



2002-2003  
Neighbourhood Renewal  
2004-2005  
Supporting People

**LOCAL LIST:**

# *Nayland with Wissington*

**2004**



The Nayland with Wissington Local List was adopted on 14th September 2004.



## INTRODUCTION

**H**istoric buildings and structures are a precious and finite resource, and they are powerful reminders of the ways of life and work of earlier generations. Buildings, which are of national importance for their 'special architectural or historic interest' are placed on the national lists by the Department of Culture Media and Sport (DCMS) and known as listed buildings. These are given a significant degree of protection, since Listed Building Consent is required for the majority of building operations other than 'like for like' repairs. (see separate leaflet).



There are however many buildings, not of national importance, but which contribute significantly to a locality as examples of the work of local architects, as reminders of events in local history or as celebrations of a local way of life. Such buildings can form the basis of a 'local list', which is usually compiled by members of a local amenity society, who have the best first hand knowledge of the buildings on their patch. Hopefully the existence of a local list will encourage building owners to appreciate the historic value of their properties, and bear this in mind when undertaking alterations that might not require any formal approvals.

## COMPILING THE LOCAL LIST

**T**he production of a Local List for an area needs to go through a number of stages. Once a draft list has been produced, this would then be put out to public consultation before a final version is agreed. This process as a rule generates sufficient textual and photographic information to allow a small publication to be put together, which can then be officially adopted by Babergh District Council as supplementary planning guidance.

**M**ost of the buildings on the list are in private ownership without any right of public access. Inclusion on the list does not imply that these buildings are open to the public, please do not enter on to private property without the land owner's permission.

## HOW ARE THE BUILDINGS CHOSEN?

**R**easons for including buildings on a local list include one or more of the following: architecture, local historical association, or because they involve interesting local building techniques or materials. In addition it is usual to include buildings which through some oversight have been missed from the national lists.

Since the older and rarer a building is, the more likely it is to be on the national lists, local lists tend to include a few older buildings that have been significantly altered, along with many more recent buildings, in particular those dating from after 1840.

## HOW ARE THEY PROTECTED?

**B**abergh's Local Plan (1995 and the 2003 Second Deposit Draft) includes policies recognising the importance of buildings of local interest, seeking their identification and protection. In addition many local list buildings will be part of historic settlements and are therefore likely to be afforded the extra protection of being within a Conservation Area.

Ideally, a Local List will include a brief description of each building or structure on the list, preferably with a photograph to aid identification. Copies of these descriptions can be inspected at Babergh's Planning Office. The intention of local listing is to identify the character or interest of these buildings and thereby encourage their protection.

## DO I NEED ANY APPROVALS?

**A** building on a Local List is subject to no additional requirements with respect to whether Planning Permission or Conservation Area Consent is required for proposed alterations or demolition. However if such approval is needed, the determination of applications for works to such buildings will take account of the building's being on a Local List as a material consideration.

## HOW DO I OBTAIN APPROVAL?

**Y**ou are recommended to discuss your proposals with the Council prior to making an application so that you will know what is likely to receive support, so that your application is well presented and the reasons for making it are fully explained.

Always make your application well in advance of when you plan to undertake any work. Decisions are normally made within eight weeks.

### ADVICE IS FREE

Babergh's Development Control Team can provide free impartial advice on the need for approval.

**Write:** Head of Planning (Control)  
Babergh District Council  
Corks Lane  
Hadleigh  
Ipswich  
IP7 6SJ

**Call:** 01473 822801  
in the first instance  
and explain your query

**Email:** [planning@babergh.gov.uk](mailto:planning@babergh.gov.uk)

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# Denmark Villas

## 31 & 33, Bear Street

1



Built 1897, according to the datestone above the front doors. Pair of semi detached cottages. Soft red brick walls, original lime mortar pointing, slate roof. No. 33 has its original timber sash windows and doors; No. 31 had replacement upvc doors and windows in 2002.

These cottages are thought to have been built on the site of an earlier medieval building, because the timber frame east wall of No. 35 abuts the west wall of No. 33. This east wall of No. 35 pre-dates the main structure of the house which must, therefore, have been built up against an existing building on the present site of Nos. 33 & 31.

# Boundary Wall between 59 & 61, Bear Street

2



Suffolk white and red bricks, with interesting triangular pointed coping stones, which are unique in Nayland. A 19th century survivor which separates 1960s council houses from No. 61, Bear Street.

# Hampstead Villas

## 61 & 63, Bear Street

3



Slate roof, soft red brick walls. Two chimney stacks with original chimney pots. No. 63 retains original timber sash windows (four panes) and front door with attractive contemporary door furniture. Some internal features. A fine survivor from this period. However, in 2002 the windows and doors of No. 61 were replaced with upvc style, not matching the original pattern, being top hinged single pane windows.

Built in 1902 from the last load of bricks to be brought down by lighter from the Ballingdon Brick Co., Sudbury and received at Deaves Wharf, one of the six Nayland quays located behind the present Church Hall.

# Hampstead Villas 61 & 63, Bear Street

3



# 65, Bear Street



A 16-17th century peg tile, painted render, single storey, non domestic building with two storey modern extension.

It is thought to have been originally an agricultural building outside the medieval town, and, as such, is a unique surviving example of a rural non domestic building.

# Telephone Box

## Bear Street

5



Believed to be K6 pattern, based on the design of Sir Giles Gilbert Scott, with original "TELEPHONE" lighted notice on all four sides.

# Youth Club / Scout Hut

bottom of Fairfield Bear Street

6



Thought to date from before WWI, as the wooden construction of this building is similar to huts dated 1912 on the site of the Maltings Sanatorium, Wiston. It was used as the library for the Sanatorium and was given to the Nayland Youth Club in about 1962, when it was rebuilt in its current form. It is now used by the Scouts for storage. Dimensions 3m x 10m.

*(Source: Rosemary Knox)*

# The Scout Hut

(near cemetery) Bear Street

7



Built about 1920: timber walls; porch on raised wooden floor; tin roof, recently replaced. Dimensions 4m x 6m.

It is thought that the hut was used by Miss Oates, (sister of Captain Lawrence Oates of Scott's ill-fated Antarctic expedition, 1910-12), as her studio/house for several years when the family home, Gestingthorpe Hall, near Sudbury, was sold in 1946, until she moved to nearby Liston a few years later.

She offered the hut to Sudbury Scouts in the early 1950s. Members of the Nayland Scouts approached the then District Commissioner, Brigadier Sterland of Polstead and he agreed that Nayland could have the hut. It was dismantled by a group of Nayland Scouts and re-erected on land belonging to the Rowley Estate, the Rowley family having been Lords of the Manor of Nayland since the early 19th century. Meetings are still held in the hut twice a week, more than fifty years later.

*(Source: Mr. Andrew Macbeth & Mrs. Corinna Brown, late of Gestingthorpe Hall)*

# Lych Gate & Cemetery off Bear Street

8



Timber lychgate with the inscription: "*I am the Resurrection and the Life*". Red-brick walls and flint infill, with stone cappings to piers.

The Nayland Cemetery was consecrated in April 1887. Half an acre of land was given by Sir Charles Rowley Bt. when the graveyard at St. James Church became full. A tomb of interest is that of Samuel Alston 1809-87 who, with his sister Margaret, paid for the walls and lych gate, all of which survive intact. He was the first person to be interred in the new cemetery and his funeral took place an hour after the consecration of the ground.

*(Source: Burial Register)*

# Lych Gate & Cemetery off Bear Street.

8



# The Old Vicarage

(now Nayland House) Bear Street

9



*The vicarage in  
the Rev. Gray's time,  
1879-1909*

Built in 1887 by The Rev. Gray in a more elevated position than the existing Vicarage in the High Street. Local tradition has it that his children suffered from bad chests and this was thought to be a healthier place to live. The building is now a care home for the elderly. Built in late Victorian style with red-brick and timber sash-windows. There are recent additions to the north, east and south.

*(Photograph by kind permission of St. James Nayland PCC)*



# 95 -109, Bear Street



Four pairs of houses, built around 1920 in the Arts and Crafts style. Designed by the distinguished local architect, Paul Earee.

Paul Earee (1888-1968), artist, architect and poet, was a member of the 'Bury' group. He designed the School Room attached to the Sudbury Methodist Hall and several substantial private houses in and around Sudbury. His work for Melford RDC involved designing council houses (for example, four pairs in Long Melford, opposite The Maltings complex and four pairs on the A1092, just outside the village). During WWII, he was on the War Damage Commission covering an area including, Braintree, Halstead, Hadleigh and Sudbury.

A retrospective exhibition of his work was held in the Quay Gallery, Quay Theatre, Sudbury in November 1969.

*(Source: Mrs. Margaret Shaw, daughter of Paul Earee)*

# Lock Cottage off Bear Street

11



Built around 1800, as a “two up, two down” lock keeper’s cottage, one of sixteen identical cottages built along the Stour Navigation, of which only two remain. 1930s kitchen extension and 1973 two storey red brick addition. Peg tile roof and original building of painted brick. Original Yorkshire sliding casement-windows and one original fireplace remaining on the ground floor. In use by lock keepers until about 1916.

Nayland Lock was the halfway point of the Stour Navigation and the original lock was a 60 ft. timber structure, the lock gate posts being supported and braced with heavy overhead lintels. The lock pit was filled in when it was replaced by the Horseshoe Weir in 1947. The water level in the lock pool is now about 9 ft. lower than in the days of the Navigation. The remaining flood gate is being restored by the Environment Agency. Originally there were four.

The Stour Lighters changed very little over the ages, double ended and clinker built. Towed in pairs; 17 tons each. Towing horses were ridden and not led, usually employing boys or small men. A feature of the Stour Navigation was the constant changing of the tow path from one bank to the other as the Navigation Company was never able to get continuous access.

*(Source: Nick Hardinge, 'Lock Cottage & Notes on History of Nayland', Denis Halliday)*

# 60 & 64, Bear Street

12



Built around 1840 as a row of cottages, replacing early timber-framed buildings, destroyed by fire. Some of the original chimney stacks remain. Slate-roof with walls of painted brick. Doors and windows replaced. Modern extensions to the south.

There are few examples of this style of building in the village.

# Church Hall

## Bear Street

13



Stone inscription above the door, "*National School 1857*". Peg tiled roof; soft red brick walls with quoins in Suffolk white brick. The fine decorated barge board is unique in Nayland.

This building dates from the 1850s and is said to have been built as a Mission, or refuge, to provide overnight accommodation for barge crews by the Deaves family, builders and builders merchants who owned the wharf after whom it was named. For a brief period from 1857, it was the National School. In 1889, it was given to St. James Church and continued to be known as the Mission Room.

In 1987, due to its deteriorating state, it was closed and rebuilt, using the original bricks and tiles. It was re-opened in 1992.

# Peter Moss & Sons

## Bear Street

14



This timber building, attached to Sargents (No. 70), dates from the mid to late 19th century and was given to Deaves & Sons, builders, by a previous owner of the house. It was used for coffin storage. The red brick outbuilding was used for storage of goods from Deaves wharf, formerly known as Nevard's wharf. One of the few surviving examples of Nayland's industrial heritage. Included for historical interest.

Attractive decorated steel railings on the street side are included as a fine modern addition to the street scene.

*(Source: Colin & David Moss)*

# Peter Moss & Sons Bear Street

14



# 15, Birch Street



The only unlisted building in Birch Street, and, as such, included for group interest.

Late 19th century, two storey painted brick building; peg tile roof; timber sash windows (four pane). Recent successful timber clad extension with pan tile roof.

# Wissington House (Old Rectory), Wissington

16



Red brick, slate roof, interesting porch. Built first as a Queen Anne's Bounty House in the 1820s, as the non resident vicar let the previous rectory collapse. Enlarged by the Rev. Birch in the 1840/50s. Sold into private hands when the benefice combined with Nayland in the 1920s. Enlarged again in the late 20th century, respecting the original design.

*(Further information in the Bury St. Edmunds Record Office.)*

# 'VR' Letter Box Wissington

17



Situated beside the lane leading to St. Mary's Church, off Bures Road.  
The letter box is inset into a brick plinth.

# Telephone Box Wissington

18



Possibly K6, design by Sir Giles Gilbert Scott. Particularly pleasing that the original 'TELEPHONE' lighted panel remains on all four sides.

Stands beside the letter box above.

# Old Fox Inn

## Bures Road, Wissington

19



Render, painted brick, slateroof. Late 18th / early 19th century. There is no inn marked here on the Tithe Map of 1839, but there is a grocer on this site by 1851, who becomes a licensed victualler by 1861. It became the property of Cobbolds and, later, Tolly Cobbold. Closed as a pub in the 1970s and became a private house. Few alterations.

# Creems

## Bures Road, Wissington

20



Plain tile and rendered 16th century house, possibly older, with original features internally and externally.

# Wiston Barn Wissington

21



The Enclosure Map of 1839 clearly shows the outline of a building on this site. This interesting and attractive 1960s thatched, timber framed barn conversion was formerly the barn of Creems and was sold off in the 1950s.

# Wissington Grove

## Bures Road, Wissington

22



Render and plain tile. 17th century origins, beneath Victorian additions. Certainly old, listed farm buildings and a long record of farming on this holding. Old name was Aldhams, changed in Victorian times.

# Sargents Farm

## Bures Road, Wissington

23



Of 16th or 17th century origin, rendered and plain tile, but with major alterations and additions over last 50 years, Sargents was a very old free tenement, probably a medieval holding, and there was certainly an older house here. In the late 19th century, it became part of Wissington Grove farm having earlier been a farm in its own right. It was recently sold out of the Grove Farm and alterations revealed evidence of an earlier building.

# 1 & 2, Blacksmiths Cottages Bures Road, Wissington

24



Datestone "JWC 1901". Plain tile, redbrick. Both have recent side additions. They were used as farm cottages for Wiston Grove farm and only recently came into separate ownership. Included as rare surviving examples of late 19th / early 20th century farm workers' dwellings.

# 1-4, Fox Cottages Bures Road, Wissington

25



Render, slate roof. There have been houses on this site for a long time. From Nayland Manor papers, they seem to have belonged to Rushbanks Farm, (26). No. 1 is clearly the most recent and has been much altered. No. 4 had a coin of 1769 stuck in the wall and this looks a likely date for Nos. 1-3. All have had recent extensions. They belonged to the Sanatorium, but, in the 1970s, they were left empty.

# Rushbanks House

## Bures Road, Wissington

26



This house is made up of a much earlier rendered timber frame building, wrapped round with brick extensions and re-roofed in slate. It was originally a farm, a free tenement of Nayland Manor called Weeping Hill. The name was changed in the 19th century. In about 1918, it was sold to the East Anglian Sanatorium (later Jane Walker Hospital) who used it as a nurses home until the 1970s, when, for a short time, it became an old peoples' home. It is now a private house. The farm has remained separate.

# St. Mary's Barn Wissington

27



This barn replaced a much larger earlier one of medieval origin. It has been restored, but the site is of great historic interest. The land was given in the Middle Ages to the Gild of St. Mary. The Gild was suppressed at the Reformation, but Robert Cowper, of Wiston Grange, helped to organise the buying of the land for the benefit of the town of Nayland. From 1558 it was known as St. Mary's Barn and remained in the ownership of the Nayland Charities (earlier Feoffees) until well into the 20th century.

# Chase Cottage

## Wissington

28



The date “1839” appears on the side of this building, but this is thought to be a re-plastering date, as the interior appears to date from the early 18th century. It became part of the Sanatorium, with an extension added on the west side. Most of this was later knocked down, but the bathroom was included within the house when it was re-plastered.

# Maltings Chase

## Bures Road, Wissington

29



Built in 1968, on the site of Illingworth Building of the Sanatorium. Designed by Edward Cullinan and built by Kingsburys of Boxford, it is being considered for listing by English Heritage, as an example of an unaltered 1960s house.

# Hills Farm

## Campion Hill, Wissington

30



Red brick, slate roof, original sash windows and front door. Built almost certainly by the Holton family, who farmed the Grove and the Hall, as the house is first recorded in about 1850. Pleasant simple Victorian farmhouse, probably little altered. Purchased from Holtons executors by Crooks, the Leavenheath farmer. The present owners became tenants in the 1920s and bought it in 1947.

# Smokey Cottage

## Campion Hill, Wissington

31



Previously thatched cottage of 17th / 18th century origins, now render and plain tile. Its one and a half storeys retain the steeply pitched roof. An agricultural cottage, associated with Grange farm, until it was sold in the 1970s.

# Stocks Cottage

## Champion Lane, Wissington

32



Datestone "1747", over the front door. This is the original farmhouse of Radleys Farm, as the present one is much later. No major external work has been done to it recently. Radleys is one of the very old medieval tenements (Nashes) of Wiston. There is a sale notice for it under that name in 1888, where it is described as a brick house with tiled roof. It is now rendered. Included for historic interest.

# Loretto

## 6, Church Lane

33



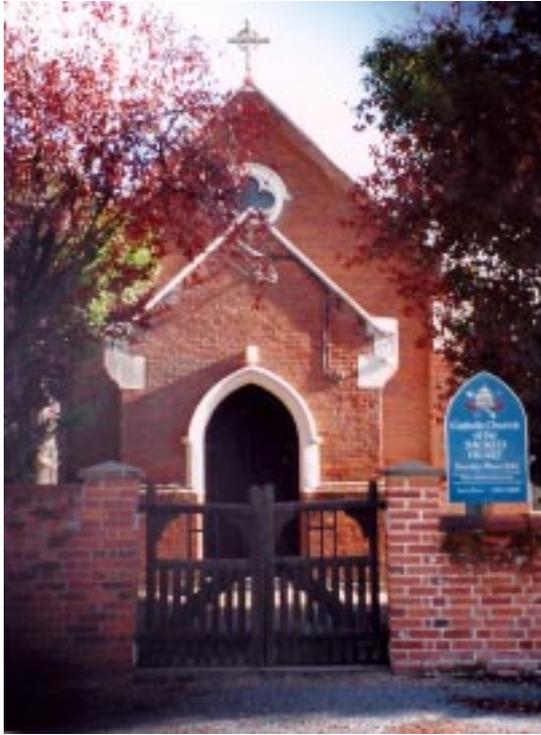
The original Victorian red-brick house was extensively altered in Edwardian times. The bay windows, front door and other features are fine examples of this style.

Built in about 1875 and purchased in 1907 by the two Miss Cuddons, whose family were brewers in the village and beneficiaries of the Catholic Church of the Sacred Heart. The house was gifted by them to the Roman Catholic Diocese of Northampton in 1926. The grounds originally extended north to Fen Street. In 1959, this section was sold to the owner of Rose Cottage, Fen Street.

*(Source: Mrs. Sally Arnold)*

# The Roman Catholic Church of the Sacred Heart

34



Red brick wall, peg tile roof, decorative stonework round the windows (three on each side, rose window above the porch).

Built by the generosity of the Cuddon family\* at a cost of £400 in the Decorated Gothic style. The opening mass was celebrated on 18th December, 1902. The value of the land was given as £5 and the building at £150. The builders were Downs & Stephenson of Hadleigh.

*A contemporary description gives its measurements to be “42ft. long by 22ft. wide, divided by four bays, with the Sacristy at the south side and a porch at the entrance. The High Altar is raised on steps from floor level and made from polished Sicilian marble, resting on four carved capital columns with moulded bases”.*

*(Source: “Faith of Our Fathers” by Patrick Surrey, 2003)*

*\*The Cuddon family had moved to Nayland in about 1840 and founded the Cuddon Brewery at the Butts, Church Lane.*

# The Old School

## 14, Church Lane

35



Soft red brick, slate roof with original fenestration, attractive stone lintel and red brick boundary walls, with curved coping stones in the gothic style.

Built in 1848 by the Nayland Charities (Feoffees) and in use until 1957. It was first a National School and later the British School; in 1865, it was amalgamated with the Bear Street National School (later the Mission Room and Church Hall) with boys and girls attending in Church Lane and the infants going to Bear Street.

*(Source: "Nayland: Suffolk Town and Village", Conservation Society 1992)*

## 21, Court Street



Timbers dating back to the late 17th and early 18th centuries have been identified beneath the brick and render walls of this cottage. Its present form dates from the 1830s, with alterations to the front windows in about 1910.

The building, with its traditional outbuildings, was used as builders' premises by two generations of the Webb family from 1902 until the 1950s, since when the house and outbuildings have remained unmodernised.

The house was purchased by its present owners in 2003, following a successful campaign to save it from demolition, when it was bought at auction by a local developer, who applied for a terrace of three two-bedroom houses on the site.

The current approved plans are to extend the house with the addition of two storey and single storey extensions and repair the stable/cart-lodge and studio for additional accommodation.

## 4, Fen Street



Originally part of the mill complex, until its closure in 1913. The upper floor was used as a mens' club until the early 1970s. Later the building was used as a workshop and store. It was finally converted into a house in 1987.

Some of the original Suffolk white bricks, used when the Mill was rebuilt in the early 1840s, are retained in the walls.

The Millstone, resting against the south wall, may have come from the Mill, which was partly demolished in 1922. In front is a patio garden over the Mill Stream, which is supported by metal beams over the water, beneath which are the original double brick arches associated with the Mill.

# 4, Fen Street



View from bridge over Mill Lade.

## 22, 24 & 26 Fen Street



Built in 1896, on the footprint of an earlier medieval hall house, which from 1780-1800 was the home of the Rev. William Jones, Nayland's most distinguished priest. It was then known as the Vicarage. (*below*) The present building is of soft red brick with plain tile roof and sash windows, possibly using bricks salvaged from the earlier house. It was built as a terrace of four cottages, later reduced to three. Nos. 22 & 24 are now combined as one dwelling. The original timber sash windows are retained in Nos. 22 & 24 while those of No. 26 have been replaced by upvc. The stone lintels and sills are an attractive detail.



# Longwood Barn

## Fenn Street

39



Behind a 19th century brick wall, is the barn, which was historically within the curtilage of Longwood House, Stoke Road. In 1969 it was partly dismantled and rebuilt. The timbers date back to the 17th century and many carry the original carpenters' marks and numbering. The barn is possibly contemporary with Longwood House. Some windows have been inserted in the original openings in the studwork, which is exposed. Plain tile roof.

# Mill Lade Brick Culvert & Bridges, Fen Street

40



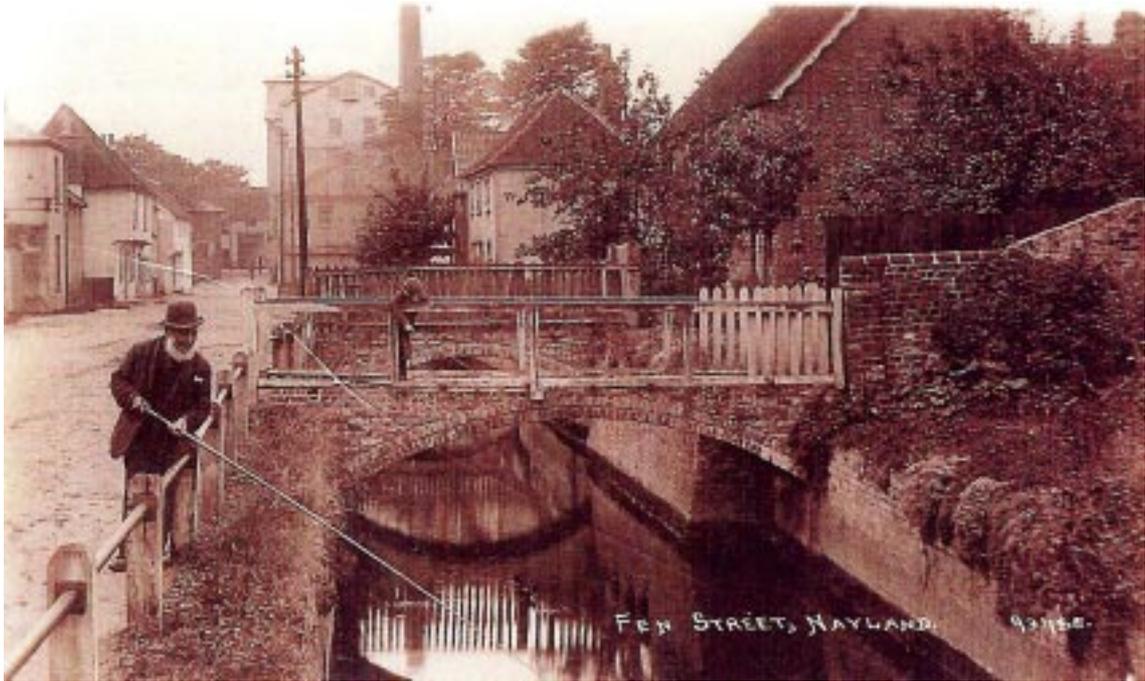
Mill Lade brick lined culvert commences after the double arched tunnel beneath the old Mill. The water exits beneath No. 4 and continues the length of Fen Street. It is probable that the major work was carried out when the Stour Navigation Act was passed in 1705 and renewed in 1780. According to the Parish Account book of 1813, the Miller was told that repairs to the Mill Stream belonged to the Miller, using as evidence an entry of 1763 “*Mr. Green wherein is evidently charged expenses of posts-railing and other works from the Mill in Fen Street*” to a bridge about half way down. In 1820, the Mill Race seems to have been re-bricked at the expense of the parish.

*(Source: Dr. Slade’s History of Nayland 1938)*

Each house on the north side of the stream has access to Fen Street via a bridge. There are six foot bridges and three large enough for vehicles. Designs vary from traditional timber to more modern painted metal. Mill Lade continues west of Mill Street Bridge.

# Mill Lade & Bridges Fen Street

40



Pre-1922



Present Day

# 1, Gravel Hill

Mid-1920s soft red brick, original lime mortar pointing, plain tile roof. Interesting collection of five different chimney pots above south gable. Original four pane timber sash windows and glazed front door. An attractive feature is the central string course of contrasting Suffolk white bricks drawing the eye to the decorative arched lintels over the two ground floor windows.



### 3, Gravel Hill



Built in the 1920s, in soft red bricks with lime mortar pointing. A brick parapet around all four sides hides the recessed roof, beneath which is a decorative frieze in red and white brick.

Similar arched lintels and contrasting string course of red and white bricks above the original sash windows; original recessed glazed panel front door.

# 7 & 9, Gravel Hill

43



Pair of semi detached late c.1840 Regency Style cottages. Soft red brick, lime mortar pointing, slate roof. Original timber 'eight over eight' sash windows; chimney stacks and panelled matching front doors. Typical mirror layout. Fine survivors from their period.

# The Old Pest House Gravel Hill

44



Timber frame, rendered walls, peg tile roof with central chimney stack. Recent extensive additions have enveloped the original building. Of great historic interest, the building, was built and maintained by the Nayland Feoffees.

The following description was found written on the back of a 1934 watercolour (*above*):

*“Built in 1756 at a cost of £64.16s.6½d. A house was pulled down near the church gate and a bake house and oven were added to the Pest House with materials thus obtained (1767). Was used as a isolation hospital for smallpox as late as 1872”.*

# Letter Box High Street

45



Embossed with the cypher of George VI and inserted into the wall of the Post Office, which moved to its present site in 1910. The original notice reads:

*“NOTICE. LETTERS CONTAINING COIN, PAPER MONEY OR JEWELLERY SHOULD NOT BE POSTED IN THIS **BOX** BUT SHOULD BE REGISTERED”*

# Horse Trough High Street

46



Grey granite horse trough, commemorating the 1911 coronation of George V. Size: width: 3½ft. / height 3ft. The inscription reads:

“IN COMMEMORATION  
GEORGE V  
PROCLAIMED MAY 6TH 1910  
CROWNED JUNE 22ND 1911  
GOD SAVE THE KING”

# The Bridge

## Mill Street

47



Around 1990, the Mill Street bridge was thought to be unsafe, and when its foundations were strengthened in 1992, the early 19th century brick wall on the west side of the bridge was rebuilt. The road was subsequently reduced to a single lane.

Under the bridge flows the Mill Lade, with a drop of about six feet. Originally it powered the cornmill above it, on the corner of Mill Street and Fen Street. The workings have gone, but the double brick arched tunnel runs for about 50 metres until the water emerges, beyond No. 4, Fen Street.

The lade continues west of the bridge for a further 300 metres, behind the gardens of Bear Street, until it joins the main river beside Lock Cottage. It was bricked in on the north side, where some of the Nayland wharves were situated. Sections of brickwork can still be seen.

Included for historical interest.

# Cast Iron Railings

## Mill Street & Swan's Nest

48



Included as a unique example of cast iron railings remaining *in situ*, spear headed design in the form of the Prince of Wales feathers on a plain base, all sitting on a dwarf wall. They date from the 19th century and were probably made by John Dearn at his foundry at Britannia Works, St Botolph's, Colchester, which ceased production in 1859. He also made the railings and gates around St. James' Churchyard. It would be interesting to know how the railings survived, as most of the other examples in the village were taken during WWII.

*(Source: Denis Halliday "Misc. Notes on Nayland history No. 38")*

The garden behind, adjacent to the Mill Lade, is known as "the Swan's Nest", possibly because it was opposite to the Swan Inn (Now 10, Mill Street). It is included in a Conveyance, dated 1846, listing land and property purchased by Jeremiah Stannard from William Stammers, a miller. In the centre, stands a fine example of a plane tree, (TPO 328). This is included as a unique and important open space in the heart of the conservation area, bounded on the east by the railings and the south by the brick-lined mill lade. A site much loved by villagers and admired by visitors.

## 2, Newlands Lane

49



Simple 'one up, one down' timber and red-brick structure within the curtilage of The Old School, but fronting onto Newlands Lane. The building was recently converted to a dwelling, with an attractive modern extension, incorporating the boundary wall between The Old School and Newlands Lane.

# 1, Newlands Lane



Red brick farmhouse and integrated cart lodge, with haystore above. Date stone of "1809" above the front door. Original timber sash windows on the south wall, with main entrance through a gate. No significant windows overlooking Newlands Lane. Fine red brick boundary wall between Newlands Lane and the field in the ownership of the house, with similar oval coping. A similar wall continues north of the house up to the boundary with the White House in the lane.

# Newlands

## Newlands Lane

51



Late 19th century villa. Plain tile roof, rendered walls, original fenestration. Attractive bay windows each side of panelled front door. Included for group interest in Newlands Lane.

# 12-16, Newlands Lane

52



Row of four single storey early 19th century Almshouses, owned and managed by the Nayland Charities (founded 15th century as the Feoffees). These Feoffees were the trustees appointed to look after the property and gifts of money left to the village in the wills of its richer inhabitants. They also undertook poor relief.

*(Source: Dr. Slade's "Notes on the History of Nayland" (unpublished 1938) and S.I.A.H Volume XXXIII p.225. Rosemary KNo. x "Origins & Development of the Nayland Feoffees")*

Extensively renovated in the early 1980s and reduced to three dwellings. Suffolk white brick; slate roof. The original timber sash windows and panelled doors have recently been replaced with upvc. Included as a unique building in the village.

# Boundary Walls

## Newlands Lane

53



Suffolk white brick wall approximately. 7 metres long, between No. 10 and The Almshouses (Nos. 12-16).



Red brick wall for 41 metres, approximately, between No. 1 and No. 15. Possibly contemporary with the building of No. 1.

# 19 & 21, Stoke Road



A mirror pair of cottages, built around 1860, in soft red brick with slate roof and stone lintels with keystones over the windows and doors. Suffolk white quins. Six pots on the chimney stack. The attractive contrasting brick decoration around the windows can still be seen at No. 21, however, No. 19 has been painted over and the original sash windows have been replaced. Two circular windows on the east and west walls remain. No. 19 included as originally a pair to No. 21. Included for the interesting brickwork.

# 16 & 18, Stoke Road

55



A pair of soft red brick cottages, with slate roof, original timber sash windows and recessed panel front doors. Internal features believed to be retained in No. 16, are: a marble and cast iron fireplace downstairs; two original register fireplaces upstairs; original brass door fittings; bell pull and sprung bell. Along with Cambridge House, they all have original “snake” pine bannisters. Fireplaces were removed from No. 18. in the 1970s, which has a dead well at the rear.

Originally built as a single storey block. By 1887 they were in the same ownership as Hillside, 14 Stoke Road, and Cambridge House, 20 Stoke Road. They were contained within a walled area with an orchard behind, which was later divided up to give gardens to each of the three houses. These plots of about half an acre each resulted in a dog-leg boundary situation, with each garden extending behind the neighbouring house. There is evidence, in a land tax document dated 1888, that these buildings, along with Cambridge House, were converted from a Malting. A 15th century document refers to a “*tenteres* (cloth drying) *fyld*” on this site.

# Cambridge House Stoke Road

56

formerly known as 'The Retreat' and, before that, 'Cambridge Villa'



Mid-Victorian soft red brick with slate roof, with similar date of brick to Nos. 16 and 18. Original four pane sash windows retained on the south and six panes on the east side. Modern rear extension. Two original register fireplaces remain upstairs and one survives downstairs (as at No. 16). Original front door furniture.

Interestingly, the rear wall is curved, which would imply that horse-drawn vehicles would have entered a rear yard from this point. A section of contemporary iron railings remain on the eastern boundary, near to Stoke Road.

According to the Deeds of Cambridge House, a right is granted for ground water to drain into the well at No. 18 “*on payment of a moiety of the expense of keeping the same in repair and properly cleaned out.*”

# Hullbacks Wiston

57



The farm is a very old medieval holding owned by a Mr. Hulback in the 1450s. The original house was knocked down in the 1930s. The barn which replaced it is included as a link to this historic site.

# Wissington Grange



This house has the initials “D.L.” on the front. Daniel Lewis was the tenant farmer here from about 1830-1852 and the tenancy passed to his brother-in-law; he probably built the east side of the present house. The rest are recent additions.

# Ricklands Farm



Little altered red brick building with slate roof and brick outbuildings. Another simple Victorian brick farmhouse, probably built by the Holtons. It appears to have replaced Ricklands Cottages as the farmhouse. Similar in design to Hills Farm (see page 33). Came into the ownership of the current family early in the 20th century.

*Historical Note:* The will of Robert Cowper (1547) mentions land with very complicated abbutals, which fit Ricklands, called Richardsland and this name continues in Wiston Manorial Papers throughout the 17th century. He also describes the Grange by name and says it has a house.

*(Source: PRO Prob.11/32)*

# Ricklands Cottage & Kanths Cottage

60



A slated and rendered timber-framed building with later thatched addition. These buildings were possibly known as Cawley Farm.

The will of John Warren of Corlie (Cawley), dated 1575, confirms there was a dwelling on this site. (*Ref: Micro film SCO J545/17/142 & Inventory 1576 SCO IC500/3/1.109*)

Note: Sources for Wiston: “*Is It Wiston or Wissington*”  
Rosemary Knox. 2001

# 29mm Spigot Mortar Emplacements Knoll Gate & Anchor Bridge

61



The mortar emplacements at Nayland are particularly well preserved, with the brickwork of the ammunition storage area and the rifle pit still intact; they are in classic positions near a bridge; one in Knoll Gate and the other at the roadside at the Anchor Bridge Amenity site.

“Emplacements for the 29mm Spigot Mortar are among the most durable of anti-tank or anti-personnel defences. Also known as the Blacker Bombard, the weapon had a range of around 400 yards (365 metres). Mountings can be found throughout the country, often by bridges, road junctions and other crossing points. The mounting was usually a drum of concrete, known as a ‘thimble’, approximately four foot high by three foot in diameter, domed at the top, with a stainless steel pin set into it.”

*(Source: Practical Handbooks in Archaeology No. 12. “20th CENTURY DEFENCES IN BRITAIN: An introductory Guide.” edited by Bernard Lowry. CBA. 1996. Revised 1998.)*



