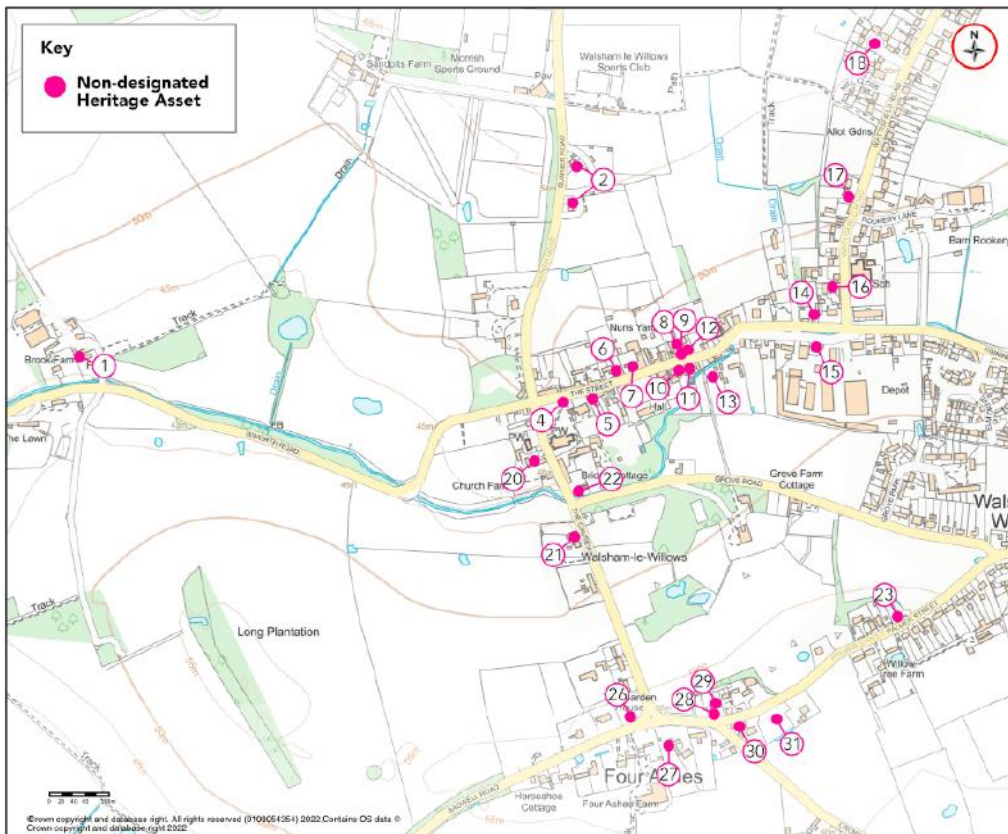
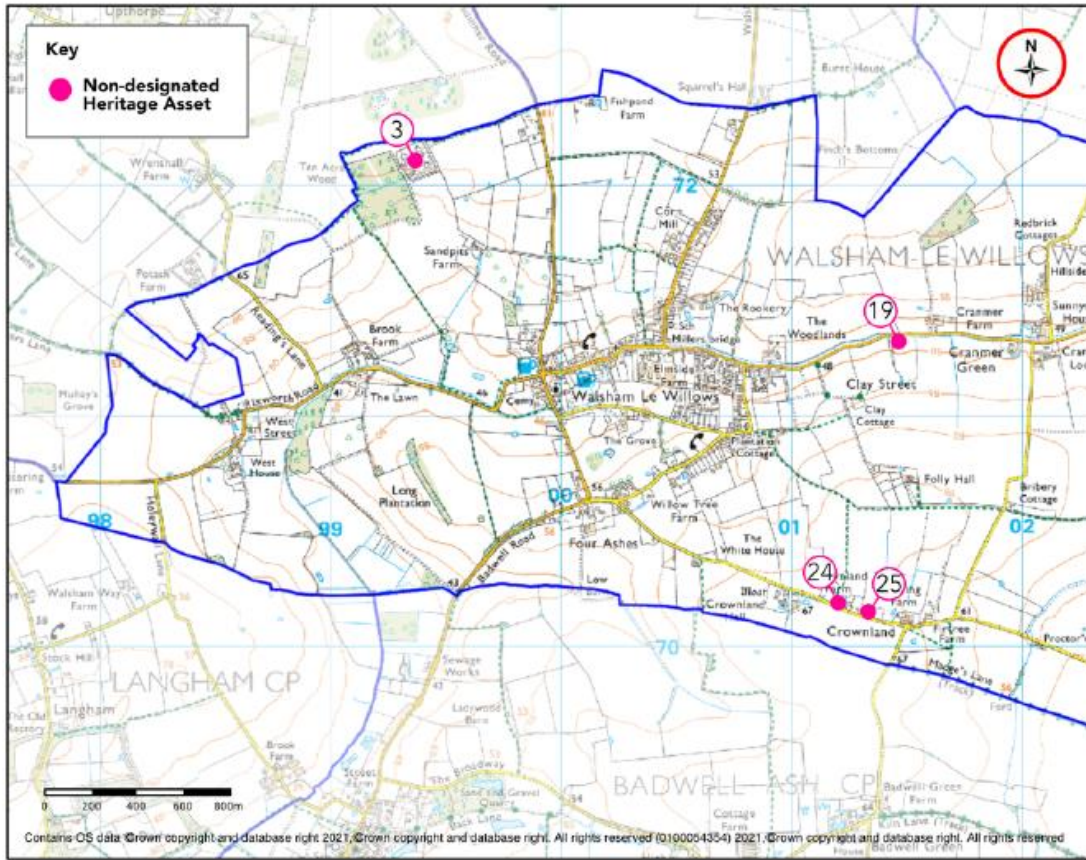


**Walsham le Willows
Neighbourhood Plan
Non-Designated Heritage Assets
Supporting Assessments**
April 2023

Maps showing the locations of the Non-designated Heritage Assets
 (Figures 37 and 38 in the submitted Walsham le Willows Neighbourhood Plan)



Walsham le Willows Non-Designated Heritage Assets Assessment Sheets

1: Bldg.	
Brook Farmhouse - West Street	
Age	In origin the farmhouse is late 16 th century, but there were alterations in the 18 th century.
Rarity	Quite typical of many farmhouses in this part of Suffolk dating from that period. Has been described as a typical Yeoman's house.
Architectural and Artistic interest	A timber framed building with pan-tiled roof; plain, but good quality beams. Substantial red brick chimney stacks.
Group value	The farmhouse forms a traditional group with the neighbouring Brook Farm Cottages (grade II listed), and a series of farm buildings of various ages.
Archaeological interest	Not known.
Historic interest	Quite extensive documentary evidence relates to this house; some reference also to the tenement which pre-dates the present house.
Landmark status	The farmhouse and the neighbouring cottages occupy a prominent position on an approach road to the village and are attractively surrounded by gardens and trees.

2. Bldg.	
Martineau Cottages - Summer Road	
Age	Late 19 th century – dated on front as 1890.
Rarity	Six cottages in two blocks of three built for estate workers by the Martineau Estate in Walsham; similar cottages also built in two neighbouring parishes. Architect designed and probably unique to this estate.
Architectural and Artistic interest	Good quality brick and peg-tile construction with considerable attention to architectural detail including decorated chimneys, jettied first floor, exposed beams, ornate barge boards, and biblical texts carved into beams.
Group value	Two blocks of three adjoining cottages built at slight angle to the road and forming a pleasing group.
Archaeological interest	None known.
Historic interest	Important record of village history reflecting the economic and social life of the village in the past.
Landmark status	Picturesque cottages occupying a prominent elevated site on one of the approach roads to the village.

3. Mon.	
Nuclear Bomb Depot - Summer Road	
Age	1950s
Rarity	An excellent example of Cold War facilities which are “now very unusual and surprisingly complete”. See: heritage.suffolk.gov.uk/Monument/MSF23795
Architectural and Artistic interest	Storage facility for early American nuclear bombs. Two long igloo type buildings used for Mk 7s and later Mk 28 thermonuclear weapons; of massive construction designed to withstand attack. Also brick and concrete watchtowers used to guard site.
Group value	The component parts gain enormous significance as a closely related group.
Archaeological interest	Non known.
Historic interest	Important reminder of when this area served firstly as a base for RAF Stirling bombers, then for USAF nuclear bombers, and finally for Bloodhound missiles.
Landmark status	Situated on a secluded, but locally well-known site.

4. Bldg.	
St. Catherine - The Street	
Age	17 th century - the remains of a larger building. It is the sole survivor of a set of cottages which originally projected in front of The Blue Boar.
Rarity	Unusual within the village.
Architectural and Artistic interest	A simple building, but the roof structure indicates its earlier manifestation.
Group value	Very important part of the street scene because of its position immediately next to the churchyard of St. Mary's; gives scale and context to the church.
Archaeological interest	Not known.
Historic interest	Quite extensive records going back to the mid-16 th century for this house and also for the house and shop which occupied the site before the present building.
Landmark status	Very important as a focal point on The Street - appears in many village photographs over the past hundred years.

5. Bldg.	
Maplestead - The Street	
Age	Probably late 17 th century.
Rarity	A traditional building for this area.
Architectural and Artistic interest	A well-proportioned brick faced building with front garden, and large internal chimney stack.
Group value	Sits well with neighbouring properties. Because it is slightly set back from the road it has the effect of funnelling the view down The Street - because of this, historic photographs have nearly always been taken from the pavement on this side of the road.
Archaeological interest	Not known.
Historic interest	
Landmark status	Occupies a very visible position on The Street, creating a pleasing transition between the Blue Boar, which is set well back from the road, and the neighbouring cottages which are built right up to the pavement.

6. Bldg.	
South Side and Barn Cottage - The Street	
Age	Probably 18 th century.
Rarity	Two of only three domestic buildings on the village street which are still clad in weatherboarding, the other being The Guildhall. This was formerly a much more common local construction method, but many have had the boarding replaced by plaster or brickwork.
Architectural and Artistic interest	The two buildings occupy two sides of what was probably a farmyard or similar workplace. Barn cottage is taken locally to be the village's earliest "barn conversion".
Group value	They form a very pleasing group around what now appears as a courtyard; highly visible from The Street.
Archaeological interest	Not known.
Historic interest	
Landmark status	Visually very prominent, a characteristic enhanced by virtue of the buildings being painted white.

7. Bldg.	
Lime Tree Cottages - The Street	
Age	Early 19 th century.
Rarity	The only pair quite like this on the street.
Architectural and Artistic interest	A pair of small, well-proportioned red brick cottages with pan tile roof. Attractive local brick, including alternating red and cream brick arches over doors and windows.
Group value	Distinctive part of the street scene.
Archaeological interest	Not known.
Historic interest	Both cottages have in the past been occupied by village tradesmen including Mr. Lovick the local watchmaker and jeweller.
Landmark status	Despite their limited scale they are prominent features of the street.

8. Bldg.	
Harry Nunn's Yard - The Street	
Age	Various ages dating back to early 19 th century.
Rarity	Very unusual indeed and unique in this area.
Architectural and Artistic interest	A collection of one and two storied buildings originally used as workshops and storerooms. Various constructions using timber, corrugated metal, brick and glass and built over a number of years.
Group value	Much of the value of these old commercial buildings lies in their existence as a cohesive group.
Archaeological interest	Not known.
Historic interest	These are very tangible remains of village industry which included a forge, a carpenter's shop, builders' merchants and coffin makers. The yard employed a large number of local people and provided work which was more skilled and better paid than the traditional farm work. At one time the site also included a Temperance Hall which was an important centre of social activity, and the base for a community band.
Landmark status	Adds immense character to the street scene; part of the site is now used as a residential property, known as Top Shop; the section nearest the road is separately owned and has of late been used as a cafe it is particularly important because of its unique construction and its focal position.

9. Bldg.	
Clematis - The Street	
Age	Probably early 19 th century.
Rarity	Has the best examples of a style of rustication found on several buildings in the village and probably produced by a local builder. Includes unusual patterning around the front porch and a large six-pointed star high on the gable end.
Architectural and Artistic interest	A very attractive cottage with good proportions and interesting design features, set off by a pleasant front garden.
Group value	Provides some of the huge architectural variation found along The Street which is an important characteristic of the village.
Archaeological interest	Not known.
Historic interest	
Landmark status	A small but prominent feature in the street scene on a natural focal point.

10. Bldg.	
The Old Bakehouse - The Street	
Age	17 th century - probably built in 1670s.
Rarity	Typical house of its period, but one of a very limited number of properties in the village centre which remain thatched.
Architectural and Artistic interest	A pleasant timber framed building with a thatched roof - some of the timbers appear to be from an earlier building.
Group value	Forms part of a group half-way along the village street.
Archaeological interest	Not known.
Historic interest	A significant former commercial building which for many years served as the village bakery. Some written records going back to the original building of the house.
Landmark status	Holds a prominent position in The Street.

11. Bldg.	
The Old Bakery - The Street	
Age	18 th century.
Rarity	Typical house of its period although roof structure with four sloping sides is less common in the village.
Architectural and Artistic interest	A pleasant timber framed building faced with white brick which has since been painted. Side of regular flintwork. Includes modillion cornice and the earlier shop window.
Group value	Forms part of a group half-way along village street and is again important in adding to the architectural variety which can be found along The Street.
Archaeological interest	Not known.
Historic interest	A significant former commercial building which for many years served as the baker's shop alongside the neighbouring bakehouse.
Landmark status	Holds a prominent position in The Street.

12. Bldg.	
The Old Infants School - The Street	
Age	19 th century
Rarity	Unique within Walsham le Willows.
Architectural and Artistic interest	A fine example of a late Victorian village school made predominantly of red brick with a slate roof and stonework around the windows. Retains virtually all its original features including the heavy school door and window fittings. Considerable care and sensitivity has been involved when it was converted into a two storied domestic property.
Group value	An individual building.
Archaeological interest	Not known.
Historic interest	This was the third school to be built in the village following the original Boys School and the later school for Girls and infants, both of which are nearby on the opposite side of the street.
Landmark status	A prominent building in a slightly elevated position. It exemplifies much that is characteristic of Walsham Street in that the dimensions, roof angle, building materials and orientation all contrast with its neighbours.

13. Bldg.	
Avenue Cottages - The Street	
Age	Both parts are from the 17 th century, but were dramatically altered in the late 19 th century.
Rarity	A unique situation.
Architectural and Artistic interest	Good quality timber framed buildings with a thatched roof and very unusual arrangement.
Group value	Much of the value lies in having the two cottages linked together.
Archaeological interest	Not known.
Historic interest	The site has been occupied from the early 14 th century and there are comprehensive records from there onwards. From the early 16 th century through to the 19 th century the occupiers were the locally important Rainbird family. One cottage consists of the remains of a larger house which was truncated in about 1860 in order to allow the creation of The Avenue linking The Grove to The Street; the second cottage is the attached barn which was converted into a house at roughly the same time.
Landmark status	Avenue Cottages occupy an important location where that part of the Conservation Area covering The Street joins the section of the CA that includes all the parkland around The Grove.

14. Bldg.	
Vine Cottages - The Street	
Age	Partly late 16 th century but modified over the years and substantial sections are early 18 th century.
Rarity	An unusual evolution of a domestic building.
Architectural and Artistic interest	One late 16 th century room is part of an earlier house built on the same site but the building developed over the years and one cottage is 18 th cent.
Group value	Much of the value is in the fact that it is the remains of a group of buildings once standing around a yard.
Archaeological interest	Not known.
Historic interest	There was certainly a cottage here in the 15 th century and the earliest written record dates to 1505. Records show that in 1612 the property was divided into two separate dwellings, and it seems likely that division and subsequent amalgamation happened on various occasions.
Landmark status	The collection of small cottages on this section of The Street makes a pleasing contrast to the rather grand neighboring property.

15. Bldg.	
Cygnets House - The Street	
Age	Early 17 th century
Rarity	A typical building of that period, but the sole survivor of a line of cottages in this part of The Street.
Architectural and Artistic interest	A typical timber framed building of that age; originally thatched but now roofed with pantiles. Unlike most of its contemporaries it was built end-on to the road.
Group value	Although on the main street part of its impact lies in the fact that it appears quite isolated. This is largely the result of many of the former neighbouring properties being demolished in the mid-20 th century.
Archaeological interest	Not known.
Historic interest	Fondly known as being one of the village's former inns. It was known as "The Swan", probably relating to its position next to the stream, but became a private residence in the late 20 th century when it was renamed. It gave its original name to the pedestrian pathway running along this section of the stream - it is always known as Swan Path.
Landmark status	It occupies a slightly elevated position close to the stream. In this area the stream banks are occupied by an attractive selection of native trees surrounded by natural vegetation. This is one of the more picturesque parts of the central village and Cygnets House is an important component of this scene.

16. Bldg.	
The Maltings - Wattisfield Road	
Age	Early 19 th century.
Rarity	An unusually complete set of industrial buildings located near to the centre of the village, and subject to an award winning conversion to residential use in the later 20 th century.
Architectural and Artistic interest	This was a substantial range of very well constructed outbuildings adjoining an oasthouse. Made largely of unknapped flint cobbles with local white brick surrounds to doors and windows, except on the rear of the building where red brick is used. Original rooflines have been retained as has the sack-hoist which projects out over the road.
Group value	The existence of the complete group of buildings is a vital aspect of their value.
Archaeological interest	Not known.
Historic interest	Clearly of great interest and value as an extremely tangible reminder of what would have been a very important local industry.
Landmark status	This is the largest old building in the village after the church; it is up to four storeys high, and being situated right next to the road it has a considerably impact on the street scene.

17. Bldg.	
Fuschia Cottage and adjoining- Wattisfield Road	
Age	19 th century
Rarity	Originally a terrace of three houses. Similar in style to Lime Tree Cottages (Bldg. 7) but the only terrace of this age and style in the village.
Architectural and Artistic interest	In design these are very “ordinary” workers cottages built in their thousands all over the country. These are made of good quality red brick and within the context of Walsham le Willows stand out as being unusual, a fact probably related to the relative inaccessibility of the village.
Group value	The value lies largely in the existence of the complete group.
Archaeological interest	Not known.
Historic interest	A reminder of cottage life in a rural village.
Landmark status	Occupy quite a prominent position and present a relatively substantial frontage to the road.

18. Bldg.	
The Mill (remains only) - Wattisfield Road	
Age	19 th century
Rarity	Like most villages in this area Walsham le Willows was dependent on wind power for milling and bread. At one time there were four mills operating in the parish, but this structure is the only solid evidence of their existence remaining.
Architectural and Artistic interest	Shows the traditional method of constructing the base of a post-mill. It now forms an attractive and highly distinctive centre piece to a small late 20 th century housing development.
Group value	Individual.
Archaeological interest	Not known.
Historic interest	The site is relatively elevated and at one time contained two windmills – an earlier weatherboarded wooden tower mill, and a later post mill with a brick base and a wooden superstructure. The earlier mill was taken down in the 1940s and the later mill gradually fell into disuse from the 1960s onwards. When the modern houses were built the old brick base was renovated, given a new roof, and sold as an annex to one of the new houses.
Landmark status	A very distinctive feature but only visible in the immediate vicinity.

19. Bldg.	
Cranmer Cottages - Cranmer Green	
Age	19 th century
Rarity	This was originally one house, but later divided. Many older properties in the village were encased at a later date, but this building is very unusual in the area in that it was encased with flint and only used red brick on window and door surrounds and at the corners.
Architectural and Artistic interest	Well-built with pleasing proportions and details.
Group value	Form a semi-detached pair.
Archaeological interest	Not known.
Historic interest	Traditional farm workers cottages.
Landmark status	Occupy a prominent position on one of the main approaches to the village.

20. Bldg.	
Church Farm Barns - The Causeway	
Age	Probably 18 th century.
Rarity	Very unusual to find a group of barns still being used for agricultural purposes right in the centre of a village. Unique in Walsham le Willows.
Architectural and Artistic interest	Traditional design with huge central doors to former threshing floor of main barn; subsidiary barn includes large storage area and open sided cart-shed; traditional construction with heavy timber frames, weatherboarding and pantile roofs.
Group value	Their value as a group is fundamental, particularly when seen within the curtilage of the neighbouring Church Farmhouse, (late 16 th / early 17 th century - grade II listed).
Archaeological interest	Not known.
Historic interest	These barns represent a very tangible reminder of the village's agricultural past.
Landmark status	These are very prominent buildings in the village street-scene, occupying a highly visible, elevated position near to the central village cross-roads and immediately opposite the grade I listed Church of St. Mary.

21. Bldg.	
Martineau Cottages - The Causeway	
Age	Late 19 th century.
Rarity	Another block of three cottages built for workers on the Martineau estate. The mock Jacobean design with Arts and Crafts influences is probably unique to Walsham.
Architectural and Artistic interest	Very well built houses with generous proportions and considerable detail. Ground floor is brick built with stone window surrounds and stone mullions; the jettied first floor is rendered but faced with mock woodwork; the main external beams carry a carved text.
Group value	Although a single, relatively isolated block of cottages its nearest neighbour is a slightly earlier block of estate cottages with a higher level of decoration and elaborate Jacobean-style chimney stacks – this block is grade II listed, and together they give an interesting record of developments.
Archaeological interest	Not known.
Historic interest	These buildings are a wonderful, and much loved record of the benevolent paternalism and philanthropy shown by the Martineau family to the village over many decades. The central section of the building was at one time used as the village police station.
Landmark status	The two blocks of cottages are the dominant features to be found on The Causeway and are central to giving the road its character.

22. Bldg.	
Bridge Cottage - Grove Road	
Age	Early 18 th century
Rarity	It is very unusual for such a small detached cottage to survive for so long without later additions and extensions.
Architectural and Artistic interest	A very attractive picture-postcard cottage with considerable charm. It sits in a small cottage garden and is reached by crossing a private footbridge across the village stream.
Group value	An individual building.
Archaeological interest	Not known.
Historic interest	
Landmark status	Although a very small building it has considerable visual impact and gives much character to this corner of the village.

23. Bldg.	
Hunts End Cottage - Palmer Street	
Age	Early 18 th century.
Rarity	Because of its construction it is thought to now be unique in Walsham.
Architectural and Artistic interest	A timber framed building with a thatched roof and walls of a predominantly clay-lump construction. Although clay-lump is quite widely seen in farm buildings, outhouses and minor extensions in the area it is unusual in this village for it to survive as such a major part of a domestic building. Recent restoration work has included quite elaborate pargeing on part of the frontage; this may well echo earlier decoration.
Group value	The building is currently in two units; in the past it has been occupied as one unit and may well have been subdivided into three at times.
Archaeological interest	Not known.
Historic interest	Mainly because of its construction.
Landmark status	It has considerable impact on the street scene as virtually all the houses in this part of the village are from the 20 th century.

24. Bldg.	
Crownland Farmhouse - Crownland	
Age	Late 16 th century farmhouse built on the site of an earlier house.
Rarity	A good example of a simple four-square farmhouse built by a yeoman farmer on a holding well away from the main village.
Architectural and Artistic interest	Simple design with internal chimney and the later addition of a front porch.
Group value	Well distanced from neighbouring properties, but one of a line of four holdings set at equal spacing along the northern side of Crownland Road.
Archaeological interest	Not known.
Historic interest	There are extensive historical records relating to this property. The house was built by Richard Cook in c. 1580 and went with a barn, a pigstye and an orchard. There were 19 acres of land which were later extended to 38 acres. The same family retained the holding for about a hundred years; they were members of the Separatist Brethren and some of the family were buried in the orchard.
Landmark status	The four, equally spaced, former farms along this section of road are a very distinctive feature of the landscape of the hamlet of Crownland.

25. Bldg.	
The Quillet - Crownland	
Age	Records suggest that the present house was built in about 1520 on the site of an earlier house; probably built by William Rampley.
Rarity	It is very unusual to find a set of four similar farms arranged in this manner.
Architectural and Artistic interest	A simple four-square house with a central internal chimney, and later extensions to the rear.
Group value	Well distanced from neighbouring properties, but one of a line of four holdings set at equal spacing along the northern side of Crownland Road.
Archaeological interest	Not known.
Historic interest	There are extensive records relating to this property going back to the late 14 th century. It was owned by members of the Rampley family for almost two hundred years. The name Quillet means a strip of arable land and for much of this time the holding extended to 38 acres.
Landmark status	The four former farms along this section of road are a very distinctive feature of the landscape of the hamlet of Crownland.

26. Bldg.	
Garden House - Four Ashes	
Age	One of the very oldest houses in the village with parts dating back to the 15 th century.
Rarity	There is nothing comparable in Walsham le Willows.
Architectural and Artistic interest	A small cottage with a slightly later extension. High angled roof which was originally thatched; a fine set of exposed external beams and studwork.
Group value	
Archaeological interest	Not known.
Historic interest	Value lies in the age of the building, the attractiveness of the construction and design, and the fact that a small, detached house has survived without the addition of modern extensions.
Landmark status	Garden House sits in a relatively secluded position partly surrounded by mature trees and shrubs; very attractive and much admired.

27. Bldg.	
The Rosary - Four Ashes	
Age	Early to mid-16 th century but the exterior was remodeled in the early 19 th century.
Rarity	The fine Georgian frontage is unusual in Walsham.
Architectural and Artistic interest	The basic structure is of a timber framed house but from the outside we see a very fashionable white brick house with a slate roof and gable-end chimneys; there are five symmetrically placed 16 pane sash windows, and a central door with fanlights. The property is bounded on the roadside by a low brick wall surmounted with metal railings.
Group value	Detached house in what were extensive grounds.
Archaeological interest	Not known.
Historic interest	There are extensive written records covering the history of the house and extending back to the 14 th century for previous houses on the site. The Rosary was used as a private girls boarding school for much of the 19 th century.
Landmark status	It occupies a very prominent position on Four Ashes Corner and at the head of The Causeway. This is a house built to be seen.

28. Bldg.	
Clipper Cottage - Four Ashes	
Age	At least early 18 th century but possibly earlier.
Rarity	Although once very typical of village cottages in the area this is one of only a few still surviving in Walsham with its thatched roof.
Architectural and Artistic interest	Traditional timber framed cottage with thatched roof, two gable-end chimneys, and a rear outshut. Main windows enlarged and replaced with modern designs in second half of 20 th century.
Group value	The street-scene in this part of the village has remained largely unchanged for the past two hundred years. Clipper Cottage holds a prominent and central position in a group of eight cottages.
Archaeological interest	Not known.
Historic interest	There are extensive written records relating to this piece of land and the buildings which have stood on it going right back to the 14 th century.
Landmark status	This group of cottages is one of the focal points in the hamlet of Four Ashes and they are vital in creating its distinctive character.

29. Bldg.	
Gurnard Cottage & Jackdaw Cottage - Four Ashes	
Age	At least early 18 th century but possibly earlier.
Rarity	Although once very typical of village cottages in the area many of them were demolished in the mid-20 th century and these are a nice example of a surviving pair.
Architectural and Artistic interest	Traditional timber framed building with pan-tiled roof, a single central chimney stack, and a rear outshut. Two characterful dormer windows to southerly aspect, one with original catslide roof and the other with a modified gabled roof.
Group value	The street scene in this part of the village has remained largely unchanged for the past two hundred years and these cottages are important in helping to create an intimate and close-knit atmosphere which is characteristic of this hamlet.
Archaeological interest	Not known.
Historic interest	There are extensive written records relating to this piece of land and the buildings which have stood on it going right back to the 14 th century.
Landmark status	This group of cottages is one of the focal points in the hamlet of Four Ashes and they are vital in creating its distinctive character.

30. Bldg.	
The Mount - Four Ashes	
Age	Second half of 18 th century - contains a date mark of 1760.
Rarity	One of a small number of similar design in the village.
Architectural and Artistic interest	Timber framed building with pan-tiled roof; one large central chimney stack and a gable end external chimney. Fenestration for front of house similar to building 32 on the opposite side of the road.
Group value	The street scene in this part of the village has remained largely unchanged for the past two hundred years and this cottage is in a prominent position within the group.
Archaeological interest	Not known.
Historic interest	When Mrs. Sylvia Colman completed her survey of village buildings on behalf of the County Council in the 1960s she described The Mount as "A pleasing traditional building in a prominent corner position" and included it in her list of buildings "worthy of inclusion in the Statutory List".
Landmark status	This group of cottages is one of the focal points in the hamlet of Four Ashes and they are vital in creating its distinctive character.

31. Bldg.	
Flint Wall - Four Ashes	
Age	Probably 19 th century.
Rarity	Flint walls are a common feature of the village, but this one is unique in terms of its dimensions and position. It forms the boundary between a small field, currently down to grass, and the road. The wall runs along the road for about 55 yards and is generally in the region of 5 to 6 feet high.
Architectural and Artistic interest	Made of large natural cobbles with a few random red bricks; there are vertical courses of red brick at intervals and there is a capping of shaped red bricks.
Group value	An isolated feature.
Archaeological interest	Not known.
Historic interest	The nearest house is known as The Maltings and it is possible that the wall represents the final remains of an earlier industrial development.
Landmark status	It is a very prominent and characterful feature on this section of Palmer Street.