All detached. (Total 5 buildings).

To north, Chapelfield is a shared surface cul-de-sac of four large detached modern houses and then two Victorian dwellings further to west on unmade lane. Set back from lane adjacent to Back Road is modern eco house and part Victorian/part modern cottage both detached. Wash Lane is a straight rising unmade lane with two houses and one bungalow in substantial plots at end of lane and garage and parking halfway down to south (two garage buildings).

ROADS, STREETS, ROUTES

From east, made road for 50 m, mostly two way and shared surface at Chapelfield.

The rest of Chapel Lane and all of Wash Lane single track unmade lane crossing Back Road.

Footpaths to Bickers Heath at eastern end and to Bartholomews Lane at western end. Both narrow with tree canopy. No pavements

SPACES

Bickers Heath to north west corner, agriculture (arable) beyond housing to north of Chapel Lane and Wash Lane. Agriculture to south and west of Wash Lane and Vicarage Grove (woodland) to west of T junction at end of Wash Lane. All fields hedge and tree lined.

BUILDINGS

Chapel Lane Victorian on older render and pantile. Chapelfield to north is modern render and tile. All detached.

Terrace of three Victorian cottages render and pantile. Methodist Chapel flint and pantile. Modern cedar and galvanised steel eco house and extended Victorian cottage.

Wash Lane has the Old Meeting House, rendered and pantiled, modernised Victorian, and a modern brick and tile bungalow and a C18 mill and house extended in C20. All detached on large plots.

Various building lines. Sheet steel garage and workshop.

LANDMARKS

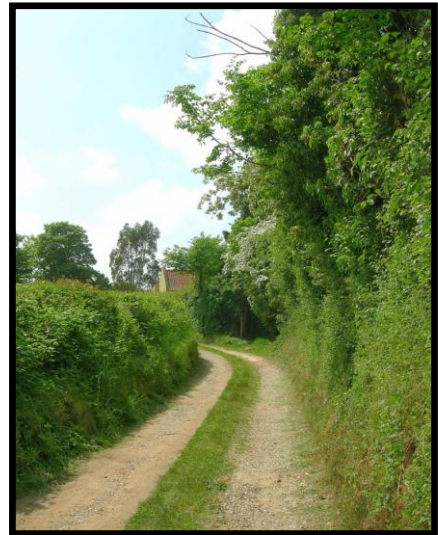
Chapel cottage at the corner of Coles Hill. The Methodist Chapel Grade 11 listed, flint and pantile, Diagonal chimney stacks on Rosecroft and wall top urn.

Gravestone to pet “Zoe”.

Railway carriage.

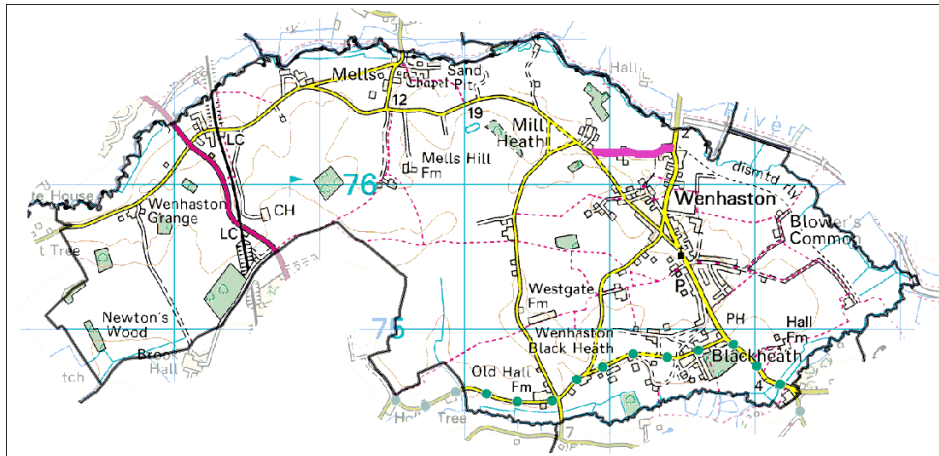
Kitty Mill C18. Previous wind and steam driven mill now with thatched roof.

GREEN AND NATURAL FEATURES
Chapel Lane has Bickers Heath to north – heath land and woodland. Wash Lane has agricultural allotment and paddock to sides and is bounded by hedgerow and trees for most of its length. Views to west to Vicarage Grove and Bartholomews Lane across arable land dotted with hedgerows and trees.
STREETSCAPE
Pet gravestone at roadside.
VIEWS
Views to heath/woodland at east and between houses to Coles Hill and Back Road. Off Wash Lane views to arable and woodland as far as Bramfield Road and Bartholomew Lane
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
Two short lanes, both with individual housing, well spaced out. Short portion of made road, otherwise single lane track. Views of arable, heath and woodland from various locations. The Grade II listed Methodist Chapel is half way along Chapel Lane and the Kitty Mill at the end of Wash lane is a previously wind/steam powered mill, now residential, built C18. There is an old railway carriage in the same grounds. Views to Bramfield Road, Back Road, Bartholomews Lane, Vicarage Grove and Bickers Heath.



VIEWS
<p>Views to west across arable land.</p> <p>Vicarage Grove with the Kitty Mill in foreground and at southern end to old rectory and church.</p> <p>Views from Bramfield Road on to back of houses and old converted barn.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>Narrow single track lane with no pavements and housing fronting 80% to east and 60% to west.</p> <p>Mostly post war development, but also three sets of Victorian cottages and the detached St Vulcans in its own grounds, possibly the oldest dwelling in Wenhaston.</p> <p>Views to east through broken roof line of developments beyond and to west includes extensive views across arable and wooded landscape.</p>





Character Area 7. Low Road

TOPOGRAPHY

Flat with a number of bends limiting view ahead to less than 100m throughout.
Flat agricultural and water meadow to north and land rises sharply to Bickers Heath to the south.
Length approximately 620 metres.

LAND USES

Agriculture and water meadow to north with two detached residences well separated.
Heath and woodland to south with three residences midway and three at eastern end.

LAYOUT

Building limited to two small clusters, one midway, one at the eastern end.
Of eight dwellings, six front the road and the other two are set back and elevated on Bickers Heath.

ROADS, STREETS, ROUTES

Single lane with passing points. No pavements. Unmade tracks and footpaths to Bickers Heath to south.

SPACES

Agricultural/water meadow along entire northern flank. Heath land and woods to 80% of southern flank.

BUILDINGS

North
Two Victorian detached two storey – one midway, one east.
Large individual plots set close to road.
South
Midway one Victorian two storey road frontage.
Two modern cedar clad residences elevated on heath land.
Four two storey houses at east.

LANDMARKS

Eco houses high on common.
Suffolk black clad house at edge of Bickers Heath.
Haroers Farm house at junction with Heath Road.
Blyford church in the distance.

GREEN AND NATURAL FEATURES

River Blyth and grazing water meadows skirted by hedgerows and trees frequently flooded.
Bickers Heath to south with heath land plants and shrubs and wooded areas.

STREETSCAPE

VIEWS

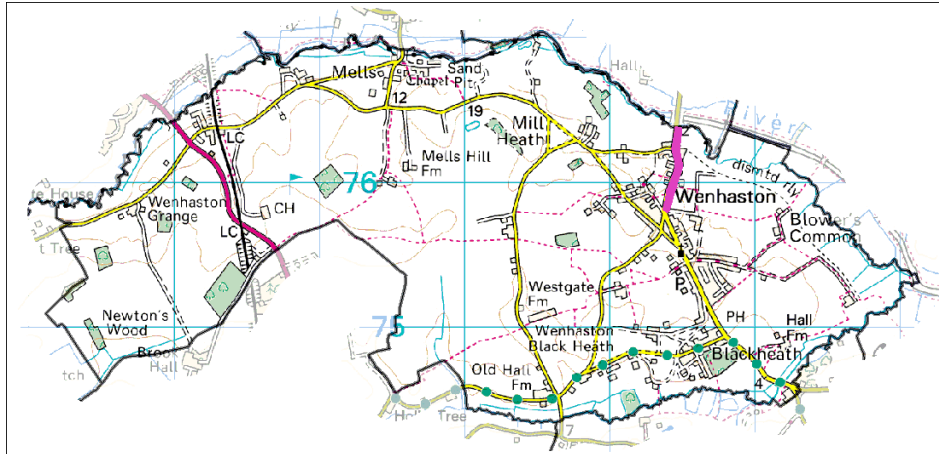
Views across grazing meadow to river Blyth and beyond including Blyford church. View up on to Bickers Heath

SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

Low Road is characterised by grazing water meadows and the Blyth river valley to the north, Bickers

Heath to the south and sparse housing along the length. All the housing is detached, predominantly Victorian, but with two cedar clad modern 'eco' houses.
The hedgerow and tree canopy, along with low traffic flow, make this a tranquil and peaceful setting.

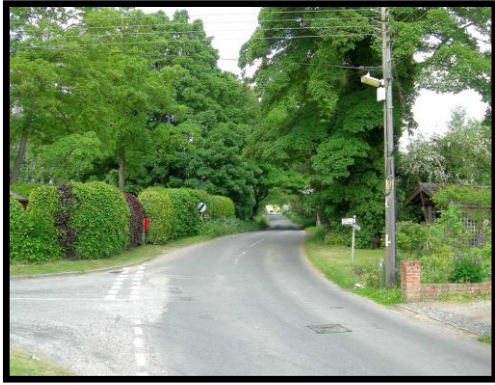


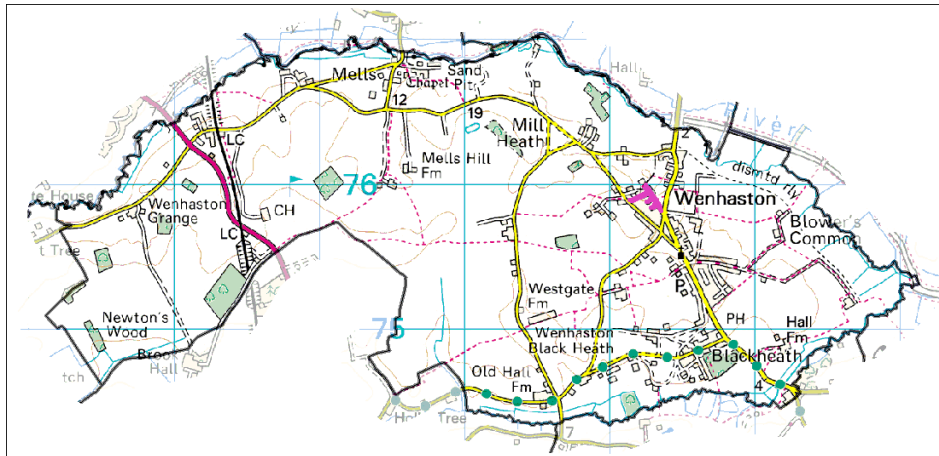


Character Area 8. Blyford Lane, River Blyth to Coles Hill

TOPOGRAPHY
<p>North to south</p> <p>Level from River Blyth to Low Road then rises steadily by about 20m to Coles Hill.</p> <p>Total length about 0.65km.</p>
LAND USES
<p>Grazing water meadow both east and west to north of Low Road then residential for 250m on east side followed by arable land to Coles Hill. West side five well space residences for 250m followed by part arable farmland and woodland.</p>
LAYOUT
<p>Winding and uphill north to south with irregular buildings and building line, mostly large plots with individual design housing and set back from the road.</p> <p>Railway Terrace set of three terraced houses with short front yard, otherwise detached.</p>
ROADS, STREETS, ROUTES
<p>Two-way narrow country lane with 1.25m footpath to 50% of eastern side only. No footpath to west. Road 4.5 - 5m wide. Three access roads (unmade) to east and two to west.</p>
SPACES
<p>NORTH. Extensive views over the Blyth valley to east as far as Bulcamp and Henham and to west as far as Mells.</p> <p>SOUTH. Panoramic views across Blyth valley and AONB as far as Sotherton, Bulcamp, Henham, Blythburgh and Southwold to the east. Views up to Bickers Common to the west.</p> <p>Footpaths to Bickers Heath, Coles Hill and Blythburgh.</p>
BUILDINGS
<p>Wide variety of types, styles and ages.</p> <p>Eastern side includes houses to the north, two detached then three terraced, various brick and render, but all pantile roofs. Part of Railway Terrace (1881) is possibly oldest building in Wenhaston and detached cottage about 200 years.</p> <p>Range of C19 outhouses at Holza Hill. Continuing south is mainly modern bungalows, brick and tile until 1½ storey thatched barn and brick and pantile cottage.</p> <p>Western side mixed older style houses, variously brick/render/flint and slate/pantile.</p>
LANDMARKS
<p>Blyth river valley with extensive views. Site of Southwold Railway (disused). Façade of North Coign as you enter the village, Railway Terrace fronting the road, thatched barn fronting the road.</p> <p>Sunnyside, formally the home of artist Harry Becker.</p> <p>AONB with extensive views as far as Southwold on the coast</p>
GREEN AND NATURAL FEATURES
<p>North to South.</p> <p>River Blyth valley and water meadow.</p> <p>Established oaks lining the road.</p> <p>Views up to Bickers Heath and wooded areas between heath and road including mature cedar and</p>

<p>oaks.</p> <p>Bank and shrubs/trees to east at top of hill.</p> <p>Views across AONB including arable wooded areas and Blyth valley to Blythburgh and Southwold.</p>
STREETSCAPE
<p>Post box 1950's</p> <p>Boundary wall at Railway Terrace.</p> <p>Public bench towards southern end commemorating Maurice Stammers</p>
VIEWS
<p>Extensive views both into and out of the settlement to the east for up to ten kilometres. North end across River Blyth water meadow to Bulcamp Sotherton and Blythburgh. Views from these areas into Wenhaston</p> <p>Short view along winding Blyford Lane at all points along route.</p> <p>Views up to Bickers Heath and intervening wooded area to the west.</p> <p>South end views across AONB to Bulcamp Sotherton, Blythburgh, and Southwold. Views from these areas into Wenhaston</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>Area to the east of Blyford Lane is AONB.</p> <p>Area to west of Blyford Lane is Special Landscape Area as defined by SCC.</p> <p>Winding and rising narrow road with eclectic mix of housing and bungalows, mostly on large plots with varying building lines. Age range from several hundred years to modern and with distinctive, individual and interesting facades.</p> <p>Extensive scenic country views from many locations with whole area to the east in the AONB. Views of interest both into and out of the settlement particularly to the east.</p> <p>Large number of established trees, particularly oak.</p> <p>Railway Terrace is Grade II listed.</p>





Character Area 9. Coles Hill, Coles View, Coles Croft

TOPOGRAPHY

Turning north west from Blyford Lane.

Flat for 20 metres downhill for 200 metres to meet Chapel Lane.

LAND USES

View of grazing and marshes to east.

Terrace of old cottages at bottom of hill.

Terrace of four Victorian cottages plus a large attached house.

Two modern housing developments to west.

LAYOUT

First 20 metres views east over grazing and marsh land and the high bank and hedge.

On west side, four semi detached cottages and larger house with small front gardens.

Two modern developments on medium plots, no view between.

Bottom of hill unmade track past two houses to Back Road (Coles Lane).

To east side, small footpath to Blyford lane and terrace of cottages with small front gardens.

ROADS, STREETS, ROUTES

Two way very narrow road, no footpaths.

Two access roads to development on west. Coles View and Coles Croft.

One unmade track to west past two houses to Back Road.

One small footpath east to meet Blyford Lane

SPACES

Top of hill over hedge, small parking area

BUILDINGS

First four semi detached cottages and larger house are Victorian and were a school and classrooms.

House has end stone wall and small balcony.

Two cul-de-sacs of modern houses which have weather boarding and some pargetting to look older.

Old cottages at bottom of hill on east side have pantile roofs.

LANDMARKS

Views east over to Bulcamp and Blythburgh. Teacher's house (The Masters House) has small balcony and stone end wall.

GREEN AND NATURAL FEATURES

Small area at top of hill to east has three oak trees.

High bank and old hedge blocks view going downhill, large oak tree half way down.

Several conifers around Westholm cottage

STREETSCAPE

Narrow macadamised road.

Street sign at top.

Coles Hill and two signs to cul-de-sac on west. Coles View and Coles Croft.

Three street lights.

VIEWS

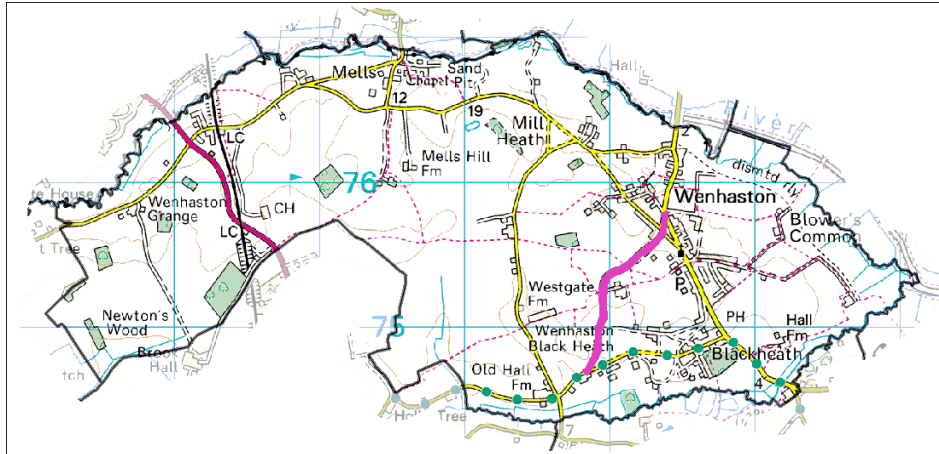
Extensive views to east, for the first southernmost 20 metres, to Vale Farm, Bulcamp and Blythburgh.
Then high bank and hedge block views.

Short views downhill to cottages and uphill to Bickers Heath

SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

Coles Hill is a narrow lane without pavements, first sloping down then gradually rising to meet Chapel Lane. Development to the east is of Victorian or older cottages (two pairs of semi's), the largest a detached adjacent to Bickers Heath. To the west there is a set of Victorian cottages and the detached Masters House all with frontage close to lane and then two cul-de-sacs of large modern detached town style houses. Coles Lane is an unmade track with one modern bungalow and one Victorian house. High bank and hedgerow along eastern side at first part of the hill.





Character Area 10. Bramfield Road From The Street to Blackheath Road

TOPOGRAPHY

Slight incline from the Street to Grove View then steady fall to Blackheath Road.
Mostly single track and winding in the middle section.
Extensive views to agriculture, heath and woodland to both sides.

LAND USES

Residential (Victorian and older) dwellings to eastern end to 50m east and west of Back Road.
Then three more well dispersed dwellings to south on first half of road.
Agriculture to north and south on most of length from Back Road to Blackheath.

LAYOUT

Either side of Back Road there are four houses with short front gardens and uniform building lines.
On the northern side to the west of Back Road there are three houses and one bungalow all with large plots and inconsistent building line.
Half way down Bramfield Road and to the south east, Church Farm sits in its own plot set 100 metres from road. On the same plot are various barns and outbuildings and it is surrounded by agricultural land.

ROADS, STREETS, ROUTES

Two lane road between the Street and Back Road, No pavements.
One lane from Back Road to Blackheath Road with passing places (driveways). No pavements.
Permissible footpaths to Vicarage Grove/Bartholomews Lane, Church Lane, Bramfield and Blackheath Common.
Road prone to flooding adjacent to Blackheath.

SPACES

Tree/hedge lined street and fields. 80% of the road with arable beyond access to Vicarage Grove (woodland) and Blackheath (public common). Clumps of woodland and hedging in both directions.

BUILDINGS

All except one detached house and one detached bungalow (post WW2) are Victorian or older.
The Beeches is Grade II listed and imposing detached property of brick and pantile.
Oriel cottage with leaded windows.
Weatherboard and pantiles at Grove House and Church Farm is render and pantile.

LANDMARKS

Bramfield Road/Back Road crossroads and associated buildings.
View of old barn and St. Vulcans looking east.

GREEN AND NATURAL FEATURES

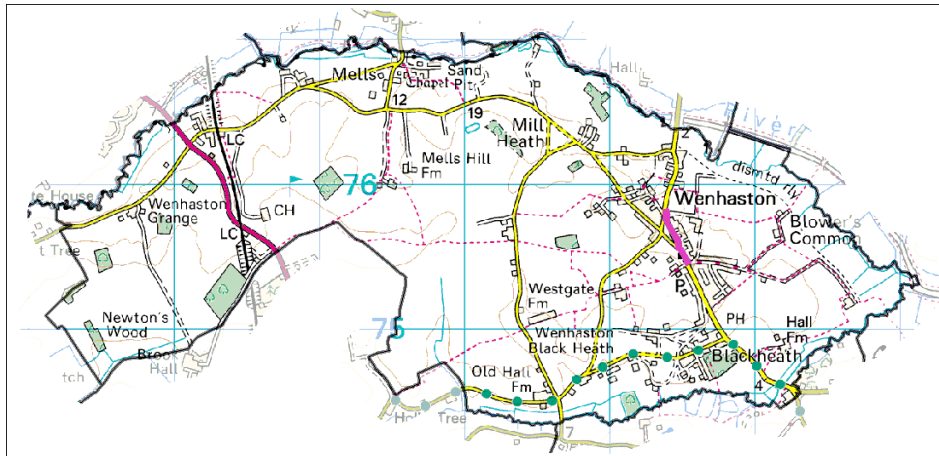
Road largely with margins of hedgerows and trees and arable land beyond.
Blackheath at southern end with heath land vegetation and wooded areas.
Large cedar in grounds of Whickers Whence forming canopy over road.
Avenue of trees forms canopy at southern end.

STREETSCAPE

Old garden walls at eastern end and village green at junction with the Street.

Numerous footpaths and signs along route.
VIEWS
<p>Extensive views along most of the length both out of and in to village.</p> <p>Moving west to east, views of the playing field/houses fronting Hall Road/the Church/Vicarage Grove/the old barn and back of Back Road and glimpses in both directions down Back Road.</p> <p>Moving east to west, as above and also development on Bartholomews Lane and highpoints of eastern Bramfield.</p> <p>Views typically 400m – 1 km + and extend as far as the Blythburgh/Thorington tree lines.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>Bramfield Road is characterised by extensive and panoramic views across open countryside. Much of the road is relatively elevated compared with its surroundings affording an opportunity to survey far into the distance. It also provides good views of all of that part of Wenhaston west of Hall Road/The Street/ Back Road and east of Bartholomews Lane, perhaps about 144 hectares in total and a large slice of Wenhaston village.</p> <p>The Beeches is Grade II listed and most of the houses at the eastern end are Victorian or older, individual in style, detached and on plots of various sizes.</p>





Character Area 11. The Street

TOPOGRAPHY

From a high point at the north end, junction with Coles Hill, The Street drops to the south rising again by the churchyard. Although the street is level it cuts across an east west slope. To the north east the land falls away on a gentle slope towards the Blyth valley whilst to the south west it continues to rise gently. This slope exaggerates the dominance of buildings on the west side of the Street. Hall Lane continues to rise beyond the churchyard.

LAND USES

Development is wholly residential though there are signs of earlier commercial uses. The church is a prominent use at the south end.

LAYOUT

There is a spine of mainly frontage houses between two residual 'greens' which I refer to as north green and south green. In the north a triangular space fronted on the west side by Beech house of red brick and two storeys and a defining wall boundary curving into Coles Hill. On its south side Roslyn House also two storey and prominent on the end of a modest two storey terrace of older construction. (Note a fire destroyed the end terrace house and it was rebuilt). To the east, Myrtles and Cobblers cottage close the view with a wall continuing into Blyford Lane where the view is released. A modern house with a wall continues into Blyford lane.

At the South green end a small green opposite James Roberts Court is isolated by The Street and Back Road. The tree'd frontage to the Old Vicarage closes the west side.

Between these two spaces there is frontage development with some back land extensions at Oakmead Close which has wide visibility splays creating a small green area and Blyth Close. James Roberts Court has frontage buildings set back at an angle to the south green resulting in a widening of the view from the road.

Properties on the west side are compact with varying depths of frontage forming a continuous developed frontage.

South of the south green the west frontage is well tree'd enclosed by a hedge and tree screen. A glimpse through is afforded by the Old Vicarage drive. A 6ft wall encloses the churchyard which itself is higher than the road and the properties opposite. It is dominated by statuesque Yews and hides the church from view. The wall curves into Church lane which is closed by cottages at its west end. The south side of the lane is closed by the war memorial and surrounding trees.

On the east side Church Terrace and other frontage properties have 2m front gardens. A gap at the south end of the terrace allows a glimpse of Church Common.

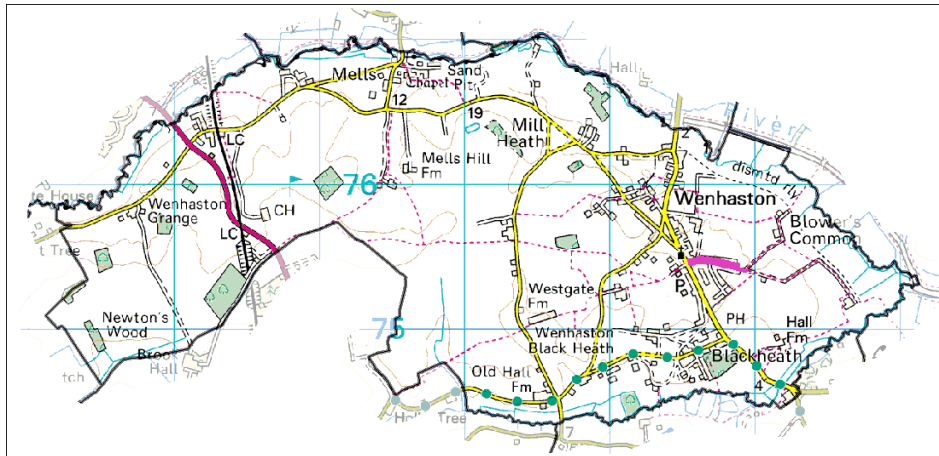
Where there has been back land development at Blyth Close and Oakwood close, this is of modern style bungalow or two storey housing.

ROADS, STREETS, ROUTES

Carriageway 4.5 m generally with 1m footways narrowing at the Old Post office. Tarmac surfaces in various condition and colour. Some private drives giving glimpses of back land buildings and spaces. On street parking narrows the carriageway. Parking on the north green. Cul de sacs are standard road width with sight splays.

SPACES
<p>North green has dominant trees and is an important visual entrance into the village from the Blyford lane.</p> <p>The Churchyard Yews are dominant. The frontage to the Old Vicarage is dominant. There are minor openings at Blyth Close and Oakmead Close.</p>
BUILDINGS
<p>Residential frontage properties are of two storeys varying height depending on age. Several examples of ancillary buildings on or behind the frontage of character. Modern development mainly on back land, bungalows and two storey houses. Older development is mainly of terrace form with larger detached interspaced. The frontage on the south side between the two greens has no recent development on the frontage.</p> <p>Materials are of local character including red brick in various bonds, stucco, flint knapped and cobbles. Some timber cladding. Roofing is mainly red pantile with some black glaze. Most buildings have chimney stacks of various designs with a range of pots.</p> <p>Fenestration is generally respectful of the original design where replaced.</p>
LANDMARKS
<p>Trees are dominant at the north green and the Old vicarage/ Churchyard where there is a strong wall. Views are restricted apart from the north end where it opens up to the Blyth Valley and at the south where the lower density development, Village hall car park and Hall Road itself release the view. Occasional glimpses of the immediate hinterland are offered by alleyways and other gaps in the frontage as described. The old post Office in pale brick takes the eye in the street scene as does the Phone box on south green (though this is reduced by other adjacent clutter).</p>
GREEN AND NATURAL FEATURES
<p>As above the character of the section is of built up frontage with intrusions of mature trees and hedges. Arguably the most urban part of the village</p>
STREETSCAPE
<p>Footways are of tarmac, reddish, a footscrapper survives outside Blythweb. Street furniture at north and south green and cul de sac junctions are cluttered, tired and of poor design Street signage is stock urban (anywhere) design. There is extensive wirescape throughout especially at north green. The main means of enclosure is walling, mainly of brick with some ornamental coping and pebble/flint inside panels. There are two examples of iron railings, occasional fencing,</p>
VIEWS
<p>There are extensive views to the north east at the Coles Hill junction. The view down Hall Road is unenclosed from the Narrow Way junction. There are glimpses of Church Common. This is generally an enclosed section of compressed and enclosed views.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>This is the historic core of the village with a majority of pre 1900 buildings and, around the church, the early settlement. It contains listed buildings. It demonstrates the range of vernacular materials and building styles some of which have been picked up by most recent development.</p> <p>The character is set initially by its entry points. From the north, cresting the hill the view is closed by prominent buildings and then opens into the north green and junction where it is closed again, opening into the street which drops away towards the church. The tight frontage of old buildings compresses the view again until the south green softens it with dominant trees. Then the view compresses again between church terrace and the walled churchyard. Finally, the view is released into Hall Road. Travelling the other way, the view is released at the Coles Hill junction with Blyford Lane where the character becomes rural.</p>





Character Area 12. Narrow Way

TOPOGRAPHY

Runs west to east.
Rises gently from The Street over 50metres, then level until it dips for the last 100 metres towards the Blyth valley.
Length about 0.5km.

LAND USES

Residential for most of its length.
Community use for first 30metres on south side – Village Hall and Car Park.
Cemetery at east end and entrance to allotments.
North side
Entrance to Church Common open area and at east end residual area of Blowers Common is scrub and woodland.

LAYOUT

Straight with dog leg. From west end large plots, bungalows on south side and larger houses to north set on irregular building line.
At east end, Blowers piece on north side comprises two units of three terraced houses.
On the south side, three two unit bungalows, a terrace of social housing bungalows and at the end three terraced houses.

ROADS, STREETS, ROUTES

At the west end the first 150metres to the junction with St. Michaels Way, a 3.9metre lane with a 1.6metre footpath on the south side.
A 4metre length of footpath to the north.
After junction, it becomes a single track county lane with grass verge and footpath inside verge.
Near east end: footpath joins carriageway. Grass path to south to allotments. Three footpaths/tracks to south, east and north.

SPACES

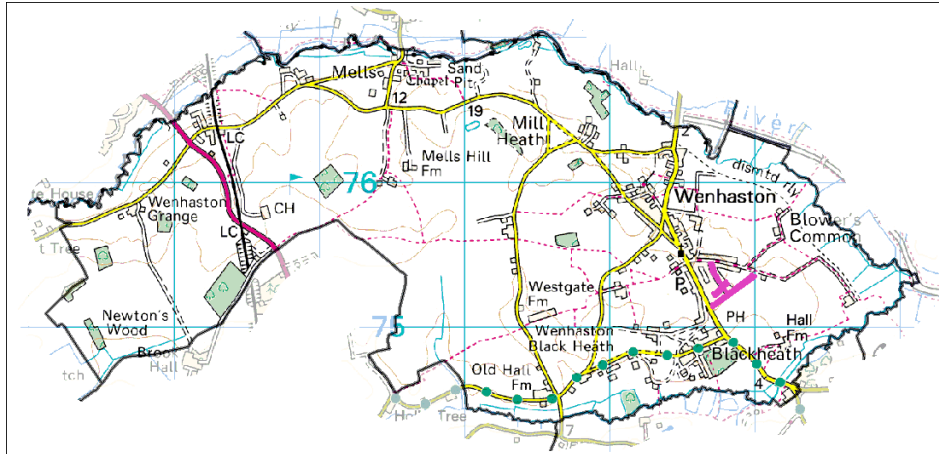
North side
Entrance to Church Common.
Car park to rear of Blowers Piece.
South side
Village Hall
Car Park and grass verge
Corner verges at entrance to St. Michael's Way.
Cemetery at east end.

BUILDINGS

A variety of styles and ages.
North side.
Detached properties, houses and bungalows, brick and rendered, mainly pantile roofs. Part of Wayland Cottage from 1860s, St. Michael's c.1900, bungalows c. 1980s, Blowers Piece 2010.

<p>South side</p> <p>After 1970s Hall, 1960s bungalows missed brick and render.</p> <p>At east end, development of social housing recently upgraded, brick painted.</p> <p>Beyond allotments 4 terraced units c.2000, in unsympathetic red brick.</p>
LANDMARKS
<p>North</p> <p>Church Common</p> <p>Views to Blyth Valley part of AONB.</p> <p>Wrought iron gate at St. Michaels.</p> <p>South</p> <p>Village Hall/Post Office and car park.</p>
GREEN AND NATURAL FEATURES
<p>North side</p> <p>Mature trees at entrance to Church Common. Oak, beech, Holm oak and Scots pine on road boundaries.</p> <p>Mature hedges mainly native.</p> <p>South side</p> <p>Oak and silver birch in car park.</p> <p>Fine chestnut on verge by St Michael's Way.</p> <p>Mature hedges both native and non-native.</p>
STREETSCAPE
<p>North side</p> <p>Electricity poles, one with street lamp attached, down length of road.</p> <p>House business sign at Rusacks,</p> <p>Three footpath signs at east end.</p> <p>South side</p> <p>Village sign, notice board, way marker to cemetery, seat, BT box, a dog refuse bin, salt bin and cul-de-sac sign.</p> <p>At east end – chapel notice board, salt bin, railings for mobility assistance at social housing.</p>
VIEWS
<p>North</p> <p>Short views into Church Common from entrance and over and between properties.</p> <p>At east end, view over farms and across AONB to Bulcamp, Henham, and Sotherton, 2 km to north east.</p> <p>View at end of road of track ahead to rest of Blowers Common.</p> <p>South</p> <p>At west end, views of church and churchyard.</p> <p>East end over cemetery plot to farmland.</p> <p>Up allotment entrance.</p> <p>New housing development.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>All of Narrow Way is in the designated AONB. A characterful country cul-de-sac mostly a very narrow single track. The street is bordered by a wide variety of individual houses and bungalows on long varying plots, but with reasonably consistent building lines. Age of properties ranges from Victorian to 2010.</p> <p>Scenic country views at east end over AONB and beyond and views into the area from the B1123.</p> <p>A number of mature trees and hedgerows give a rural feeling despite the number of dwellings and provide contrast to recent fencing and older low walls.</p>





Character Area 13. St Michael's Way

TOPOGRAPHY

Slightly rising from North to South along St Michael's Way, side branch road leading to Developer's building site falls slowly to East (Considerable excavation/levelling currently taking place on Developer's site). Total road length approx. 260m.

Footpath from St Michael's access point to West mostly level but with rapid drop of approx 2.5m at Hall Road access point.

Footpath East of St Michael's access point starts a slow decline. Total footpath length approx. 270m

LAND USES

Residential on both sides along length of road (42 units), with Developer residential units under construction to the East.

Three sets of off-street parking, each with garages for 4 cars, serving 12 houses in all.

Footpath is residential along North edge (Existing, and Developer units under construction), and has arable land along South edge.

LAYOUT

38 detached houses, on quite narrow but deep sites. Two semi-detached units behind shared off-street parking garages.

Majority are single-storey, only nine being double storey (these are all towards the South end of the area surveyed, mainly along the footpath with its long views).

ROADS, STREETS, ROUTES

Two-way 5m tarmac road with 1.2m tarmac pavements both sides. Typical Highways blanket planning predicated on ease of car movement. A non-official sign at North end of St Michael's Way suggests cars are moving too fast along this totally residential roadway.

Footpath un-made (has narrow fenced pedestrian access off South end of St Michael's Way, with adjacent patch of no-man's land).

SPACES

Three off-street parking spaces with 4 garages each. Otherwise no public spaces except unused large grass crescent-shaped patches at junctions and turns in road, a result of highways standards being applied to the letter (one of these crescents is being used for car parking).

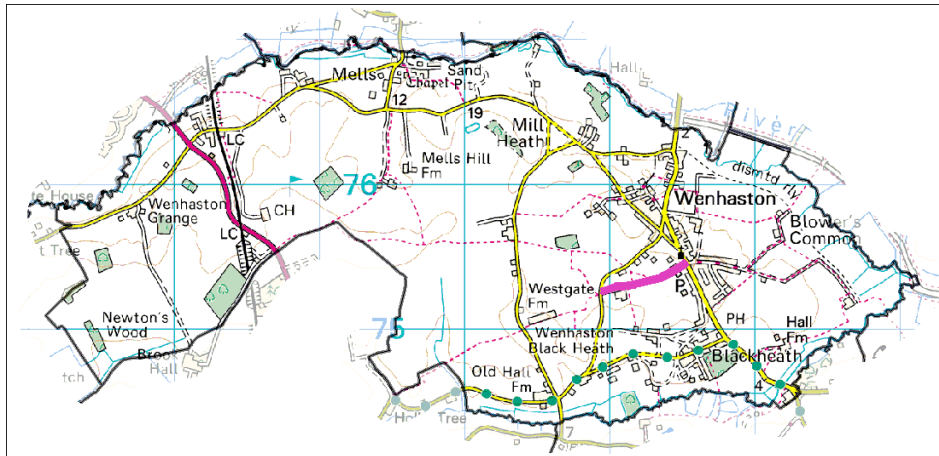
The footpath is open to undulating arable land to the South, with panoramic views as far as the tree-lined ridge behind Hall Farm.

BUILDINGS

Unremarkable post-war houses (33 single-storey, 9-double storey). Looking North along St Michael's Way it is obvious that the old village envelope stopped along Narrow Way, and the area under survey was a 20th Century extension with all the blanket Planning and Highways regulations of that period being applied.

LANDMARKS
Nothing of note along St Michael's Way. Extensive views South from the foot-path, with a line of about 5 mature oaks in the middle distance, and the tree-lined ridge behind Hall Farm). The West end of the footpath winds beneath another row of elegant mature oaks.
GREEN AND NATURAL FEATURES
Very sparse small trees dotted along St Michael's Way. Typical suburban-type front gardens, none remarkable. Arable land and landscape along the footpath obviously continuously changing. Mature trees in this landscape already mentioned under "LANDMARKS" above. Several houses along the footpath have generously left their Southern boundaries open, unmarked, and with lawn plus flower planting taken right up to footpath.
STREETSCAPE
Galvanised 70's-style urban streetlights, timber poles for phone-lines. Tarmac street and pavements. Very few cars parked in street, mostly in front gardens. Very bleak suburban appearance, with no visual sense of community.
VIEWS
Apart from the old village houses that close the view North up St Michael's Way, very little visual relief along the road. Could be anywhere, no sense of any specific Wenhaston character. The footpath offers long panoramic views across rolling farmland, mature trees as visual middle-distance accents, to far horizon behind Hall Farm.
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
Typical mid-20 th Century regulated residential suburban development, both roads and plot layouts, in stark contrast to the informality and scale of original old village. <u>Very low density</u> (small houses on large rectangular plots) .





Character Area 14. Church Lane, from Hall Road to Bramfield Road

TOPOGRAPHY

One way made road. WSW of Hall road.
Slight incline to footpath and then flat.

LAND USES

St. Peter's Church Grade 1 listed to north with church yard surrounding.
Cemetery extension to south.
Old cottages at right angles to road.
Old school/church room now used for social events.
Drive to Vicarage. Two old cottages and one modern house. Bungalow with paddocks on south side and village playing field.
Farm at end of footpath.

LAYOUT

Old brick wall to church drive and then on to old school room on north side.
Terrace of Grade 11 listed cottages at right angles to road, one has thatched roof.
Drive to Old Vicarage and then three houses with small front gardens.
On south side after cemetery one bungalow with paddocks and then village playing field. Open arable land on both sides of footpath to farm.

ROADS, STREETS, ROUTES

One way road turning into footpath after Old Vicarage drive.
Smaller footpath to north after ¼ mile to Grove View.
Main footpath through Church Farm yard to Bramfield Road.

SPACES

Old cemetery round church to north.
Churchyard extension on opposite side of road to south.
Playing fields on south side.

BUILDINGS

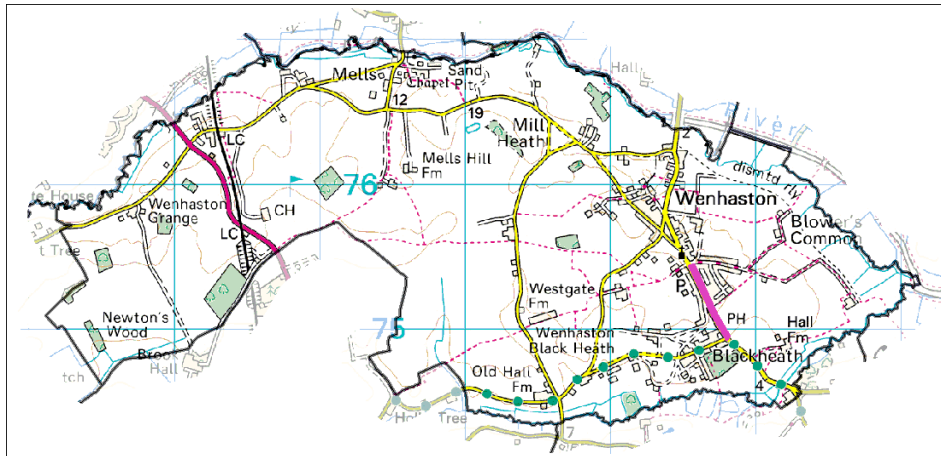
North side
Old brick wall to St. Peters church, built in C14.
Flint walls and tower with gothic windows.
Row of grade 11 listed cottages, one with thatched roof at right angles to lane.
Old school/church room built on brick with gothic style windows.
Past drive to Old Vicarage, two old larger cottages and one modern house with pargetting.
To south, one modern bungalow with paddock.
Further along Church Farm and farm buildings.

LANDMARKS

North side
St. Peter's church with churchyard.
Old school, church room with three high steps.
Cemetery with War Memorial and metal gates.

<p>Paddocks and village playing field. Arable land north and south of footpath with views to the south over Blackheath to rendered farm house and three large farm buildings.</p>
GREEN AND NATURAL FEATURES
<p>Large fir tree in church yard and several tall yews and a holly tree. Footpath lined on north with oaks and one large ash tree and holly. Views over paddocks and playing field to the Street. Open fields on either side of footpath.</p>
STREETSCAPE
<p>Street sign Church Lane on brick wall of church. The wall surrounds churchyard and runs up to old school/church room. Macadamised road to the Old Vicarage drive then footpath. Two lamp posts.</p>
VIEWS
<p>Views up narrow road to footpath with St. Peter's church on north side. From paddocks and playing field, views towards housing in The Street. Arable land both sides of footpath and long views on south Blackheath. At end of footpath through farm, views up Bramfield Road to Grove View and across several arable fields.</p>
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>St Peters Church, Grade I listed, with surrounding wall and church yard lead to the Old School/Church rooms and Grade II listed cottages on north side. Road changes to footpath which leads through to Bramfield Road. Views from footpath are open countryside with several mature trees mostly oaks.</p>





Character Area 15. Between the Star public house at its southern end to the junction of Narrow Way, The Street and Hall Road

TOPOGRAPHY

Hall Road rises slightly to the south before dropping into Star Hill, at the bottom of which it flattens. The ground is level across the section, rising to a low ridge to the east. At the top of Star Hill views to the east as far as Southwold across arable open land.

LAND USES

Residential frontages. The village Hall dominates at the north end, the Victorian school as extended is in the centre with the Star public House at the southern end.

LAYOUT

With the exception of Hammonds Walk, development has a linear frontage with a clear difference in character. On the east side two thirds of the properties are bungalows with generous front gardens. There are two pairs of semi detached houses. Hammonds Walk is a cluster of bungalows around a private drive. On the west side all of the frontage properties are houses, either semi or terraced with the exception of two recent detached houses. Apart from these the properties are ex local authority in design. All have 10m front gardens and in general the width of space between frontages is around 25 metres. This gives rise to a sense of openness in the layout. The unmade track leading to Black Heath at the southern end has a frontage of bungalows.

ROADS, STREETS, ROUTES

The road is of standard width approx 4.5 metres. There are footways between the Village hall and Hammonds Walk. Public Footpaths link at two points on the east side.

SPACES

The frontages enclose front gardens with walls, fences and hedges and many have mature ornamental trees giving a sense of wooded space. There are large spaces at the War Memorial and the entrance to Black Heath where mature trees dominate the scene. The school with its playground provides a gap in the frontage.

BUILDINGS

Properties on the east side are mainly single storey and of varying dates, though none earlier than 1900. One group appears to have been designed by the same architect. Hammonds Walk is another group of similar design. Most have red pantiled roofs.

Properties on the west side consist of several blocks of similar design covering pre and inter war 20th century local authority housing. The oldest of these are in English bond more recent in Stretcher bond. Red brick is mostly used under red pantiles. At the southern end properties have been plastered and painted.

The school is Victorian but unlisted. Of red brick under a slate roof.

The Village hall built in 1975. Of red brick under a plain tiled roof.

LANDMARKS

The village Hall and the War Memorial together with its wooded setting provide a significant landmark at the northern end. At the southern end The Star Public House stands in isolation at the entrance to the village. Between here and the built up area the wooded sunken road which climbs Star

Hill is a significant feature.

The wedge of green space at the track entrance to Blackheath provides an important change in character of the street scene from urban to rural. As a space it is similar to the two greens in area 11.

GREEN AND NATURAL FEATURES

STREETSCAPE

Wirescape extends along the road. There are street signs warning of the school with some clutter at the entrance to Black Heath. Frontages are enclosed by 1mtr walls or hedges creating private space. Access for vehicles has been provided in a number of front gardens in addition to private drives. The overall appearance from the street is one of spacious green settings for properties.

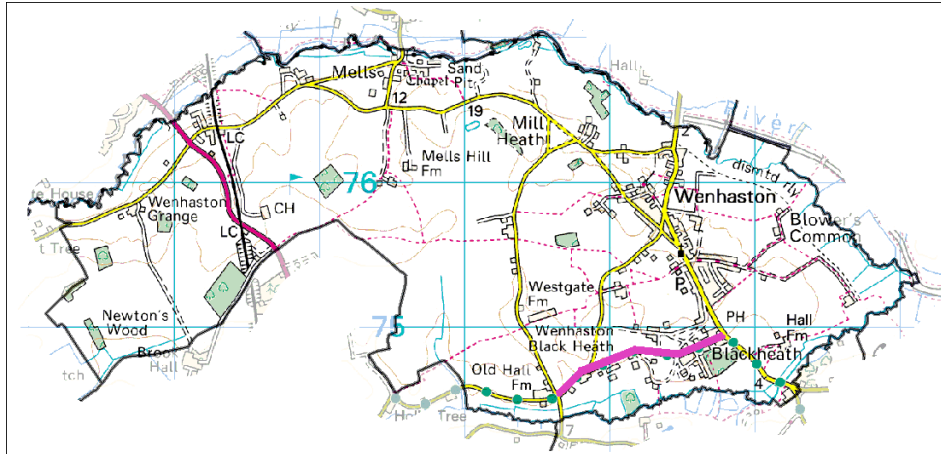
VIEWS

On the approach from the south the view is of a partly wooded skyline to the north with the roofs of houses in St Michaels Way. At the top of the hill there are glimpses of Southwold and Bulcamp. Other views are limited to glimpses between properties.

SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

The area is quite different from The Street being of low density suburban housing on the east side and estate type standard housing on the west. The area is relatively open and dominated by domestic landscape rather than buildings. Spacing between frontages is open by comparison. The southern approach into the village is very special with The Star effectively a gateway leading into the hill which is like a tunnel in summer. The crest of the hill announces arrival in the village, somewhat let down by the ragged open space leading to Black Heath. The straight run north is closed by the mature trees at the War Memorial and churchyard. Again the church is virtually invisible.





Character Area 16. Blackheath Road

TOPOGRAPHY

East to West

Runs level then starts to rise, reaching the brow of a hill after 300m then falls steeply for 100m before changing to a gradual, but varied descent to the old farmhouse cross roads. Total length approx 1.2Km.

LAND USES

East to West

To north, residential for first 250m.

To the south there is a plant nursery (Woottens) which includes a residential detached house.

Then north and south there are mainly residential dwellings and an open space of grassland (Well Green).

After 250m , on the North side, ,there is common heath land (Black Heath), which stretches as far as Bramfield Lane, then arable farmland to Bartholomew's Lane.

On the South side, there is common land, with one residence (Brant's Cottage), followed by a small holiday site. Next a plot of land, which at the time of the report, is changing from warehouse buildings to 2 residential dwellings and holiday site.

Then there are several properties, each set in large plots with mainly borders of tall hedges and brick wall frontage, up to the western end of this survey.

LAYOUT

Is very irregular and varied a mixture of old and newer residential properties and countryside.

Starting eastern end

The dwellings are a mixture of old cottages and modern bungalows and houses. All have front gardens. The first 4 houses are open plan front gardens; the remainder have a variety of boundaries, including hedges, low brick walls and an iron fence.

On the south side, there is a nursery behind a hedge. It has a residential house within the grounds.

To the west, the landscape changes to open land, including rare heath land, a small holiday site and farmland.

Towards the Western end of the road, there are a number of bungalows set in large plots of land, one a former smallholding.

ROADS, STREETS, ROUTES

A two-way country road with no paving. The width varies but on average 4.2 to 4.4 meters.

The building line and building orientation is reasonably uniform, with a few exceptions.

To the south, one unmade access road and 3 lanes (bridleways). To the north two bridleways, a footpath(adjacent to Wyvern) and several access points to Blackheath Common, also one country lane into the village.

SPACES

At the eastern end of the road, views stretch behind a covered wooden bus shelter to open farm land.

On the brow of the hill there are extensive panoramic views southwards over a river valley towards Thorington, and beyond towards Blythburgh.

To the north there are views of the common heathland stretching towards the village centre.

Spaces

Well Green is an area of grass approx 40 x 35 m, with a wooden fence and trees bordering Blackheath Road. The space is used for village events, and casual recreation. There is a seat and notice board and 6 trees

BUILDINGS

There are a large variety of old and new cottages, houses and bungalows.

Opposite Woottens there is an old small cottage of unique design. The nursery contains several large poly tunnels, and several wooden outbuildings. One contains a weathervane of unique design (photo). The holiday site has a mixture of 13 single storey wooden chalets and 9 small wooden pods. There is also a single storey wooden building containing a shower block and a shop, which is open to the public.

At western end of Blackheath Road is the Old Farm House and Buildings, which are Grade II listed.

LANDMARKS

Large oak tree, several hundred years old, in the garden of "Oakhurst", which has a preservation order.

Woottens Nursery, with the weathervane on top of the main building.

Blackheath Common

GREEN AND NATURAL FEATURES

At the eastern end on the north side, is an area of open grass, with an oak tree and hedging on one side and a low wooden fence on the other. This is the grounds of the "Star Pub"

There are several trees with preservation orders, including a large oak, several hundred years old (estimates of 500/600 yrs.) at Oakhurst, and also limes adjacent to Well Green.

Blackheath is the subject of a separate report.

STREETSCAPE

There is a post box at the eastern end of the road. A public seat and wooden fence at Well Green. The telephones and power are fed by overhead wires from wooden poles on the north side of the road

VIEWS

At the eastern end of the road, views stretch behind a covered wooden bus shelter to open farm land. On the brow of the hill there are extensive panoramic views southwards over a river valley towards Thorington, and beyond towards Blythburgh.

To the north there are views of the common heathland stretching towards the village centre.

SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

Blackheath road is approx 1.2 kilometres long running approx east to west. It initially rises through a mixed residential area, to the brow of a hill, falling through open land to the western limit of the area, a cross roads and an old farm house, which is grade II listed.

The road is a narrow 2 way tarmac country lane approx 4.2/4.4 metres wide, with no pavements.

The road has a large variety of residential dwelling, from small cottages to large modern bungalows.

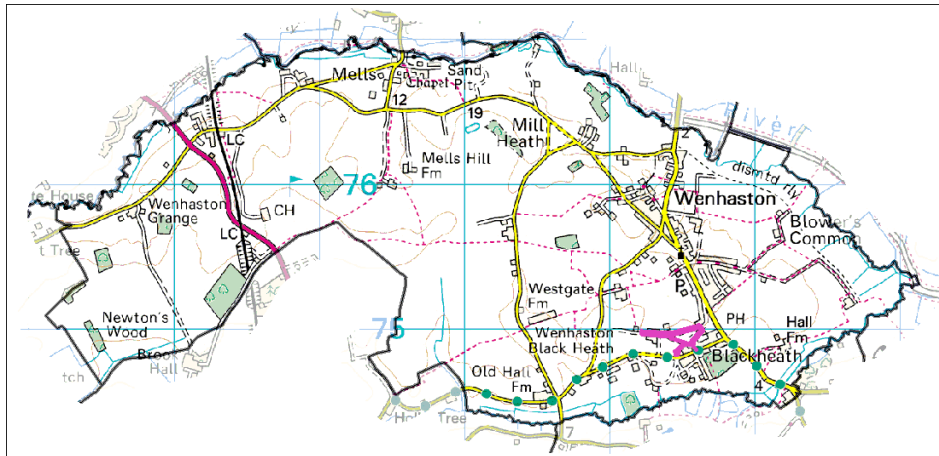
All have front gardens with a variety of fences/hedges etc. bordering the properties.

Features include a nursery, a holiday site, a large area of common heathland/sandlings and a well kept green area used for village events.

There are many large trees close to the road, including an ancient oak tree with a preservation order.

At the eastern end there are views of open countryside stretching towards the river Blyth. At the highest point there are views south towards Thorington and Blythburgh, this includes a river valley which has been designated a Special Landscape Area.





Character Area 17. Blackheath North, Black Heath including top track and development and ribbon development on southern edge, but not crossing Blackheath Road. Views to include heath land down to river valley.

TOPOGRAPHY

Generally sloping towards the south and the valley. From east to west the topography is gently undulating. Contours drop by 10 metres from the highest to lowest points.

LAND USES

Largely recreational use of the heath land, predominately dog walkers, some walkers and a little horse riding, with some domestic housing and unmade access roads. The heath is managed by Suffolk wildlife trust on behalf of the Parish council and with the help of Wenhaston Commons Group.

LAYOUT

Housing areas comprise of two distinct areas. One to the south east and one to the north. Houses are all detached apart from two pairs of semi detached properties. The larger plots and houses are arranged irregularly. The properties number 22 in total. Between the houses lies the heath and the unmade access roads.

ROADS, STREETS, ROUTES

One main track runs along the northern edge of the heath and serves as access to the houses to the north and a few in the south eastern section. An access track exists to the south serving the rest of the houses in the southern eastern corner. The track junctions with Black Heath Road. Further to the west another track leaves Black Heath Road and joins with the main track running along the northern boundary. This track is the main access for the properties to the north.

The heath is cross crossed with unofficial paths. There are no public rights of way crossing the area.

SPACES

Approximately 80% of the area is Black Heath itself. Large open areas of short rabbit grazed grass can be found between the heather, trees and gorse

BUILDINGS

The houses are mostly 20th Century construction with some Victorian houses interspaced throughout. There are 6 modern bungalows, 12 detached houses and 4 semi detached houses in the area.

One of the houses is an old chapel.

One house is thatched.

The older properties are pantiled and the modern ones are concrete tile roofs. Most houses are of modern brick construction. A few are flint and brick and one is timber clad. 4 houses have PV panels including two with solar thermal as well.

LANDMARKS

Black Deek, a pond to the north with bench, further to the west another bench `Wendy's seat can be found. Close to this end of the heath is a sand cliff used by sand martins. In the northern section of housing an old chapel can be found.

GREEN AND NATURAL FEATURES

Natural hedges where found are of a mix of blackthorn, Hawthorn, filed maple and some dead Elms. Of the domestic hedges, one is of lilac which has been laid. The heath is populated with many semi

mature Oak specimens. Typically, these trees are found as single specimens with healthy balanced crowns.

Within gardens, there are some pines and a Beech. There are a few Hawthorn trees to be found, especially around the pond area of Black Deek.

For the most part the rest of the Heath is short rabbit grazed grass, blocks of Gorse, a few small sections of bracken (to the west) and a few areas of heather. An old unused BMX track can be found in the north western corner

STREETSCAPE

Electricity lines run along the vehicle tracks, which in turn are un-surfaced rough tracks. Two public benches can be found, one at Black Deek and one further west on the heath. This second one has a high vantage point

VIEWS

Views North are looking uphill and mostly of farm land. The village church and few roof tops are visible at the eastern end, to the north.

Looking east, the view is mostly hidden by trees and or buildings.

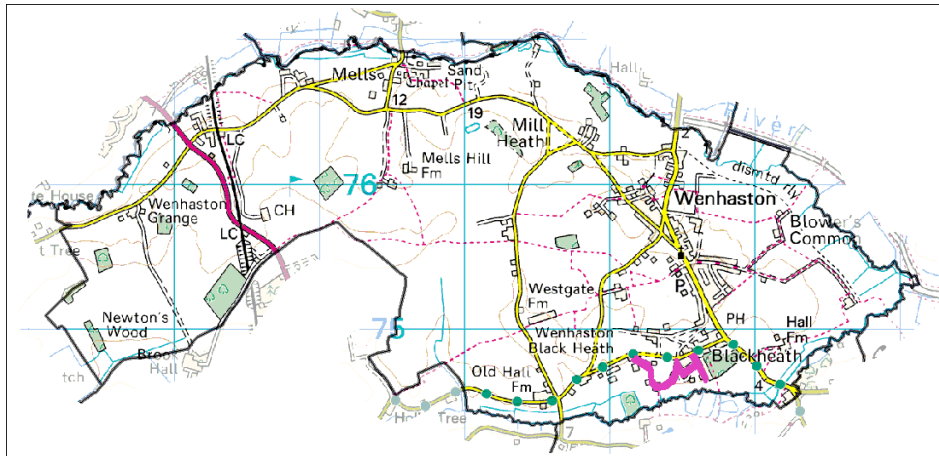
The view south is of the housing area around Hog lane, the woods to the south are also visible behind. Further west, the caravan and chalet park and shop are visible with the water meadows visible beyond. To the west, more farmland and tree lines can be seen. Key internal views are across the large part of the heath to the western end.

SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

An area of great beauty and environmental interest. Used by walkers, dog walkers and horse riders.

Open areas of grass and heather are punctuated by gorse, bracken and numerous semi mature oak tree specimens as well as other trees. The domestic properties are mostly 20th century and are nestled in two hamlets. One to the central north and one to the south east. Rough vehicular tracks join the areas of properties to Blackheath road to the south and Hall Road to the east.





Character Area 18. South of Blackheath Road

TOPOGRAPHY

The area is bounded at the east by an unmade track (The Drift) The southern boundary is bordering on the meadows of the river valley. The northern border is running along the back of the Blackheath Road properties. The Western limit is an unmade country lane that runs approx north to south at the border of the holiday site.

At the eastern limit, the land starts off level and gradually rises for approx 400 metres reaching the brow of a ridge (on Blackheath Common south), where it falls sharply to the western limit of the area. At its maximum height it has a steep bank down the river meadows on the southern edge.

LAND USES

Approximately half the area is covered by residential dwellings. The remaining half consists of heath land and wooded areas (Blackheath Common South).

LAYOUT

The buildings have an irregular line and orientation

The residential area consists of a large variety of dwellings. Many are set in medium to large plots, in a wooded area. These are fed by a number of unmade lanes emanating from Blackheath Road.

Towards the north end of Hog Lane are 6 similar bungalows, set equidistant from the lane, with regular front and rear gardens. They are followed at the southern end by 2 semi-detached/detached cottages with separate garages.

On the west side, the land consists of heath land and some wooded areas. At the south west corner there are 2 cottages, with land and out-buildings that border on to the marsh meadows.

ROADS, STREETS, ROUTES

All thoroughfares in this area are narrow unmade lanes, varying from bridle ways, country lanes and footpaths. There are no pavements. The only named lanes (as far as the author knows) are The Drift and Hog Lane, both at the eastern end.

SPACES

There are 2 open spaces.

The first, Well Green, is a well maintain area of grass approx 40 x 35 metres, with 6 medium sized trees at the edge, and a wooden fence at the boundary with Blackheath Road. This is owned by the parish and is occasionally used for village events.

The second is the southern section of Blackheath common. It consists of heath land/sandlings and wooded areas, and is the subject of a separate report.

BUILDINGS

Several interesting old cottages i.e. Marsh View, The Dell, Bramble Cottage, There are also 3 large houses, The Old Mill House, Winderly, and one other dwelling that command views over the river valley

LANDMARKS

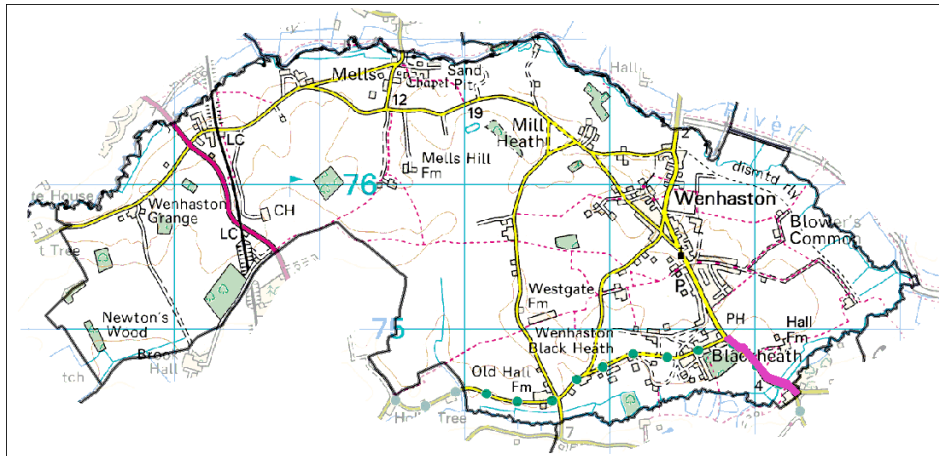
A wooden seat dedicated to Brian Canham, on the top of the ridge overlooking the river valley.

GREEN AND NATURAL FEATURES

The eastern end, (The Drift) borders with Merton Wood, a young wooded area (30-40 yrs old), consisting of mainly ash trees.

Blackheath South Common (see description elsewhere)
STREETSCAPE
There is a public seat on the high point of the common that commands a panoramic view of the river valley.
VIEWS
On the southern border there are views of a river valley with grazing meadows and marsh. (This has been designated a Special Landscape Area (SLA). It is partly owned by the Suffolk Wildlife Trust. On the high point of the common there are panoramic views to the south across the valley towards Thorington and Blythburgh. To the west are rural landscape views.
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS
<p>To the east of the area is young woodland, to the south is a river and meadow, which is designated a Special Landscape Area by SCC.</p> <p>At the western end is part of Blackheath (common land).</p> <p>All three of these areas can be viewed from area 18, and also add greatly to its character.</p> <p>The east of the area consists of a large variety of different sized buildings. Their age differs by several hundred years, from modern bungalows, cottages to large detached dwellings. Except for the eastern end the dwellings are set in wooded areas, fed by a variety of unmade lanes emanating from Blackheath Road.</p> <p>The Common land is a sanctuary for flora and fauna, and is enjoyed by the public in general.</p>





Character Area 19. East of Hall Road, from Blackheath Road to Hazel Lane

TOPOGRAPHY
Fairly flat, narrow and winding lane, but one of the main access routes into the village. Views of woods, nursery and water meadows to west and agriculture to east, flat in both directions.
LAND USES
Nursery and water meadow and woodland to west, with one dwelling and licensed caravan site at southern end. Agriculture to east with three dwellings set a good distance from the road and isolated.
LAYOUT
One isolated dwelling to south (corner of Hazel Lane) set close to road frontage and three farm dwellings to north and east set well back from road (100 metres plus) in their own large grounds and surrounded by agricultural land mostly arable.
ROADS, STREETS, ROUTES
Narrow country lane mostly two lane for cars, but with passing places. Footpaths through Merton wood and across farmland/water meadow. No pavements along the whole length. One of the main access points to village.
SPACES
Water meadow and woodland (Merton Wood) to south and arable land to north. Clumps of woodland and tree/hedge lined fields in both directions.
BUILDINGS
All Victorian or older. Detached properties two storey – one on road frontage, other three set well back. Dwelling on corner of Hazel Lane is an imposing farmhouse.
LANDMARKS
Narrow and winding road. Nursery to west. Small turbine. Star Inn.
GREEN AND NATURAL FEATURES
Road lined with hedgerows and trees and fields. Beyond also have both water meadow to south west and arable to east. Streams at south east end go beneath road and there is Merton Wood at north west end.
STREETSCAPE
VIEWS
Extensive views to the north and east looking across water meadow and arable land and up to the back of south east Wenhaston village. Views through tree canopy along road and of streams at southern end. To west, views of south Wenhaston and glimpses across to Thorington.
SUMMARY OF KEY CHARACTERISTICS/OTHER OBSERVATIONS

This is the main access route into the southern end of the parish, but traffic flow is relatively low along the winding narrow lane. Hedgerows grow along both sides with a number of trees, some mature in amongst the hedging. There are views across water meadow and arable land dotted with trees and hedgerows and three farmhouses set well back from the road all Grade II listed. At the eastern end there is a substantial detached Victorian building and licensed caravan site.



References

1. Planning Aid England, Engaging Communities in Planning. Character assessment pro forma notes, Putting the pieces together.
Planning Aid England Royal Town Planning Institute 41 Botolph Lane London EC3R 8DL Tel. 020 3206 1880 E-mail: info@planningaid.rtpi.org.uk

Figures

Character Area	Assessor(s)	Date	
Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc
Spaces	Buildings	Landmarks	Green and natural features
Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc
Streetscape	Views	Summary of Key defining characteristics / other observations	
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)		

Fig 1. Character Assessment Proforma