

# East Suffolk Local List Historic Parks and Gardens



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Front page image: walled gardens of North Cove Hall

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# 1. Introduction

This study will review and assess the five Historic Parks and Gardens identified by the Council within the former Waveney area, to bring them into the new East Suffolk District Local List. Parks and Gardens which have been identified as Non-designated heritage assets are currently identified in *Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest* of the Suffolk Coastal Local Plan (2020).

## Project Aims

East Suffolk Council commissioned Place Services to review five historic parks and gardens which were identified within the former Waveney area, in order to extend the existing Local List of Historic Parks and Gardens to include this area. This will align both inherited parts of the new East Suffolk District. The list has been in place in the former Suffolk Coastal area for a long time, and the aim of this work is to unify the local list to encompass this area.

This project will assist East Suffolk Council in updating its record of non-designated historic parks and gardens, and thereby provide greater clarity and certainty for developers and decision-makers.

## Purpose

The purpose of this report is to review the five Historic Parks and Gardens which have been identified (Benacre Park, North Cove Hall, Redisham Park, Sotterley Park and Worlingham Hall), and to assess the sites in light of current national policy and best practice guidance. It will review existing documentation for the sites, including the research undertaken by the University of East Anglia in the 1990s, and assess the sites using the criteria identified in the Local Plan and national guidance. This study will also review the boundaries of these sites and make recommendations for and possible alterations where necessary.

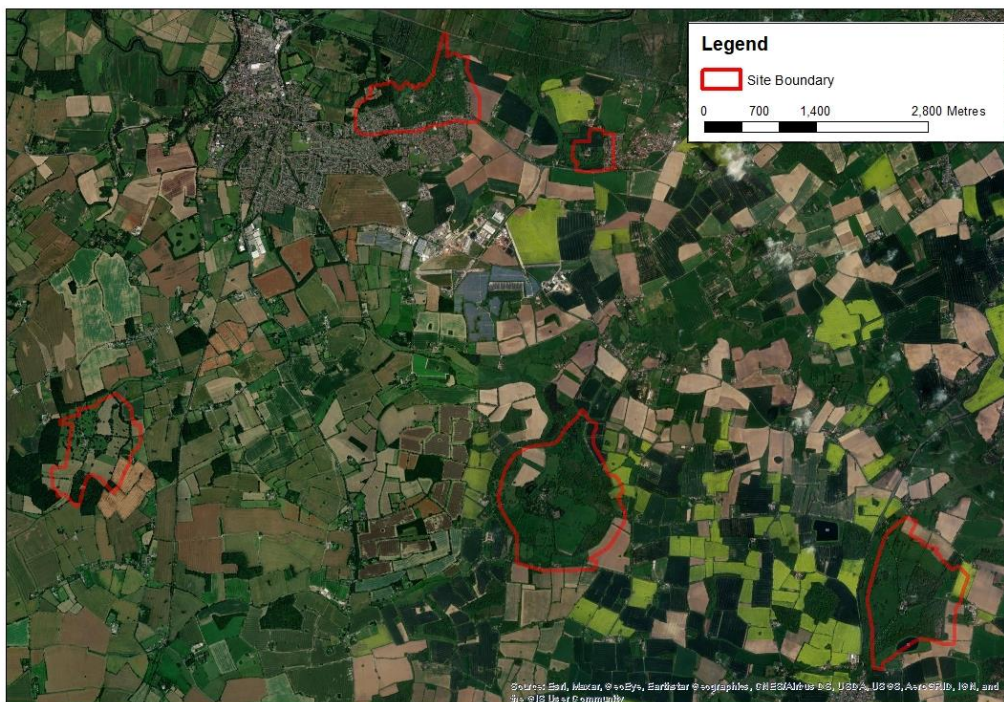


Figure 1 Map of the location of historic parks and gardens assessed within this report

# 1.1 Methodology

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The methodology of this report follows the Historic England guidance document Historic England Advice Note 7: Local Heritage Listing (2021), which sets out proposed methods and criteria for assessing Local Heritage Lists. This report considers the previous approach that has been used in the identification of potential assets and their assessment for inclusion in the Local List. It comprises the following sections to achieve this:

## **Stage 1: Review of Policy and Guidance**

A review of current national and local policy guidance which relates to the establishment of Local Lists and the assessment and review of local heritage assets, with a focus on historic parks and gardens, will be undertaken. This will include national guidance by Historic England and any local guidance which is relevant to East Suffolk Council's parks and gardens.

## **Stage 2: Review of five identified sites**

A review of the existing research and documentation pertaining to the five sites will be undertaken. This section will outline the current approach and highlight how far it reflects the criteria for inclusion of parks and gardens in the East Suffolk Local List, any inconsistencies between the approach and national policy and guidance, and opportunities to strengthen the approach.

## **Stage 3: Recommendations**

Recommendations will draw from the findings of Stage 1 and Stage 2 to propose the best approach for inclusion of the five sites within the new local list. It will identify areas where there is scope to strengthen the list, highlighting sites where changes might be required to ensure a robust approach. This may include recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list.

## **Stage 4: Assessment of five identified sites**

Based on the findings of Stage 4, an assessment and site visit of the five parks and gardens will be undertaken. This will address any gaps which have been identified in Stages 1-3 (above) and ensure a thorough assessment is made to bring the former Waveney list in line with national policy and guidance and align it with East Suffolk District's local list. The assessment is written up within the Appendix of this report, using pro-formas.

## **Stage 5: Conclusions**

This section will collate the findings, recommendations and assessments of the five sites for their inclusion in the new East Suffolk Council's local list for historic parks and gardens.

## 1.2 Planning Policy Context

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The relevant planning policy, national and local guidance, and background studies which have been taken into account include:

- National Planning Policy Framework (2021);
- National Planning Practice Guidance: conserving and enhancing the historic environment (2014);
- Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets;
- Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);
- English Heritage (2019) Conservation Principles, Policies and Guidance;
- Historic England Advice Note 7: Local Heritage Listing (2021);
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);
- Historic England (2017) Rural Landscapes: Register of Parks and Gardens Selection Guide;
- East Suffolk Council Local Plan;
- East Suffolk Council Historic Environment Supplementary Planning Document (2021), Section 5: Historic Parks and Gardens; and
- The Gardens Trust: The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities (2016).

Summaries of key details which relate to the creation and adoption of Local Heritage Lists and Historic Parks and Gardens are outlined below.

### **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (2021, Para. 189) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

### **National Planning Practice Guidance**

The National Planning Practice Guidance notes non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.<sup>1</sup>

### **Historic England Advice Note 7: Local Heritage Listing (2021)**

Historic England's Advice Note 7: Local Heritage Listing highlights that while there is no one method which will suit all requirements for a Local Planning Authority to complete their Local List of Heritage Assets, the key stages to this process are identified as being:

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<sup>1</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.

In order to achieve a strategic approach while establishing or reviewing a Local Heritage List, the following methods are identified in order to ensure consistency and thoroughness:

- **Historic theme:** looking at the study area in terms of historic themes that are distinctive to the locality (for example industrial, military).
- **Asset type:** similar to the thematic approach, but structuring the local list based on asset type (for example buildings, parks & gardens).
- **Geographic:** breaking down the study area into more manageable geographical units, for instance by parish, ward or neighbourhood; especially applicable to local authorities covering large areas or rich in heritage assets.
- **Building on existing lists or sources of information:** including the old lists of ‘Grade III’ buildings or existing lists of significant conservation area or landmark buildings.

The guidance highlights a range of methods which are suitable for the identification of sites, including existing research publications, local amenity societies, the planning authority, and specialist knowledge. Importantly, all methods are required to be backed by information of sufficient detail and accuracy to demonstrate that they meet the requirements set by the selection criteria.

Table 1 Historic England Scope for Local Heritage Lists

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

Further guidance is provided on the creation of selection criteria:

The selection guides and supporting documents produced by Historic England and dealing with listed buildings, scheduled monuments, **registered parks and gardens**, registered battlefields and protected wreck sites set out further information on the types of criteria that can be adapted to Local Heritage Listing. While Local Heritage Lists covering buildings are the most well established, it is worth considering whether other asset categories should be included, and what criteria they should meet.

## Historic England: Register of Parks and Gardens Selection Guide

Historic England's Selection Guide for Registered Parks and Gardens contains guides for Rural Landscapes, Urban Landscapes, Landscapes of Remembrance and Institutional Landscapes. While this guidance is for designated Parks and Gardens, the former is relevant to East Suffolk, and the guidance on criteria for selection is consistent across these documents.

The document outlines that the following are key considerations when assessing candidates for inclusion in the Register of Designated Parks and Gardens:

- Date and rarity;
- Sites which were influential in the development of taste, whether through reputation or reference in literature;
- Sites which are early or representative examples of a style of layout or a type of site, or the work of a designer (amateur or professional) of national importance;
- Sites having an association with significant persons or historic events; and
- Sites with a strong group value with other heritage assets.

## Suffolk Coastal Local Plan

The Council's appreciation of the importance of the historic environment, non-designated heritage assets and parks and gardens is reflected in the following policies of Suffolk Coastal Local Plan adopted in 2020:

- Policy SCLP11.6: Non-Designated Heritage Assets
- Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest
  - Policy SCLP11.8 states that: "East Suffolk Council will encourage the preservation and enhancement of these parks and gardens of historic interest and their surroundings. Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden and which have due regard to the additional advice and guidance in Supplementary Planning Guidance SPG6 (or any subsequent Supplementary Planning Document).

Proposals affecting or within the designated and non-designated parks and gardens will be required to be accompanied by landscape design and management proposals, to ensure a high level of design, mitigation and enhancement is achieved."

## East Suffolk Council Historic Environment Supplementary Planning Document (2021)

The Historic Environment SPD (2021) Section 5 and Appendix 2 pertain to Historic Parks and Gardens. The SPD identifies 16 parks and gardens of historic interest, which are important within the East Suffolk area. They are identified primarily for their historic landscape significance. Further parklands are also identified, such as those which have deteriorated to the point where they can no longer be recognised at either a national or local level, as well as smaller parks and urban parks which are of importance.

The criteria for identifying the existing Historic Parks and Gardens are set out in Appendix 2 of the 2021 Historic Environment SPD:

- The extent of parkland coverage is significant, or has been in the past, usually in excess of 50 hectares;



- The parkland either provides, or did so in the past, the setting of an historic house;
- The parkland's historical development is considered unique within the District;
- The parkland's evolution has been influenced by a notable landscape designer;
- The parkland contains fine examples of those features associated with historic parklands. These features are outlined in Section 5 of the SPD;
- The parkland positively contributes to the wider, surrounding, landscape; and
- When lying adjacent to a settlement, the parkland provides an attractive setting and, indeed may have a relationship with that settlement.

The Parkland Boundary Delineation is defined by:

- That area currently forming the visual extent of parkland, and
- Any additional area which historically formed part of the extent of parkland and which continues to display remnants of that former park.

### **The Gardens Trust 'The Planning System in England and the Protection of Historic Parks and Gardens: Guidance for Local Planning Authorities' (2019)**

This guidance produced by the Gardens Trust outlines that: parks and gardens should be included in Local Plans as part of a '*positive strategy for the conservation and enjoyment of the historic environment*', which '*should be shaped by early, proportionate and effective engagement between plan makers...and statutory consultees*' (NPPF, para 16).

This document highlights that the register continues to be developed and designed landscapes added, so the identification and careful consideration of non-designated sites is an ongoing and important process undertaken by Local Planning Authorities. Local lists identify heritage assets which are valued by the local community as distinctive elements of the local historic environment and may certainly include parks and gardens. The inclusion of parks and gardens in a local list raises their profile and also brings the benefits of national and local planning policy.

## 2. Review of Historic Parks and Gardens

This section includes a review of the parks and gardens identified by the East Suffolk Council which formerly were part of the Waveney area. This review will identify how far the current list is in line with the findings of Stages 1-3 of this report.

Summaries of significance and character are informed by the UEA Reports (1990s), Suffolk Garden's Trust Reports (2009) and desk-based research and field survey undertaken on the 12<sup>th</sup> August 2021. The assessment of the sites in light of policy and guidance will identify areas where there is scope to build on baseline information, and in particular any sites where changes to boundaries or loss of historic features have been identified, to ensure a robust approach.

# 2.1. Benacre Park

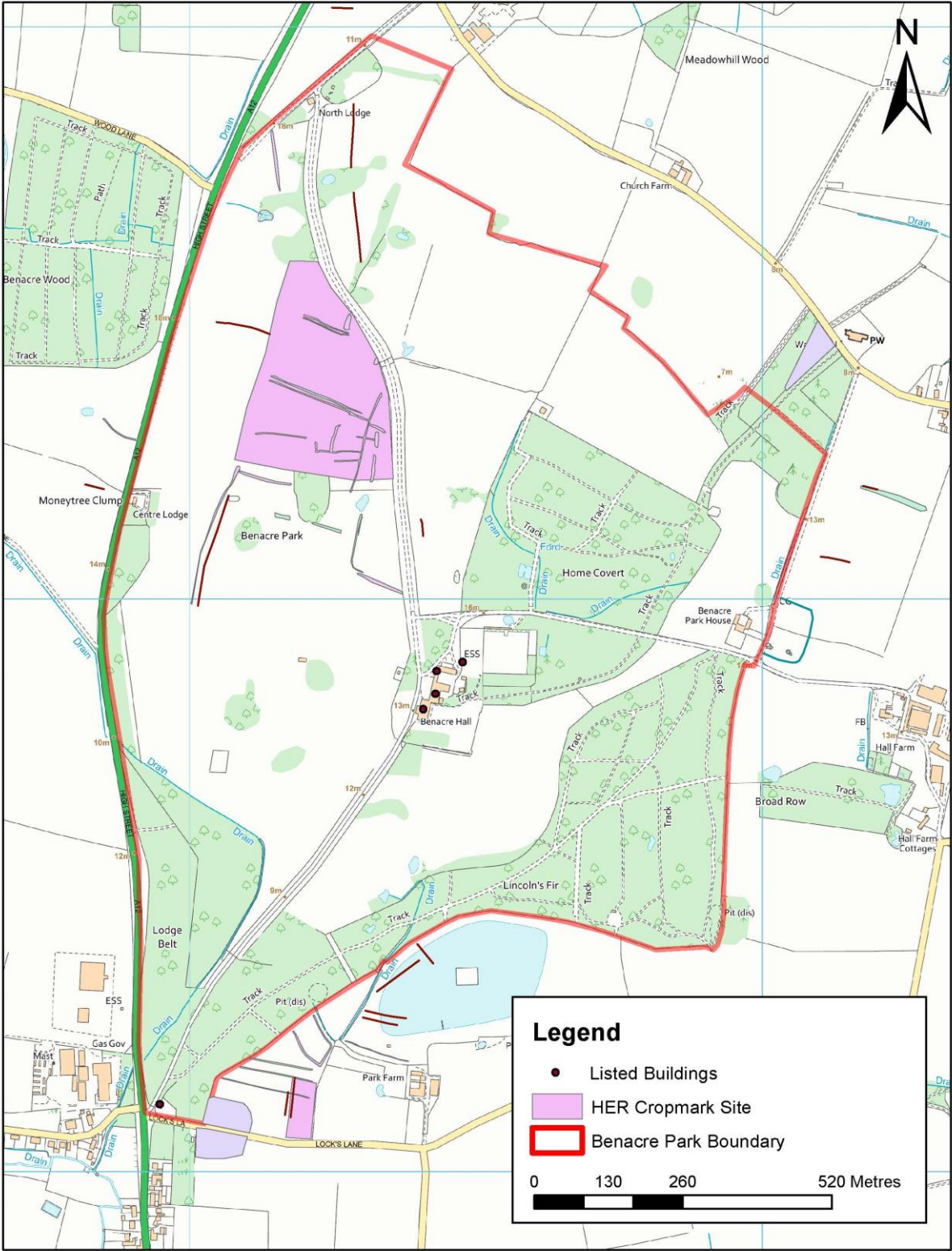




Figure 2 Ordnance Survey Map Suffolk XIX. SW Revised 1903, Published 1905

## Review of existing research, reports and documentation

Benacre Park was assessed by the UEA Landscape team in the early 1990s, and the findings of this research project were compiled into a report on the park. This report addressed: The Site, The House and Owners, and The Development of the Park. It is considered that this research is thorough and provides a robust baseline of the context and history of the site. There is scope to build on this work, as there was no site visit possible at the original time of survey, and assessment could only be made from public roads. This means that a current assessment of character, field survey and desk-based assessment to identify any changes and existing features of significance, would be beneficial.

The walled gardens at Benacre were surveyed in 2009 by the Suffolk Gardens Trust's Walled Garden Group and a field survey and a short report on the garden was made. This provides a thorough assessment of the walled gardens and the features within them. The assessment concluded that the walled gardens at Benacre were in good condition at the time of survey, and in use as a productive kitchen garden.

## Summary of significance

The significance of Benacre Park is derived from its post-medieval development as parkland, and rarity as an eighteenth-century Suffolk deer park.

It is likely that the park first came to be following the acquisition of the property by Sir Thomas Gooch (Bishop of Norwich and Ely) in the 1750s. The substantial present house was built in 1764 (replacing or incorporating parts of an earlier house dating from the 1720s); it was designed by Thomas Brettingham, a prestigious Norfolk architect. The park is first shown on a map of 1770, when a Survey of Benacre Hall was made by Thomas Barker of Holton. At this time, it appears as a compartmentalised deer park with an exterior pale and internal paled subdivisions. There was also a dovecote to the north east of the hall, and an area of garden to the south east. The layout of the parkland is of significance, as Benacre is one of the few examples of a true deer park created in Suffolk during the second half of the eighteenth century.

Over the following decades, the park was altered extensively to create a more fashionable landscape park. It is likely that changes occurred after 1783 (the date of Hodskinsons map) and before 1827.<sup>2</sup> By the time of the Tithe Award Map of 1840, Benacre Park appeared as a classic landscape park, with long driveways and lodges to the north and south, extensive planting, a pleasure grounds, and a kitchen garden. The park was later extended slightly to the west, likely in the early nineteenth century, and reduced in the north east.

It is likely that the boundaries of the kitchen garden and adjacent grounds have remained substantially the same since the early nineteenth century and possibly earlier.<sup>3</sup>

To the north of the park, west of the driveway, is an area of land which contains earthworks. These are of archaeological interest, and include medieval to post medieval field systems, a possible deserted village, and areas of ridge and furrow, some of which are visible as earthworks on aerial photographs.<sup>4</sup>

The park is also located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and comprises of parts of ancient woodland. Its south west corner is located within Wrentham Conservation Area.

## Summary of character

It was intended that a field survey of the park and garden be undertaken, however the owners declined permission to access the site. Therefore, assessment of current character has been made from surrounding public rights of way and using aerial imagery.

Benacre Park covers a large area of over 100 hectares, the hall located roughly 2.7km west of the coastline. The park is gently undulating in its topography, which creates an enclosed character and limits views into the park from the surrounding landscape. The wider parkland predominantly comprises of open parkland with dotted tree clumps, particularly to the west of the hall, along with scattered trees and dense areas of woodland to the east and south of the hall. The dense planting to the east of the hall is located within Home Covert, and to the south within Lincoln's Fir. Lodge Belt forms a narrow strip of densely planted trees along the southern tip of the park. There is also a small clump to the west, named Monkeytree Clump. Trees appear to be mostly deciduous, and a number of ancient trees (mainly oak) were visible from the perimeter.

There are a number of small ponds located throughout the park, which appear to still exist today, and are often surrounded by some tree planting.

The parkland is bisected by the tree lined driveways which extend to the north and south, and which are terminated by the Benacre Lodge to the north and Wrentham Lodge to the south. These buildings are both surviving, although only the southern lodge is visible from public rights of way. This is a one storey building in yellow and gault brick with a pedimented porch supported by four columns. The entrance gates to the park are cast iron, with painted statues adorning each side. The remains of a track leading to the west of the park is also still visible in aerial imagery; a lodge once stood at the end of this track, however this no longer appears to exist.

The undulating land and dense tree planting mean that views into the park are very limited. Figure 3 highlights the view from The Street, looking south towards the park. The line of mature trees marks the northern boundary of the historic park.

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<sup>2</sup> University of East Anglia, Benacre Report, 1993

<sup>3</sup> Suffolk Gardens Trust, Benacre Report, 2009

<sup>4</sup> Suffolk HER BNC 001 - MSX275



Figure 3 View looking south towards the northern boundary of the park

The early twentieth century water tower is also visible from this road. It is a large red brick structure, of historic and architectural interest, which appears to have retained many original fixtures and fittings internally. The structure contributes to the park forms a working relationship where it once served the main hall.<sup>5</sup>

Closer to the site of the hall there are a number of notable built features within the historic park. The Pavilion appears on the Ordnance Survey Map of 1927, located to the west of the hall and at this time adjoining a circular Sports Ground within the parkland. This structure is still visible on the aerial imagery.

The principal house within the park, Benacre Hall, is Grade II Listed, and comprises of a large Georgian white brick building. It makes a positive contribution to the park and forms the centrepiece to the designed landscape. To its north is a Grade II service wing, which is in red brick and dates to the mid-nineteenth century. It connects the main hall with the Grade II stables and coach houses, which were constructed in 1763-4 by Matthew Brettingham, and form a substantial building also in red brick. This is a notable building, and a fine and remarkably unaltered example of eighteenth-century stabling.<sup>6</sup>

The immediate setting of the hall and its associated service wing and stables is of a more formal garden. Lawns surround the house and appear to be bounded by a ha ha to the east and west. These distinguish the immediate gardens from the wider parkland. Within the gardens there are trimmed hedges flanking the hall, and some shrubbery planting in the immediate vicinity of the hall. To the rear of the hall is a small circular fountain, which appears on early Ordnance Survey mapping. There also appear to be more ornamental trees planted within the gardens here.

To the north east of the hall is a kitchen garden, which is screened by dense woodland planting. Within the walled garden are extensive greenhouses along the northern wall. It is also possible that a boiler room and bothy are located on this northern wall, which was possibly once a heated wall originally.

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<sup>5</sup> BRITISH WATER TOWER APPRECIATION SOCIETY, The Benacre Water Tower Family, and <https://www.28dayslater.co.uk/threads/benacre-water-tower-suffolk-august-2020.128023/>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1032108>

Early maps also indicate there was an icehouse located to the north east of the walled garden, along with a small range of outbuildings, however this area is densely wooded and so it is not possible to determine whether these are still extant.

### **Assessment of condition**

It was not possible to undertake a field survey, so the condition of the site has been assessed from public rights of way (where possible) and using aerial imagery. It is considered that the historic park and garden are in good condition. There appear to be some young trees, although there are potentially trees thinning to the south wood, and so the site may benefit from a management plan to ensure succession planting and regrowth.

### **Recommendations**

There are no changes recommended to the boundary. The site is recommended for inclusion on the Local Heritage List due to its size, age, and retention of historic layout and features which contribute to its character as a historic landscape park and garden.

## 2.2. North Cove Hall





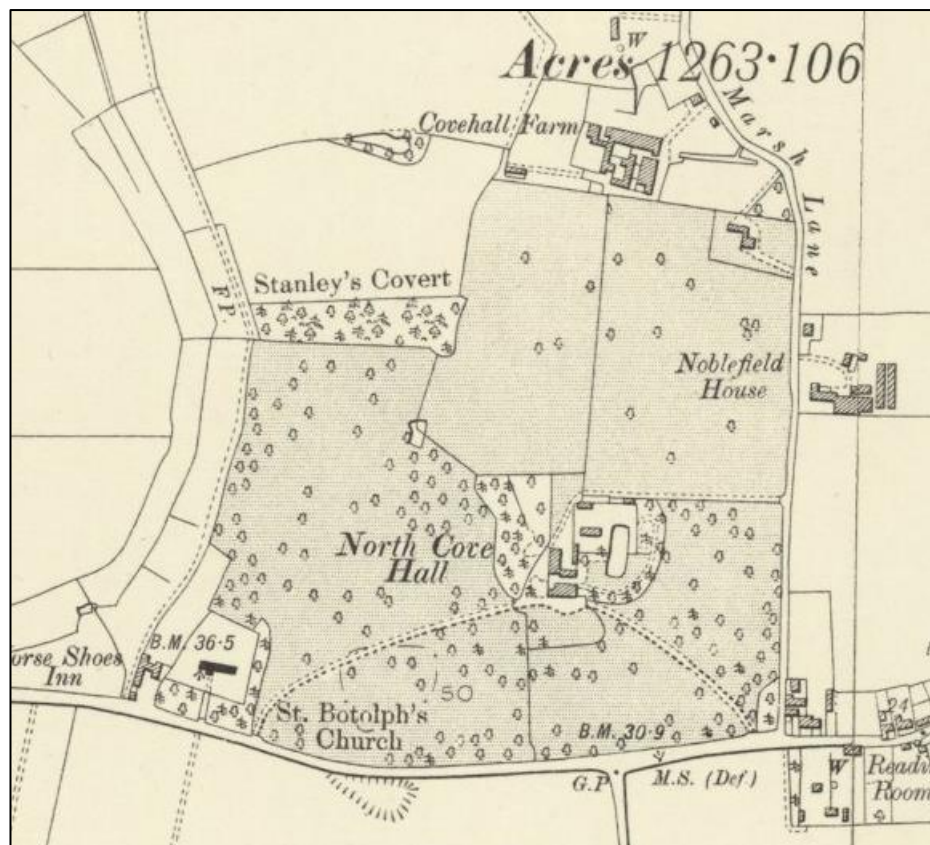


Figure 4 Ordnance Survey Map Norfolk XCIX.SE, Revised 1903, Published 1906

## Review of existing research, reports and documentation

North Cove Hall was assessed by the UEA Landscape team in 1994, and the findings of this research project were compiled into a report on the park. This report addressed the following aspects of the park and garden: The Site, The House and Owners, and The Development of the Park. The report identifies the lack of documentary sources relating to the site but suggests that this in itself is reflective of its smaller scale, and the fact that sites such as these were quite common throughout the nineteenth century and therefore there are fewer records for them.

It is considered that this research is thorough and provides a robust baseline of the context and history of the site. There is scope to build on this work, as a site survey was not possible at the time. Therefore, it would be beneficial to build on this work to provide a current assessment of character, and field survey to identify any changes and existing features of significance.

## Summary of significance

North Cove Hall derives its significance from its early nineteenth century origin as a small-scale ornamental park, which has been largely unaltered throughout the nineteenth century and remains relatively unchanged to this day. Although there is little documentary evidence about the development of the park, North Cove presents a well-preserved example of a smaller nineteenth-century designed landscape which was once common in the county, but of which few examples survive today in such condition.<sup>7</sup>

The hall passed to a number of owners, many of whom were connected with Broad House in Lowestoft, and was most notably, for a time, home to the well-known solicitor, writer, traveller and benefactor Nicholas Everitt.<sup>8</sup>

<sup>7</sup> University of East Anglia, North Cove Hall, 1994

<sup>8</sup> Suffolk Record Office, Lowestoft Branch, Evidences to title to the North Cove Hall Estate, Reference 849 <https://discovery.nationalarchives.gov.uk/details/r/af7e3c38-585e-4ce8-bbbc-94c3c4c68f7c>

During the early twentieth century it is likely that improvements were made to the garden while in the ownership of Mrs. Charlotte Lister, who was a keen gardener.<sup>9</sup>

Part of the park comprises of areas of ancient woodland.

## Summary of character

North Cove Hall is a small park of roughly 6.5 hectares. This is what gives it its small scale, parkland character. The nineteenth century parkland has retained a great deal of its original planting and features, including scattered mature trees within the park and a tree belt which is formed by the plantations and covert established to the south and west of the lawns. There is also evidence of some specimen planting. There are mature evergreen trees located within the park, close to the hall, which provide screening to the west where housing has been constructed along Marsh Lane.

Views within the parkland are somewhat limited, due mainly to planting, however there are views to the north across arable fields towards Covehall Farm.

Within the park, the East and West lawns, with plantations to the south, are shown on the Tithe Map and still legible in the parkland today. To the east is a field which is grazed and separated visually by large coniferous planting.



Figure 5 Parkland with scattered trees and some succession planting

The wider parkland is separated from the gardens and pleasure ground by a ha ha to the south of the hall, and a fence with some original fittings and gates. The mid-eighteenth century hall is the principal house within the park, built in red brick. It is Grade II\*, and likely has an earlier seventeenth century core. The hall is well proportioned and maintained and makes a positive contribution as the centrepiece of the designed landscape. It is accessed by a tree lined driveway to the east.

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<sup>9</sup> North Cove History Society, North Cove and Barnby: a history of two villages, 2002



*Figure 6 Historic gate and fencing with North Cove Hall and garden beyond*



*Figure 7 North Cove Hall with ha ha separating the park from the gardens*

Close to the hall are more formal elements of the garden, including shrubberies and border planting and specimen trees. There are also associated buildings to the north, which include a cottage and stables, both in good condition.



*Figure 8 Border planting within the walled garden*

To the north west of these buildings is an orchard, which is shown on the Tithe map of 1842, and contains some notable historic trees within it as well as younger fruit trees.

To the north east is the historic garden and pleasure grounds. These include the walled garden. This area comprises of slightly undulating lawns with dense shrub planting, which create a tranquil and enclosed series of spaces centred around the pond and walled garden. The pond is unusual in that it forms the east border to the walled garden, creating intervisibility between the walled garden and pleasure ground beyond. The walled garden is red brick, with curved corner walls, and with a sunken greenhouse to the north. The gardens contain elaborate border planting, pergola with original brick posts, a box hedge parterre garden, and modern swimming pool. The swimming pool is located on the site of a former greenhouse, which no longer exists. There are some outbuildings to the west of the garden.



Figure 9 Box hedge parterre garden with modern swimming pool

Surrounding the pleasure grounds is an area of dense planting, with many evergreen trees. There are some earthworks within this wooded area.



Figure 10 A collection of stones and rocks, perhaps evidence of a planned rockery

Beyond the boundary of the park and garden to the south west is the medieval, Grade I listed thatched Church of St Botolph. The churchyard is largely surrounded by dense tree planting, however there are some glimpsed views into the parkland, particularly during the winter months when leaf coverage is sparser. The church tower is also partially visible from within the park, and therefore, forms a positive part of its setting.

## Assessment of condition

The park and garden at North Cove Hall are considered to be in excellent condition. There is renewal planting within the parkland, and the gardens are well maintained with designed and sympathetic planting schemes, renewal planting, and ongoing maintenance of garden structures and features.

## Recommendations

There are no changes recommended to the boundary. Part of the historic garden has been laid to arable fields to the north of the hall. Within the Tithe Award map of 1842, they are recorded as being the barn and chestnut meadow, and so served a separate use than the parkland to the south. They are not legible as the parkland and are largely screened from view from within the park and garden. Therefore, they feel separate in character, and no longer share a function as parkland. There is scope to preserve the parkland features within them, such as the mature parkland tree in Figure 11, and to re-establish this relationship between the two.



Figure 11 View north across arable field with one remaining parkland tree

The site is recommended for inclusion on the Local Heritage List due to its age and it being a quality example of its type. Although it falls beneath the recommended size threshold for inclusion on the local list, it is considered that its size is partly what gives it its historic interest; it is a well-preserved example of a smaller scale parkland, which was once common in the nineteenth century, but many have been lost. Therefore, to include this on the local list would provide insight into this fashion and period of park design.

## 2.3. Redisham Hall

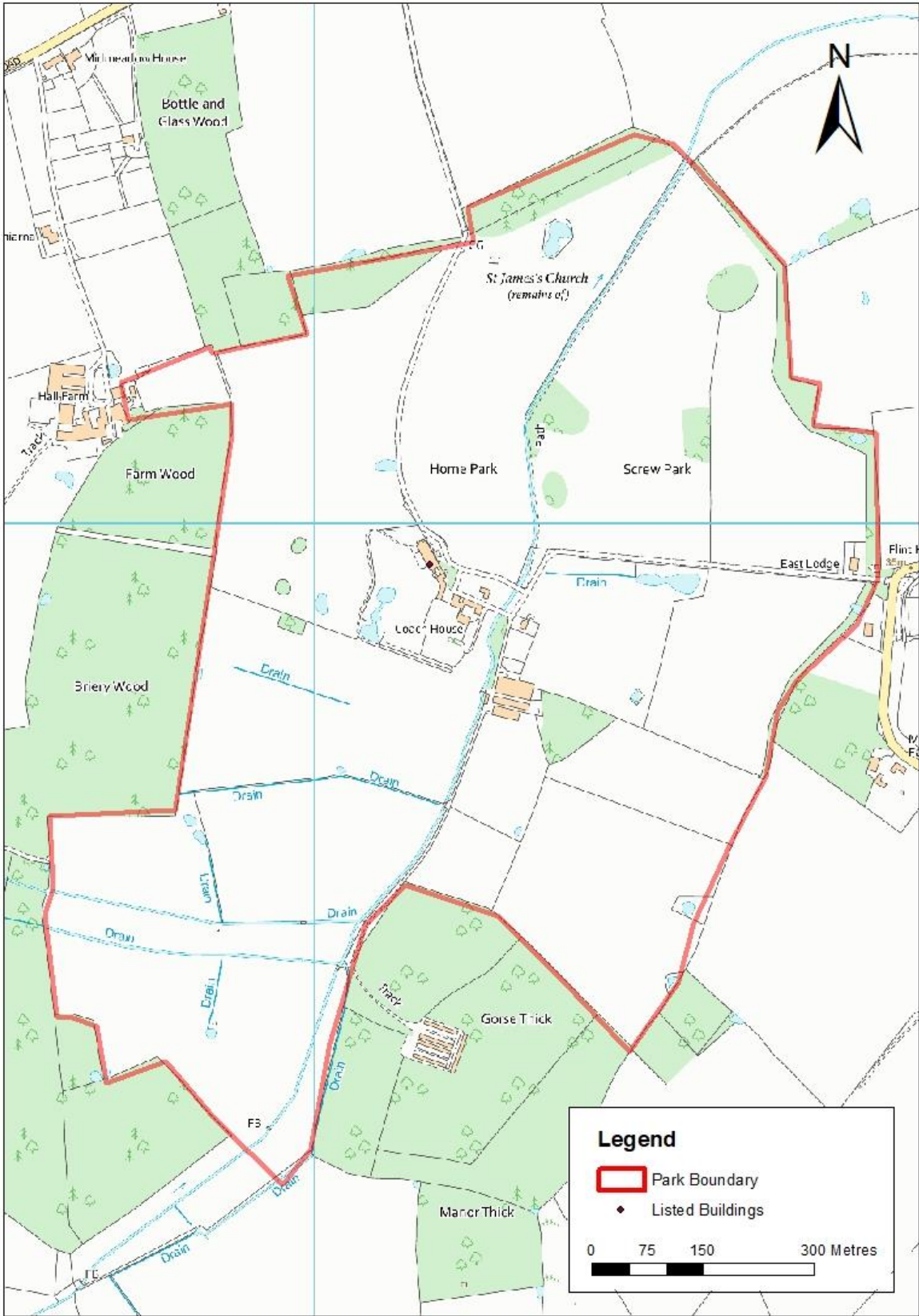




Figure 12 Ordnance Survey Map, Suffolk XVIII.NW, Revised 1903, Published 1906

## Review of existing research, reports and documentation

Redisham Park was assessed by the UEA Landscape team in 1995, and the findings of this research project were compiled into a report on the park. This report provided a history of the site, the hall and the park, as well as a character assessment of the park at the time. It is considered that this research is thorough and provides a robust baseline of the context and history of the site. The report also included a site visit, which subdivided the park into character areas and detailed features of the park including the mature trees within it and their condition at the time. The report concluded that at the time of survey the park survived in good condition. There is scope to build on this work, to review the character areas and provide a current assessment of character and identify any changes to the park and existing features of significance.

The walled gardens at Redisham were surveyed in 2009 by the Suffolk Gardens Trust's Walled Garden Group and a field survey and a short report on the garden was made. This provides a thorough assessment of the walled gardens and the features within them, and concluded that they were in excellent condition, in use productively and ornamentally, and that a restoration of the glasshouses had been completed in 1994.

## Summary of significance

Redisham Park derives its significance as an example of a well-preserved example of a medium-sized early nineteenth century landscaped park.



The old hall lay slightly to the south west of the present hall and was of sixteenth century origins (likely 1592). At this time, the hall had a small area of garden and pleasure ground although was without a wider park and was instead surrounded by enclosed fields and woodland.<sup>10</sup> The old hall was demolished in 1820, and a new house built in the current location and parkland laid out. The Tithe maps show that by 1840 the park was subdivided (to allow for better grazing management), and that it was slightly smaller in size than the current park. By the 1880s, the first edition Ordnance Survey shows very little change in features within the park, however it has extended to the north to incorporate the ruinous church.

Redisham Hall was, notably, home of Princess Caroline Murat, the great niece of Napoleon Bonaparte, after she married John Lewis Garden. John Lewis Garden's grandfather had acquired the site of Redisham Hall and had demolished the old hall and rebuilt the current one in 1823. It was considerably enlarged and refaced by John Lewis Garden c.1880. It is likely that changes were made to the gardens during this time also, and the large porch to the rear of the house was possibly added. The Princesses memoirs provide insight into life at the estate and her time in Suffolk, which she recounted unfavourably. The Hall was sold in 1902 following her death and was purchased and further added to by Thomas De la Garde Grissell in 1904.

There are a number of notable features within the park which are well-preserved and of historic interest, such as the mature trees, ha ha (which is constructed in eighteenth century bricks and may, therefore, predate the current house), and kitchen garden.

Part of the park comprises of areas of ancient woodland.

### Summary of character

The site, covering roughly 90 hectares, comprises of a historic parkland and formal gardens including working kitchen garden.

The main access routes are formed by a northern and eastern driveway. These are flanked by planting, predominantly oak to the east and horse chestnut to the north. There is original fencing in place along the majority of these drives, and a red brick ornamental bridge crossing the river which bisects the park. A track also follows the river and is also marked by planting.

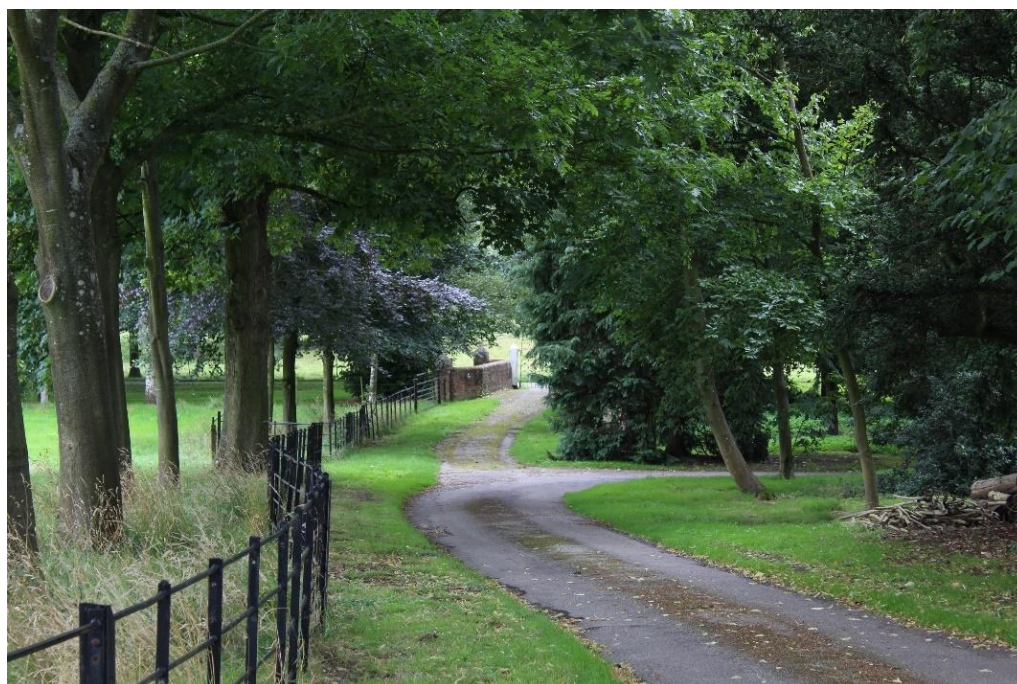


Figure 13 View east along drive showing railings and ornamental bridge

<sup>10</sup> University of East Anglia, Redisham Park Report, 1994



*Figure 14 Ornamental bridge*

The majority of the park comprises of sweeping parkland, laid to lawn on gently undulating land, with mature and specimen trees and evidence of young planting as well. It is grazed and has retained its historic layout and character.



*Figure 15 Parkland lawns to the west of the Hall*

The south portion of the park has some arable farming, and a new wetland has been created to encourage biodiversity. There are also modern twentieth century farm buildings, which are visible from the ha ha to the south of the walled garden (Figure 16).



Figure 16 Modern farm buildings and ha ha

The ha ha is of an earlier date to the existing hall, and is in good condition, with evidence of recent maintenance works undertaken. It separates the wider park from the gardens and pleasure ground which surrounds the hall.

The walled garden comprises of a working kitchen garden as well as decorative flower and shrub planting, particularly close to the Coach House, where some private gardens and courtyards are located. There is a modern pergola leading from the new entrance to the garden in the north east. The gardens contain a number of greenhouses, many of which have been restored in recent years, and are well maintained and still in use. The easternmost has a red brick boiler attached to its northern end. The curved glass on the northernmost greenhouse is well preserved, and a fine example of this glasswork, which directs the flow of water off the roof.



Figure 17 Greenhouse with boiler



Figure 18 Walled gardens in use



Figure 19 Gardener's cottage which flanks the walled garden, and view towards the greenhouse which displays the curved glass roof

To the north of the walled gardens are a group of buildings, including the gardener's cottage and Coach House. These are red brick and have retained much of their historic character and architectural interest. The Coach House in particular is a notable building, with a curved floor plan and original flooring.



Figure 20 The Coach House

To the north of these buildings is the Hall. The Grade II listed regency Redisham hall is the principal building within the park, and is of historic, aesthetic and architectural interest. Its main elevation overlooks the sweeping drive and original railings, beyond which are wide reaching views across the undulating parkland, comprising of lawns and scattered mature trees. Immediately surrounding the hall are shrubberies and some ornamental tree and flower planting. To the rear of the hall is a garden with specimen planting, manicured lawns, border planting and ponds. The gardens are bordered by clipped hedges with topiary. There are some earthworks within the gardens, perhaps indicating the site of the former hall to the south of the current one. However, there is no LIDAR coverage for the area to determine the site further.



Figure 21 Front elevation of Redisham Hall

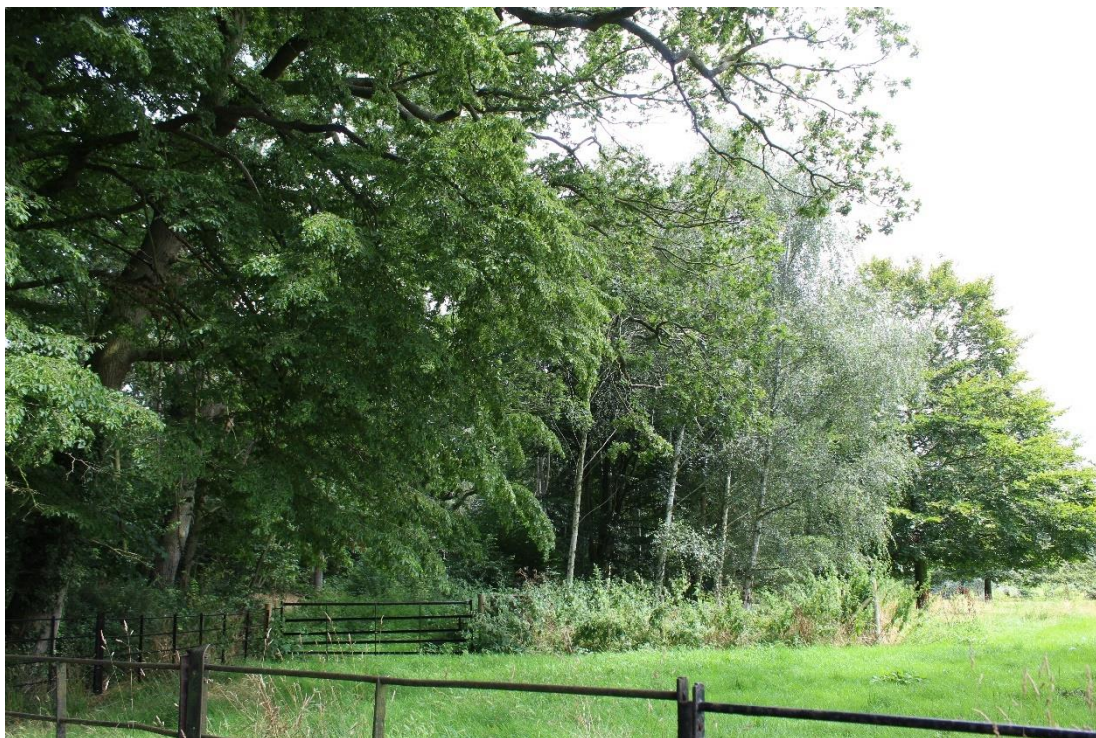


Figure 22 Rear gardens



Figure 23 View north across garden towards the hall

To the north of the hall a new woodland and wildflower garden has been established. The north driveway passes the Church ruins, which are screened from view by fences and planting, but the low remains are likely still visible.



*Figure 24 Site of the Remains of St James Church*

There are substantial areas of woodland planting, however these predominantly fall outside of the boundary of the historic park and garden, and so form its setting. These are the Gorse Thick to the south, Briery Wood and Farm Wood to the west and Bottle and Glass Wood to the north.

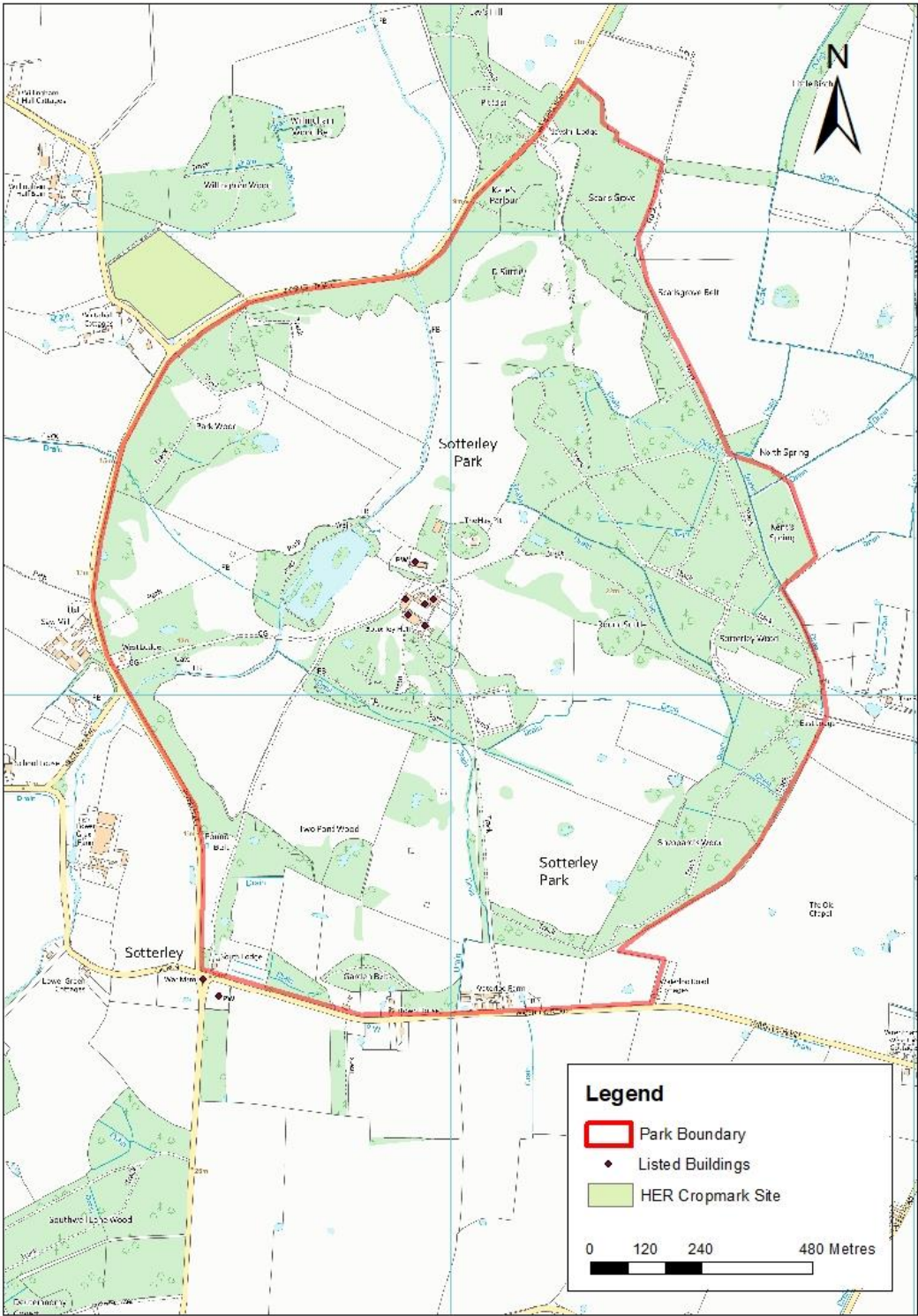
### **Assessment of condition**

The park and garden are considered to be in excellent condition. It is, still maintained and designed with succession planting of appropriate species. The walled garden in particular is managed well, and functions as a working garden, it is open to the public.

### **Recommendations**

There are no changes recommended to the boundary. The site is recommended for inclusion on the Local Heritage List due to its size, age, and retention of historic layout and features which contribute to its character as a historic landscape park and garden.

# 2.4. Sotterley Park





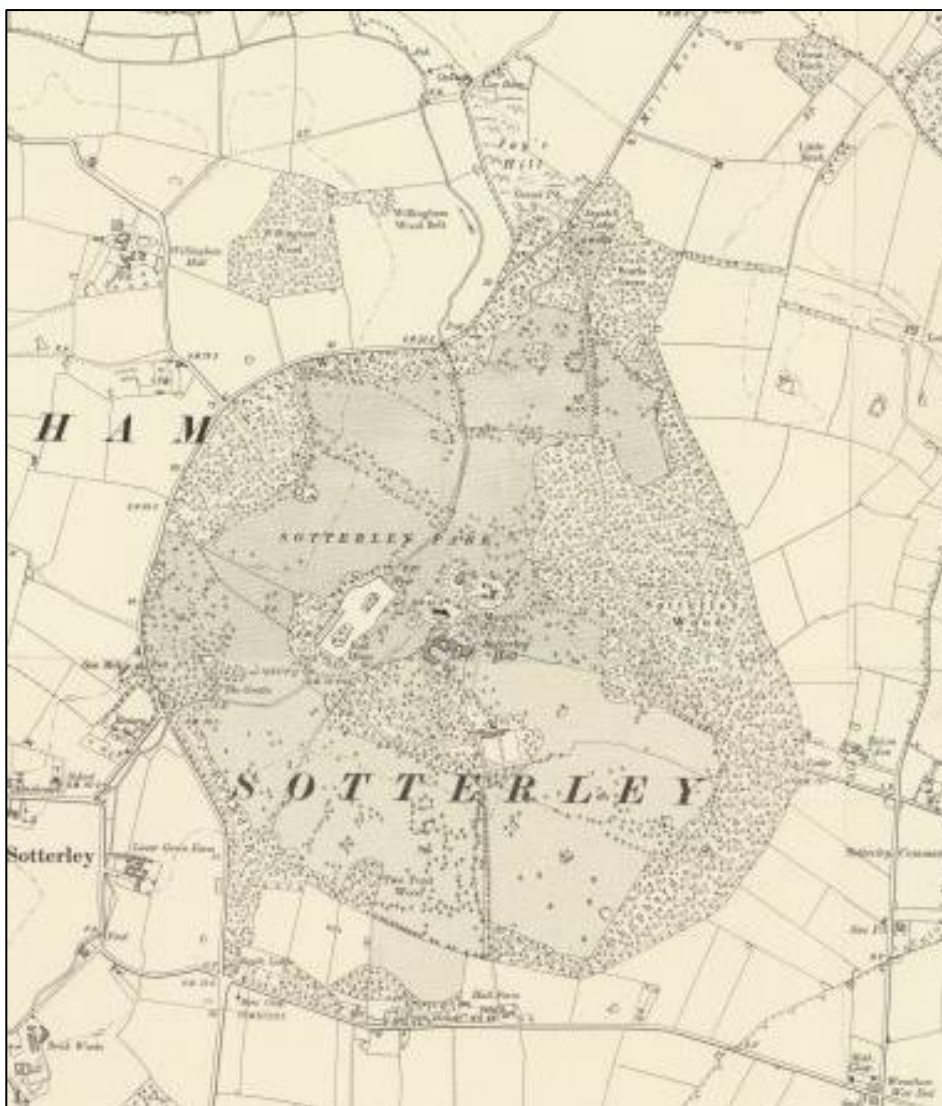


Figure 25 Ordnance Survey Map, Suffolk XVIII.NE and SE, Revised 1903, Published 1905

## Review of existing research, reports and documentation

Sotterley Park was assessed by the UEA Landscape team in 1993, and the findings of this research project were compiled into a provisional report on the park. This report addressed the historic development of the house and park, as well as its condition and character at the time and recommendations for its management.

It is considered that this research is thorough and provides a robust baseline of the context and history of the site. There is scope to build on this work, to provide a current assessment of character, and field survey to identify any changes and existing features of significance.

## Summary of significance

Sotterley Park derives its significance from its historic interest and development, which has preserved and incorporated a number of landscape features which predate the laying out of the landscape park in the 1740s and 50s. It is a parkland which has adapted through the centuries and has retained its historic character as well as notable elements of considerable antiquity, particularly the ancient trees.<sup>11</sup> These survivals mainly comprise of pollarded oaks and some ancient unpollarded hedgerow trees, which are widespread through the park, remnants

<sup>11</sup> University of East Anglia, Sotterley Report, 1992

of medieval woodland with some well-preserved hornbeam stools, and outgrown hornbeam coppicing. These trees indicate a complex history and development of ancient woodland features which were incorporated into a park landscape.<sup>12</sup> The historic drives, pleasure grounds and eighteenth-century park features such as the lake and canal with its brick walls, and grotto which possibly dates to the eighteenth century, are also of interest.

In the medieval period the manorial estate was held by the de Soterles, but in about 1470 it was confiscated by the Duke of York, subsequently Edward IV and bestowed on one of his adherents Thomas Playters. The Playters family retained the manor and advowson of Sotterley until the year 1744, when John Playters Esq sold the estate to Miles Barne Esq, the son of a London merchant. Miles Barne pulled built a new country house on nearly the same site as the old hall, possibly incorporating some of the original fabric in the new building.<sup>13</sup> Quadrant screen walls originally flanked the house; however, these no longer exist.

In 1744 it was recorded that the hall was surrounded by stables, granaries, walled gardens, kitchen gardens, orchards, courtyards, a dovecote and land of around 16 acres.<sup>14</sup> A brick kiln, malthouse, and lake with summer house were also recorded. There was no landscaped park in existence until around 1746, though it is possible that before this date there was a compartmentalised deer park. The park was first depicted in detail in the Tithe Award map of 1842, where the layout of the parkland and its planting appears much unchanged to what exists today.

The park is notable for the woodland within it, particularly Park Wood, Sheppard's Wood, Scarls Grove and Scarlsgrove Belt, which were likely in existence prior to the Tithe Award Map and are shown on Hodskinson's map (1786). Therefore, many of the ancient trees within the park would predate the laying out of the parkland in the 1740s and 50s. Part of the park comprises of areas of ancient woodland, and part is also a site of special scientific interest.

## Summary of character

It was intended that a field survey of the park and garden be undertaken, however the owners declined permission to access the site. Therefore, assessment has been made from surrounding public rights of way, from the permissive route to St Margaret's Church, and using aerial imagery. No photographs from the permissive route are reproduced within this assessment.

The boundary of the current park and garden covers an area of roughly 211 hectares. The park is roughly circular in its shape and bounded almost entirely by dense woodland planting. There are some glimpsed views from public roads which surround the park, however these largely serve to provide screening from outside the park (Figure 26). They create an enclosed character from within it as well. These woodlands comprise of Sheppard's Wood, Sotterley Wood and Scarls Grove Belt to the east, Scarls Grove to the north, Park Wood to the west, and Pound Belt, Two Pond Wood and Garden Belt to the south. These appear to be planted with mixed species, predominantly deciduous, with many historic and ancient trees visible throughout the park and its wooded areas.

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<sup>12</sup> University of East Anglia, Sotterley Report, 1992

<sup>13</sup> Alfred Suckling, 'Sotterley', in *The History and Antiquities of the County of Suffolk: Volume 1 (Ipswich, 1846)*, pp. 81-96. British History Online <http://www.british-history.ac.uk/no-series/suffolk-history-antiquities/vol1/pp81-96> [accessed 16 August 2021].

<sup>14</sup> University of East Anglia, Sotterley Report, 1992



Figure 26 Glimpsed views east into parkland, showing sweeping lawn and scattered mature trees

A good portion of the park is open parkland with mature scattered trees and some replanting of young oaks is visible to the west. The pattern of mature trees reflects the historic removal of hedgerows marking former field boundaries, and retention of trees to create the landscape park. There are some areas where the lawns have been replaced by arable planting to the north west of the lake. The parkland is also characterised by the series of small ponds across it, which are dotted throughout the park and along with the lake and stream which traverses the park, creating a number of water features within it.

The Hall is accessed by two driveways, to the east and west. These are terminated by the West Lodge and East Lodge. West Lodge is visible from Pound Road and is a small single storey red brick building which makes a positive contribution to the park and marks the entranceway to the drive. The grotto which is shown on historic Ordnance Survey mapping located along the western driveway is not visible from aerial imagery due to dense planting, and so while it is likely still there this is not certain.

There is a large lake located centrally within the park, which is surrounded by woodland to the south and has retained two small islands within it, which are also planted. The weir at northern end still exists, however the historic boathouse is not legible on aerial imagery, and so it is not certain it still exists. Online images show a Grecian circular temple on the lake.

A stream runs into the lake, and is crossed by an ornamental bridge, which takes the driveway across to Sotterley Hall. The Hall is Grade I listed, constructed in 1745 with later alterations in 1840 and 1911. It is a prominent red brick manor house with elaborate architectural detailing and is a positive centrepiece to the park and garden. The hall overlooks an area of manicured lawn to the west, which leads to the lake, and provides pleasant views to and from the hall. To the north east of the hall is the Grade I listed Church of St Margaret. The church shares a close relationship with the hall and is a key landmark within the parkland. It is a medieval church, restored in 1900, with flint rubble wall; it makes a positive contribution, and is visible from areas of the park and garden as well as the hall. To the east of the hall are a number of listed outbuildings associated with the estate, including the grade II Service Wing (built c. 1840), the Grade II Stable and Coach House (built c.1840), the Grade II Cowsheds (mid-nineteenth century) and the Grade II Water Tower (late nineteenth-century). These buildings all make a positive contribution to the park and garden and demonstrate the historic development and expansion of the estate through the nineteenth century.

The group of buildings are located centrally within the park, and there are maintained lawns that surround them, along with scattered tree planting and some ornamental tree planting. There is some shrub planting and clipped

hedgerows located immediately beside the hall. It is likely that a ha ha separates the gardens to the east of the hall from the wider parkland, which the hall overlooks to the east. There appears to be a tennis court to the north east of the Cowsheds. There is a Pleasure Ground to the south of the hall, which is fairly wooded and contains the walled garden. It appears that the greenhouses are lost within the walled garden, however aerial imagery shows that part has been tilled.

There is a large riding school located to the north of the church, which is partially visible from the churchyard.

### **Assessment of condition**

It was not possible to access the park and garden to ascertain the current condition of the site. However, from areas of public realm, the permissive route, and aerial imagery, an overall assessment has been made.

There is evidence of some felling and regrowth visible on aerials, particularly in Park Wood and Sheppard's Wood. Within the report undertaken in the 1990's by the UEA team, it was noted that there was not sufficient or sympathetic replanting taking place. Although some young trees were visible in places, it is considered that a management plan for regrowth would be beneficial. Some clearing of the open parkland for arable has also detracted from the parkland character.

The principal hall appeared in good condition, and maintenance was being undertaken at the time of survey. The Church was in good condition, but signs did highlight risk of falling flint from the walls, demonstrating that it is in some need of repair and maintenance.

It is also likely that the greenhouses and features within the walled gardens have been lost, so there is opportunity to enhance and restore some garden features here.

### **Recommendations**

There are no changes recommended to the boundary. The site is recommended for inclusion on the Local Heritage List due to its size, age, and character as a historic landscape park and garden.

## 2.5. Worlingham Hall

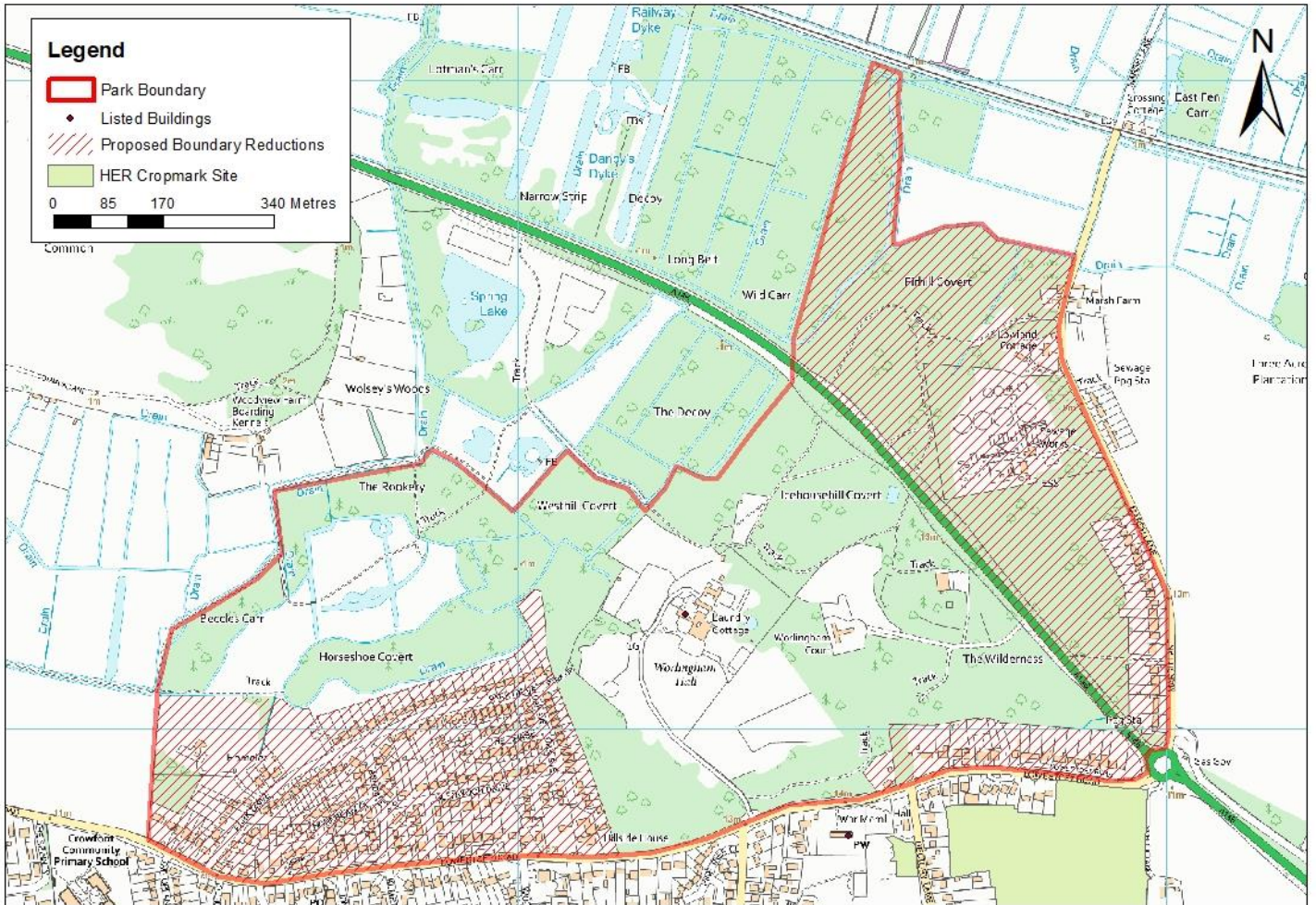


Figure 27 Ordnance Survey Map Norfolk XCIX.SE, Revised 1903, published 1906

## Review of existing research, reports and documentation

Worlingham Hall was assessed by the UEA Landscape team in the 1990s, and the findings of this research project were compiled into a report on the park. This report addressed: The House and Owners, The Development of the Park and The Development of the Gardens. It is considered that this research is thorough and provides a robust baseline of the context and history of the site. There is scope to build on this work, as a site survey was not possible at the time. Therefore, it would be beneficial to build on this work to provide a current assessment of character, and field survey to identify any changes and existing features of significance.

It is also considered that substantial alterations may be required to the site boundary, due to modern housing development in the south and south east.

## Summary of significance

Worlingham Hall derives its significance as a surviving medium eighteenth-century parkland, which is first depicted on Hodskinson's map of Suffolk 1783. This map shows the hall, driveway, and building close to the house. At this time, the park covered roughly 18 hectares.

In 1797, the park expanded to take in the majority of Worlingham Common to the east of the park, as well as further land to the north and north west. Under the ownership of Robert Sparrow at the turn of the century, considerable expansion of the park took place, and a large new area of parkland was laid out and substantial tracts of woodland were planted to the north west, north and east.<sup>15</sup>

By the 1842 Tithe Award, the map shows a park of around 50 hectares. The principal house was located in the east-centre of the park, which was surrounded by dense woodland to the north and east and belted on the west. Winding drives led to the lodges on the south west and south east corners. In the mid-nineteenth century, an icehouse and dovecote were also recorded.

Sales particulars from this time advertise that there was partridge shooting, a snipe ground, and other field sports.

Minor changes to the woodland boundaries occurred throughout the second half of the nineteenth century, however large-scale alterations were made in 1914 when the main estate was put up for sale. The hall, park and woodlands were retained, however between 1914 and 1959 a new housing estate was built in a portion carved out of the south west corner of the park. After 1959, the housing estate was extended to the east. The south east drive, named Park Drive on historic mapping, disappeared after these changes and was replaced with a curved south drive.

The Ordnance Survey map of the mid twentieth century depicts the expansive Wilderness to the east of the hall, which is traversed by a network of paths. The Icehousehill Covert to the north indicates the historic location of the icehouse within the park. There are also the Horseshow Covert, Westhill Covert and The Decoy to the west. This historic development and use of the park is still legible in the existing landscape, and therefore contributes to the significance of Worlingham Hall as a medium sized, heavily wooded shooting estate.

The construction of the A146 in the later twentieth century effectively severed part of the parkland, crossing through the wilderness and Firhill Covert to the north and east of the parkland. Some further development has also taken place along this south eastern corner, including housing and a sewerage plant to the north of the bypass.

Part of the park comprises of areas of ancient woodland. The northern part of site is a County Wildlife Site, and a small area of open space (covered by Waveney Local Plan policy WLP8.23) is located in southwest corner of the site.

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<sup>15</sup> University of East Anglia, Worlingham Hall Report, 1992

## Summary of character

The current boundary of the park and garden at Worlingham extends to roughly 98 hectares. It predominantly comprises of densely planted woodlands and coverts, which are maintained for shooting. The wider landscape of former parkland includes large mature trees and more recent regrowth, which blends into the surrounding woodland areas and shooting coverts. This is characterised as a gradual increasing density of planting, meaning that the boundary to the wooded areas and parkland is blurred, particularly in views across the parkland.



*Figure 28 View from a track within the woodland surrounding the hall*

Close to the hall is an area of open parkland, which contains mown lawns and scattered mature and specimen trees. These provide wide reaching views from the hall and across the parkland. A sweeping drive leads from the south of the park to the hall, which lies in the centre east of the park.



Figure 29 View south from the hall towards the parkland

Worlingham Hall is Grade I listed, built in the eighteenth century by John Felton and remodelled in c.1800 by Francis Sandys in brick and stucco. The hall possibly retains a seventeenth century core. It is painted brightly and sits starkly within the lawns which surround it. The driveway is marked by a low balustrade, which separates the parkland from the driveway and gardens (Figure 29).



Figure 30 View of the hall from the garden to the east

There are formal gardens surrounding the principal hall, which include mown lawns, manicured hedgerows, shrub and flower border planting, statues, a covered walkway, pond (which is drained) and a modern swimming pool. There are also some buildings associated with the hall to its north, which were not visible at the time of survey but appear to contain stables and estate cottages. There are also tennis courts located to the east of the hall.





*Figure 31 View of formal gardens including statues and hedgerows*

The west side of the park is notably different in soil type, as it sits along the Waveney Valley, leading to a wet and boggy landscape. The parkland is traversed by tracks, causeways, and small timber bridges.

Throughout the parkland and woodland are significant veteran trees of considerable age. These include the American Oak shown in Figure 32, which is located close to the modern bungalow Worlingham Court.



Figure 32 American Oak

### Assessment of condition

It is considered that the park and garden are in good condition. There is some regrowth and maintenance occurring throughout the park, and the gardens close to the hall are planted with sympathetic species and are well maintained. New areas of parkland are also being established sympathetically to the north west of the current boundary.

### Recommendations

It is recommended that the boundary is reduced to the south and north east, to exclude areas of modern housing developments and to reflect the changes brought by the addition of the bypass road. This road severs the parkland, and the area to the north no longer falls within the ownership of the Worlingham Estate. The establishment of the sewerage treatment works also impacts the character of this area of parkland. It is recommended that the boundary is redrawn to reflect the current boundary of the historic park, to support in its effective management, with the area to the north east forming an important part of the setting of this historic landscape. The site is recommended for inclusion on the Local Heritage List due to its size, age, and retention of historic layout and features which contribute to its character as a historic landscape park and garden and as a shooting estate.

## 3. Conclusions

This report has comprised:

- A review of policy and guidance, including current national and local policy guidance which relates to the establishment of Local Heritage Lists and the assessment and review of local heritage assets;
- Defining of the scope and criteria of the local heritage list in relation to historic parks and gardens; and
- A review of current parks and gardens which have been nominated for inclusion in the East Suffolk Local List, including recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list against robust criteria.

It is considered that, thus far, a thorough assessment of the historic development and significance of the parks and gardens in the former Waveney area had already been undertaken, through the work of the UEA Landscape Department and their reports in the 1990s. However, it has been identified that without applying a criteria for assessment, there was an opportunity to strengthen this work. Historic England's guidance on Local Heritage Lists notes a variety of values by which a site can be assessed, including: Age; Rarity; Aesthetic Interest; Group Value; Archaeological Interest; Archival Interest; Historical Association; Designed Landscape Interest; Landmark Status; and Social and Communal Value.

To ensure consistency in the Council's approach and that the full value of the parks and gardens is realised, it was recommended that criteria was applied to the five sites to ascertain any changes in features or character, and to assess their current condition. This informed definitively and transparently whether the historic park and garden was of high enough value to be included within the local heritage list. The findings of this assessment were written up into pro-formas, which are included in the appendix of this report.


It was identified that all parks retained sufficient interest for inclusion on the local heritage list. They provide the setting to historic houses, demonstrate well-preserved examples of parklands from a range of sizes and ages within the area, and many contain notable historic features and character, in line with the Historic Environment SPG and Policy and SCLP 11.8 of the Suffolk Coastal Local Plan. Although the North Cove Hall park is significantly smaller than the others, which are medium-large in scale, it is a unique and well-preserved example of this scale of parkland which was common for the time yet rarely survives so intact. Therefore, it is recommended for inclusion as a representative example of its type.

There are some recommendations for boundary changes to Worlingham Hall to reflect recent changes within the park, and better reflect the high quality of the areas within the historic parks and gardens. The boundary will then demonstrate the area currently forming the visual extent of parkland, and areas which historically formed part of the parkland but have been heavily altered will form part of the wider setting of this park and garden.

## 4. Appendices

### 4.1. Completed Pro-formas

Section A - Overview

1. Name	Benacre Park				
2. UID					
3. Address	Estate Office, Benacre, Beccles				
4. Postcode	NR34 7LW				
5. Grid Ref	TM 50409 83807				
6a. Conservation Area	Yes	x	No		
6b. If yes, which CA	Southwest corner located within Wrentham Conservation Area				
7. Description					
<p>Benacre Park covers a large area of over 100 hectares, the hall located roughly 2.7km west of the coastline. The park is gently undulating in its topography, which creates an enclosed character and limits views into the park from the surrounding landscape. The wider parkland predominantly comprises of open parkland with dotted tree clumps, particularly to the west of the hall, along with scattered trees and dense areas of woodland to the east and south of the hall. The dense planting to the east of the hall is located within Home Covert, and to the south within Lincoln's Fir. Lodge Belt forms a narrow strip of densely planted trees along the southern tip of the park. There is also a small clump to the west, named Monkeytree Clump. Trees appear to be mostly deciduous, and a number of ancient trees (mainly oak) were visible from the perimeter.</p> <p>There are a number of small ponds located throughout the park, which appear to still exist today, and are often surrounded by some tree planting.</p> <p>The parkland is bisected by the tree lined driveways which extend to the north and south, and which are terminated by the Benacre Lodge to the north and Wrentham Lodge to the south. These buildings are both surviving, although only the southern lodge is visible from public rights of way. This is a one storey building in yellow and gault brick with a pedimented porch supported by four columns. The entrance gates to the park are cast iron, with painted statues adorning each side. The remains of a track leading to the west of the park is also still visible in aerial imagery; a lodge once stood at the end of this track, however this no longer appears to exist.</p> <p>The undulating land and dense tree planting mean that views into the park are very limited.</p> <p>The early twentieth century water tower is also visible from this road. It is a large red brick structure, of historic and architectural interest, which appears to have retained many original fixtures and fittings internally. The structure contributes to the park forms a working relationship where it once served the main hall.<sup>16</sup></p>					

<sup>16</sup> BRITISH WATER TOWER APPRECIATION SOCIETY, The Benacre Water Tower Family, and <https://www.28dayslater.co.uk/threads/benacre-water-tower-suffolk-august-2020.128023/>

Closer to the site of the hall there are a number of notable built features within the historic park. The Pavilion appears on the Ordnance Survey Map of 1927, located to the west of the hall and at this time adjoining a circular Sports Ground within the parkland. This structure is still visible within aerial imagery.

The principal house within the park, Benacre Hall, is Grade II Listed, and comprises of a large Georgian white brick building. It makes a positive contribution to the park and forms the centrepiece to the designed landscape. To its north is a Grade II service wing, which is in red brick and dates to the mid-nineteenth century. It connects the main hall with the Grade II stables and coach houses, which were constructed in 1763-4 by Matthew Brettingham, and form a substantial building also in red brick. This is a notable building, and a fine and remarkably unaltered example of eighteenth-century stabling.<sup>17</sup>

The immediate setting of the hall and its associated service wing and stables is of a more formal garden. Lawns surround the house and appear to be bounded by a ha ha to the east and west. These mark the immediate gardens from the wider parkland. Within the gardens there are manicured hedges flanking the hall, and some shrubbery planting in the immediate vicinity of the hall. To the rear of the hall is a small circular fountain, which appears on early Ordnance Survey mapping. There also appear to be more ornamental trees planted within the gardens here.

To the north east of the hall is a kitchen garden, which is screened by dense woodland planting. Within the walled garden are extensive greenhouses along the northern wall. It is also possible that a boiler room and bothy are located on this northern wall, which was possibly once a heated wall originally.

Section B - Assessment

8. Age (X)									
Pre-1750		1750 - 1820	x	1820 - 1939		Post War		Post 1990 of high quality	
Exact date (if known):		Likely first laid out in the 1750s, with later alterations as the park was developed from a deer park to a landscape park							
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
x	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
The site is of considerable aesthetic value as a designed landscape park, which reflects the development of taste and fashions in parks, incorporating elements of the earlier landscape into the later open parkland. It has retained park and garden features which contribute to its aesthetic and architectural value, such as the lawns, ponds, planting, and gardens which surround the principal buildings.									
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)									
The historic value of Benacre Park is derived from its post-medieval development as parkland, and rarity as an eighteenth-century Suffolk deer park.									
It is likely that the park first came to be following the acquisition of the property by Sir Thomas Gooch (Bishop of Norwich and Ely) in the 1750s. The substantial present house was built in 1764 (replacing or incorporating parts of an earlier house dating from the 1720s); it was designed by Thomas Brettingham, a prestigious Norfolk architect. The park is first shown on a map of 1770, when a Survey of Benacre Hall was made by Thomas Barker of Holton. At this time, it appears as a compartmentalised deer park with an exterior pale and internal paled subdivisions. There was also a dovecote to the north east of the hall, and an area of garden to the south									

<sup>17</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1032108>

<p>east. The layout of the parkland is of significance, as Benacre is one of the few examples of a true deer park created in Suffolk during the second half of the eighteenth century, contributing to its interest.</p> <p>Over the following decades, the park was altered extensively to create a more fashionable landscape park. It is likely that changes occurred after 1783 (the date of Hodskinsons map) and before 1827.<sup>18</sup> By the time of the Tithe Award Map of 1840, Benacre Park appeared as a classic landscape park, with long driveways and lodges to the north and south, extensive planting, a pleasure grounds, and a kitchen garden. The park was later extended slightly to the west, likely in the early nineteenth century, and reduced in the north east.</p> <p>It is likely that the boundaries of the kitchen garden and adjacent grounds have remained substantially the same since the early nineteenth century and possibly earlier.<sup>19</sup></p>							
<b>12. Social / Communal Value</b>							
None							
<b>13. Group Value (Sites with a strong group value with other heritage assets)</b>							
The park is of value with other designated assets, as it is also located within the Area of Outstanding Natural Beauty and comprises of parts of ancient woodland.							
<b>14. Landmark / Townscape Value</b>							
The principal hall and attached service wing and stables are of landmark value within the parkland, forming the centrepiece to the designed landscape. The Water Tower is also prominent in views into the park from the northern boundary.							
<b>15. Archaeological Value</b>							
To the north of the park, west of the driveway, is an area of land which contains earthworks. These are of archaeological value, and include medieval to post medieval field systems, a possible deserted village, and areas of ridge and furrow, some of which are visible as earthworks on aerial photographs. <sup>20</sup>							
<b>16. Overall Condition</b>							
Good		Fair		Poor		Very Poor	
Unknown	x	Notes:	Site visit was not possible, so the area was assessed from areas of public realm. Current condition could not be assessed fully. The owner confirmed that it is being managed sympathetically as sheep pasture.				
<b>17. Recommended for inclusion</b>				Yes	x	No	
<b>18. Date of assessment</b>				12/08/2021			

<sup>18</sup> University of East Anglia, Benacre Report, 1993

<sup>19</sup> Suffolk Gardens Trust, Benacre Report, 2009

<sup>20</sup> Suffolk HER BNC 001 - MSX275

Section A - Overview

1. Name	North Cove Hall Park			
2. UID				
3. Address	North Cove, Beccles			
4. Postcode	NR34 7PH			
5. Grid Ref	TM	46480		89474
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>North Cove Hall is a small park of roughly 6.5 hectares. This is what gives it its small scale, parkland character. The nineteenth parkland has retained a great deal of its original planting and features, including scattered mature trees within the park and a tree belt which is formed by the plantations and covert established to the south and west of the lawns. There is also evidence of some specimen planting. There are mature evergreen trees also located within the park, close to the hall, which provide screening to the west where housing has been constructed along Marsh Lane.</p> <p>Views within the parkland are somewhat limited, due mainly to planting, however there are views to the north across arable fields towards Covehall Farm. These fields historically formed part of the parkland.</p> <p>Within the park, the East and West lawns, with plantations to the south, are shown on the Tithe Map and still legible in the parkland today. To the east is a field which is grazed and separated visually by large coniferous planting.</p> <p>The wider parkland is separated from the gardens and pleasure ground by a ha ha to the south of the hall, and a fence with some original fittings and gates. The mid-eighteenth-century hall is the principal house within the park, built in red brick. It is Grade II*, and likely has an earlier seventeenth century core. The hall is well proportioned and maintained and makes a positive contribution as the centrepiece of the designed landscape. It is accessed by a tree lined driveway to the east.</p> <p>Close to the hall are more formal elements of the garden, including shrubberies and border planting and specimen trees. There are also associated buildings to the north, which include a cottage and stables, both in good condition.</p> <p>To the north west of these buildings is an orchard, which is shown on the Tithe map of 1842, and contains some notable historic trees within it as well as younger fruit trees.</p> <p>To the north east is the historic garden and pleasure grounds. These include the walled garden. This area comprises of slightly undulating lawns with dense shrub planting, which create a tranquil and enclosed series of spaces centred around the pond and walled garden. The pond is unusual in that it forms the east border to the walled garden, creating intervisibility between the walled garden and pleasure ground beyond. The walled garden is red brick, with curved corner walls, and with a sunken greenhouse to the north. The gardens contain elaborate border planting, pergola with original brick posts, a box hedge parterre garden, and modern swimming pool. The swimming pool is located on the site of a former greenhouse, which no longer exists. There are some outbuildings to the west of the garden.</p>				

Surrounding the pleasure grounds is an area of dense planting, with many evergreen trees. There are some earthworks within this wooded area.

Section B - Assessment

8. Age (X)									
Pre-1750		1750 - 1820	x	1820 - 1939		Post War		Post 1990 of high quality	
Exact date (if known):		First depicted in survey drawing of 1815							
9. Authenticity (X)									
x	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
The site is of aesthetic value as a small scale designed landscape park, which reflects the development of taste and fashions in parks in the early nineteenth-century. It has retained park and garden features which contribute to its aesthetic and architectural value, such as the lawns, planting, walled garden and pleasure grounds which surround the principal buildings.									
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)									
<p>North Cove Hall derives its significance from its early nineteenth century origin as a small-scale ornamental park, which has been largely unaltered throughout the nineteenth century and remains relatively unchanged to this day. Although there is little documentary evidence about the development of the park, North Cove presents a well-preserved example of a smaller nineteenth-century designed landscape which was once common in the county, but of which few examples survive today in such condition.<sup>21</sup></p> <p>The hall passed to a number of owners, many of whom were connected with Broad House in Lowestoft, and was most notably, for a time, home to the well-known solicitor, writer, traveller and benefactor Nicholas Everitt.<sup>22</sup></p> <p>During the early twentieth century it is likely that improvements were made to the garden while in the ownership of Mrs. Charlotte Lister, who was a keen gardener.<sup>23</sup></p>									
12. Social / Communal Value									
None									
13. Group Value (Sites with a strong group value with other heritage assets)									
Part of the park comprises of areas of ancient woodland. Beyond the boundary of the park and garden to the south west is the medieval, Grade I listed thatched Church of St Botolph. The churchyard is largely surrounded by dense tree planting, however there are some glimpsed views into the parkland, particularly during the winter months when leaf coverage is sparser. The church tower is also partially visible from within the park, and therefore, forms a positive part of its setting and is of group value.									
14. Landmark / Townscape Value									
The principal house is of landmark value within the designed landscape. The church tower, which sits outside of the boundary, is also visible from within the park and is of landmark value due to its scale, use, and contribution that it makes to the park.									

<sup>21</sup> University of East Anglia, North Cove Hall, 1994

<sup>22</sup> Suffolk Record Office, Lowestoft Branch, Evidences to title to the North Cove Hall Estate, Reference 849 <https://discovery.nationalarchives.gov.uk/details/r/af7e3c38-585e-4ce8-bbbc-94c3c4c68f7c>

<sup>23</sup> North Cove History Society, North Cove and Barnby: a history of two villages, 2002



15. Archaeological Value						
The site is of archaeological value, as the Historic Environment Record identifies areas of earthworks to the west of the hall. These are earth banks, likely showing an old track or boundary.						
16. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	The park and garden is considered to be in excellent condition.			
17. Recommended for inclusion			Yes	x	No	
18. Date of assessment			12/08/2021			

Section A - Overview

1. Name	Redisham Hall			
2. UID				
3. Address	Redisham Hall, Redisham, Beccles			
4. Postcode	NR34 8LZ			
5. Grid Ref	TM 40156 85945			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				



7. Description
<p>The site, covering roughly 90 hectares, comprises of a historic parkland and formal gardens including working kitchen garden.</p> <p>The main access routes are formed by a northern and eastern driveway. These are flanked by planting, predominantly oak to the east and horse chestnut to the north. There is original fencing in place along the majority of these drives, and a red brick ornamental bridge crossing the river which bisects the park. A track also follows the river and is also marked by planting.</p> <p>The majority of the park comprises of sweeping parkland, laid to lawn on gently undulating land, with mature and specimen trees and evidence of young planting as well. It is grazed and has retained its historic layout and character.</p> <p>The south portion of the park has some arable farming, and a new wetland has been created to encourage biodiversity. There are also modern twentieth century farm buildings, which are visible from the ha ha to the south of the walled garden (Figure 16).</p> <p>The ha ha is of an earlier date to the existing hall, and is in good condition, with evidence of recent maintenance works undertaken. It separates the wider park from the gardens and pleasure ground which surrounds the hall.</p> <p>The walled garden comprises of a working kitchen garden as well as decorative flower and shrub planting, particularly close to the Coach House, where some private gardens and courtyards are located. There is a modern pergola leading from the new entrance to the garden in the north east. The gardens contain a number of greenhouses, many of which have been restored in recent years, and are well maintained and still in use. The easternmost has a red brick boiler attached to its northern end. The curved glass on the northernmost greenhouse is well preserved, and a fine example of this glasswork, which directs the flow of water off the roof.</p> <p>To the north of the walled gardens are a group of buildings, including the gardener's cottage and Coach House. These are red brick and have retained much of their historic character and architectural interest. The Coach House in particular is a notable building, with a curved floor plan and original flooring.</p> <p>To the north of these buildings is the Hall. The Grade II listed regency Redisham hall is the principal building within the park, and is of historic, aesthetic and architectural interest. Its main elevation overlooks the sweeping drive and original railings, beyond which are wide reaching views across the undulating parkland, comprising of lawns and scattered mature trees. Immediately surrounding the hall are shrubberies and some ornamental tree and flower planting. To the rear of the hall is a garden with specimen planting, manicured lawns, border planting and ponds. The gardens are bordered by clipped hedges with topiary. There are some earthworks within the</p>

gardens, perhaps indicating the site of the former hall to the south of the current one. There is no LIDAR coverage for the area to determine the site further.

To the north of the hall a new woodland and wildflower garden has been established. The north driveway passes the Church ruins, which are screened from view by fences and planting, but the low remains are likely still visible.

There are substantial areas of woodland planting, however these predominantly fall outside of the boundary of the historic park and garden, and so form its setting. These are the Gorse Thick to the south, Briery Wood and Farm Wood to the west and Bottle and Glass Wood to the north.

Section B - Assessment

8. Age (X)									
Pre-1750		1750 - 1820		1820 - 1939	x	Post War		Post 1990 of high quality	
Exact date (if known):		Likely laid out in 1820 soon after the present house was built							
9. Authenticity (X)									
	A single significant phase and which is largely intact								
x	A single significant phase with some alterations and/or extensions								
	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
The site is of considerable aesthetic value as a designed landscape park, which reflects the development of taste and fashions in parks, incorporating elements of the earlier landscape into the later open parkland. It has retained park and garden features which contribute to its aesthetic and architectural value, such as the lawns, lakes, specimen planting, walled gardens and pleasure grounds which surround the principal buildings.									
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)									
<p>Redisham Park derives its historic value as an example of a well-preserved example of a medium-sized early nineteenth century landscaped park.</p> <p>The old hall lay slightly to the south west of the present hall and was of sixteenth century origins (likely 1592). At this time, the hall had a small area of garden and pleasure ground although was without a wider park and was instead surrounded by enclosed fields and woodland.<sup>24</sup> The old hall was demolished in 1820, and a new house built in the current location and parkland laid out. The Tithe maps show that by 1840 the park was subdivided (to allow for better grazing management), and that it was slightly smaller in size than the current park. By the 1880s, the first edition Ordnance Survey shows very little change in features within the park, however it has extended to the north to incorporate the ruinous church.</p> <p>Redisham Hall was, notably, home of Princess Caroline Murat, the great niece of Napoleon Bonaparte, after she married John Lewis Garden. This contributes to its associative value. John Lewis Garden's grandfather had acquired the site of Redisham Hall and had demolished the old hall and rebuilt the current one in 1823. It was considerably enlarged and refaced by John Lewis Garden c.1880. It is likely that changes were made to the gardens during this time also, and the large porch to the rear of the house was possibly added. The Princesses memoirs provide insight into life at the estate and her time in Suffolk, which she recounted unfavourably. The Hall was sold in 1902 following her death and was further added to by Thomas De la Garde Grissell in 1904.</p>									

<sup>24</sup> University of East Anglia, Redisham Park Report, 1994

There are a number of notable features within the park which are well-preserved and of historic interest, such as the mature trees, ha ha (which is constructed in eighteenth century bricks and may, therefore, predate the current house), and kitchen garden.							
<b>12. Social / Communal Value</b>							
None							
<b>13. Group Value (Sites with a strong group value with other heritage assets)</b>							
Part of the park comprises of areas of ancient woodland							
<b>14. Landmark / Townscape Value</b>							
The principal hall is of landmark value within the park, and acts as the centrepiece of the designed landscape.							
<b>15. Archaeological Value</b>							
There are some earthworks within the pleasure ground gardens which surround the hall; there is a possibility that these show the site of the former hall, however this is not possible to confirm by LIDAR data.							
<b>16. Overall Condition</b>							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	The park and garden is considered to be in excellent condition.				
<b>17. Recommended for inclusion</b>				Yes	x	No	
<b>18. Date of assessment</b>				12/08/2021			

Section A - Overview

1. Name	Sotterley Park			
2. UID				
3. Address	Sotterley Hall Sotterley, Beccles			
4. Postcode	NR34 7TU			
5. Grid Ref	TM 45903 85204			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				



7. Description

The boundary of the current park and garden covers an area of roughly 211 hectares. The park is fairly circular in its shape and bounded almost entirely by dense woodland planting. There are some glimpsed views from public roads which surround the park, however these largely serve to provide screening from outside the park. They create an enclosed character from within it as well. These woodlands comprise of Sheppard's Wood, Sotterley Wood and Scarls grove Belt to the east, Scarls Grove to the north, Park Wood to the west, and Pound Belt, Two Pond Wood and Garden Belt to the south. These appear to be planted with mixed species, predominantly deciduous, with many historic and ancient trees visible throughout the park and its wooded areas.

A good portion of the park is open parkland with mature scattered trees and some replanting of young oaks is visible to the west. The pattern of mature trees reflects the historic removal of hedgerows marking former field boundaries, and retention of trees to create the landscape park. There are some areas where the lawns have been replaced by arable planting to the north west of the lake. The parkland is also characterised by the series of small ponds across it, which are dotted throughout the park and along with the lake and stream which traverses the park, create a number of water features within it.

The Hall is accessed by two driveways, to the east and west. These are terminated by the West Lodge and East Lodge. West Lodge is visible from Pound Road and is a small single storey red brick building which makes a positive contribution to the park and marks the entranceway to the drive. The grotto which is shown on historic Ordnance Survey mapping located along the western driveway is not visible from aerial imagery due to dense planting, and so while it is likely still there this is not certain.

There is a large lake located centrally within the park, which is surrounded by woodland to the south and has retained two small islands within it, which are also planted. The weir at northern end still exists, however the historic boathouse is not legible on aerial imagery, and so it is not certain it still exists. Online images demonstrate that there is a temple on the lake.

A stream runs into the lake, and is crossed by an ornamental bridge, which takes the driveway across to Sotterley Hall. The Hall is Grade I listed, constructed in 1745 with later alterations in 1840 and 1911. It is a prominent red brick manor house with elaborate architectural detailing and is a positive centrepiece to the park and garden. The hall overlooks an area of manicured lawn to the west, which leads to the lake, and provides pleasant views to and from the hall. There are a number of associated buildings within the vicinity of the hall, predominantly dating from the mid nineteenth century.

The group of buildings are located centrally within the park, and there are maintained lawns that surround them, along with scattered tree planting and some ornamental tree planting. There is some shrub planting and clipped

hedgerows located immediately beside the hall. It is likely that a ha ha separates the gardens to the east of the hall from the wider parkland, which the hall overlooks to the east. There appears to be a tennis court to the north east of the Cowsheds. There is a Pleasure Ground to the south of the hall, which is fairly wooded and contains the walled garden. It appears that the greenhouses are lost within the walled garden, however aerial imagery shows that part has been tilled.

There is a large riding school located to the north of the church, which is partially visible from the churchyard.

Section B - Assessment

8. Age (X)									
Pre-1750	x	1750 - 1820		1820 - 1939		Post War		Post 1990 of high quality	
Exact date (if known):		The present park was likely first laid out soon after 1746							
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
x	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
The site is of considerable aesthetic value as a designed landscape park, which reflects the development of taste and fashions in parks, incorporating elements of the earlier landscape into the later open parkland. It has retained park and garden features which contribute to its aesthetic and architectural value, such as the lawns, lakes, specimen planting, walled gardens and pleasure grounds which surround the principal buildings.									
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)									
<p>Sotterley Park derives its significance from its historic interest and development, which has preserved and incorporated a number of landscape features which predate the laying out of the landscape park in the 1740s and 50s. It is a parkland which has adapted through the centuries and has retained its historic character as well as notable elements of considerable antiquity, particularly the ancient trees.<sup>25</sup> These survivals mainly comprise of pollarded oaks and some ancient unpollarded hedgerow trees, which are widespread through the park, remnants of medieval woodland with some well-preserved hornbeam stools, and outgrown hornbeam coppicing. These trees indicate a complex history and development of ancient woodland features which were incorporated into a park landscape.<sup>26</sup> The historic drives, pleasure grounds and eighteenth-century park features such as the lake and canal with its brick walls, and grotto which possibly dates to the eighteenth century, are also of interest.</p> <p>The owners of the estate were, for a long time, descendants of Thomas Playters, the successful Yorkist. The family retained the manor and advowson of Sotterley until the year 1744, when John Playters Esq sold the estate to Miles Barne Esq, the son of a London merchant. Miles Barne pulled built a new country house on nearly the same site as the old hall, possibly incorporating some of the original fabric in the new building.<sup>27</sup> Quadrant screen walls originally flanked the house; however, these no longer exist.</p> <p>In 1744 it was recorded that the hall was surrounded by stables, granaries, walled gardens, kitchen gardens, orchards, courtyards, a dovecote and land of around 16 acres.<sup>28</sup> A brick kiln, malthouse, and lake with summer house were also recorded. There was no landscaped park in existence until around 1746, and before this date it is likely that a compartmentalised deer park existed here. The park was first depicted in detail in the Tithe</p>									

<sup>25</sup> University of East Anglia, Sotterley Report, 1992

<sup>26</sup> University of East Anglia, Sotterley Report, 1992


<sup>27</sup> Alfred Suckling, 'Sotterley', in The History and Antiquities of the County of Suffolk: Volume 1 (Ipswich, 1846), pp. 81-96. British History Online <http://www.british-history.ac.uk/no-series/suffolk-history-antiquities/vol1/pp81-96> [accessed 16 August 2021].

<sup>28</sup> University of East Anglia, Sotterley Report, 1992

Award map of 1842, where the layout of the parkland and its planting appears much unchanged to what exists today.							
The park is notable for the woodland within it, particularly Park Wood, Sheppard's Wood, Scarls Grove and Scarlsgrove Belt, which were likely in existence prior to the Tithe Award Map and are shown on Hodskinson's map (1786). Therefore, many of the ancient trees within the park would predate the laying out of the parkland in the 1740s and 50s.							
<b>12. Social / Communal Value</b>							
None							
<b>13. Group Value (Sites with a strong group value with other heritage assets)</b>							
Part of the park comprises of areas of ancient woodland, and part is also a site of special scientific interest.							
To the north east of the hall is the Grade I listed Church of St Margaret. The church shares a close relationship with the hall and is a key landmark within the parkland. It is a medieval church, restored in 1900, with flint rubble wall; it makes a positive contribution, and is visible from areas of the park and garden as well as the hall. To the east of the hall are a number of listed outbuildings associated with the estate, including the grade II Service Wing (built c. 1840), the Grade II Stable and Coach House (built c.1840), the Grade II Cowsheds (mid-nineteenth century) and the Grade II Water Tower (late nineteenth-century). These buildings all make a positive contribution to the park and garden and are of group value; they demonstrate the historic development and expansion of the estate through the nineteenth century.							
<b>14. Landmark / Townscape Value</b>							
The principal hall is of landmark value within the park, and acts as the centrepiece of the designed landscape. The church is also a prominent landmark building, its tower visible from areas within the park and the hall.							
<b>15. Archaeological Value</b>							
NA							
<b>16. Overall Condition</b>							
Good		Fair		Poor		Very Poor	
Unknown	x	Notes:	Full site visit was not possible, so the area was assessed from areas of public realm. Current condition could not be assessed fully.				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				12/08/2021			

Section A - Overview

1. Name	Worlingham Hall			
2. UID				
3. Address	Worlingham Hall, Lowestoft Rd, Worlingham, Beccles			
4. Postcode	NR34 7RA			
5. Grid Ref	TM4427890151			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				



7. Description				
<p>The current boundary of the park and garden at Worlingham extends to roughly 98 hectares. It predominantly comprises of densely planted woodlands and coverts, which are maintained for shooting. The wider landscape of former parkland includes large mature trees and more recent regrowth, which blends into the surrounding woodland areas and shooting coverts. This is characterised as a gradual increasing density of planting, meaning that the boundary to the wooded areas and parkland is blurred, particularly in views across the parkland.</p> <p>Close to the hall is an area of open parkland, which contains mown lawns and scattered mature and specimen trees. These provide wide reaching views from the hall and across the parkland. A sweeping drive leads from the south of the park to the hall, which lies in the centre east of the park.</p> <p>Worlingham Hall is Grade I listed, built in the eighteenth century by John Felton and remodelled in c.1800 by Francis Sandys in brick and stucco. The hall possibly retains a seventeenth century core. It is painted brightly and sits starkly within the lawns which surround it. The driveway is marked by a low balustrade, which separates the parkland from the driveway and gardens.</p> <p>There are formal gardens surrounding the principal hall, which include mown lawns, manicured hedgerows, shrub and flower border planting, statues, a covered walkway, pond (which is drained) and a modern swimming pool. There are also some buildings associated with the hall to its north, which were not visible at the time of survey but appear to contain stables and estate cottages. There are also tennis courts located to the east of the hall.</p> <p>The west side of the park is notably different in soil type, as it sits along the Waveney Valley, leading to a wet and boggy landscape. The parkland is traversed by tracks, causeways, and small timber bridges.</p> <p>Throughout the parkland and woodland are significant veteran trees of considerable age. These include the American Oak, which is located close to the modern bungalow Worlingham Court.</p> <p>The construction of the A146 in the later twentieth century effectively severed part of the parkland, crossing through the wilderness and Firhill Covert to the north and east of the parkland. Some further development has also taken place along this south eastern corner, including housing and a sewerage plant to the north of the bypass.</p>				

Section B - Assessment

8. Age (X)									
Pre-1750	<input type="checkbox"/>	1750 - 1820	<input checked="" type="checkbox"/>	1820 - 1939	<input type="checkbox"/>	Post War	<input type="checkbox"/>	Post 1990 of	<input type="checkbox"/>



								high quality	
Exact date (if known):		The first indication of a park here dates to 1783 (Hodskinson's map of Suffolk)							
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
X	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>The site is of aesthetic value as a designed landscape park, which reflects the development of taste and fashions in parks, incorporating elements of the earlier landscape into the later open parkland. It has retained park and garden features which contribute to its aesthetic and architectural value, such as the lawns, specimen planting, mature woodland, gardens and pleasure grounds which surround the principal buildings.</p>									
11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)									
<p>Worlingham Hall derives its historic value as a surviving medium eighteenth-century parkland, which is first depicted on Hodskinson's map of Suffolk 1783. This map shows the hall, driveway, and building close to the house. At this time, the park covered roughly 18 hectares.</p> <p>In 1797, the park expanded to take in the majority of Worlingham Common to the east of the park, as well as further land to the north and north west. Under the ownership of Robert Sparrow at the turn of the century, considerable expansion of the park took place, and a large new area of parkland was laid out and substantial tracts of woodland were planted to the north west, north and east.<sup>29</sup></p> <p>By the 1842 Tithe Award, the map shows a park of around 50 hectares. The principal house was located in the east-centre of the park, which was surrounded by dense woodland to the north and east and belted on the west. Winding drives led to the lodges on the south west and south east corners. In the mid-nineteenth century, an icehouse and dovecote were also recorded.</p> <p>Sales particulars from this time advertise that there was partridge shooting, a snipe ground, and other field sports.</p> <p>Minor changes to the woodland boundaries occurred throughout the second half of the nineteenth century, however large-scale alterations were made in 1914 when the main estate was put up for sale. The hall, park and woodlands were retained, however between 1914 and 1959 a new housing estate was built in a portion carved out of the south west corner of the park. After 1959, the housing estate was extended to the east. The south east drive, named Park Drive on historic mapping, disappeared after these changes and was replaced with a curved south drive.</p> <p>The Ordnance Survey map of the mid twentieth century depicts the expansive Wilderness to the east of the hall, which is traversed by a network of paths. The Icehousehill Covert to the north indicates the historic location of the icehouse within the park. There are also the horseshow Covert, Westhill Covert and The Decoy to the west. This historic development and use of the park is still legible in the existing landscape, and therefore contributes to the value of Worlingham Hall as a medium sized, heavily wooded shooting estate.</p>									
12. Social / Communal Value									
None									
13. Group Value (Sites with a strong group value with other heritage assets)									
Part of the park comprises of areas of ancient woodland, and there is a small area of open space (covered by Waveney Local Plan policy WLP8.23) located in southwest corner of the site.									

<sup>29</sup> University of East Anglia, Worlingham Hall Report, 1992

14. Landmark / Townscape Value						
The principal hall is of landmark value within the park, and acts as the centrepiece of the designed landscape.						
15. Archaeological Value						
NA						
16. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	The park and garden is considered to be in good condition.			
17. Recommended for inclusion			Yes	x	No	
18. Date of assessment			12/08/2021			

## 4.2. Bibliography

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Richard Lloyd, Welcome to Sotterley, Banrey Books (N.D)

### Reports

University of East Anglia, Benacre Park Report, 1992 - 1995

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University of East Anglia, Redisham Hall Report, 1995

University of East Anglia, Sotterley Park Report, 1993

University of East Anglia, Worlingham Hall Report, 1992

### Maps

Various Ordnance Survey Maps, 1882 – 1950s

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### Webpages

BRITISH WATER TOWER APPRECIATION SOCIETY, The Benacre Water Tower Family  
<http://bwtas.blogspot.com/2009/05/benacre-water-tower-family.html>

REPORT - BENACRE WATER TOWER. SUFFOLK, AUGUST 2020  
<https://www.28dayslater.co.uk/threads/benacre-water-tower-suffolk-august-2020.128023/>

Suffolk Record Office, Lowestoft Branch, Evidences to title to the North Cove Hall Estate, Reference 849  
<https://discovery.nationalarchives.gov.uk/details/r/af7e3c38-585e-4ce8-bbbc-94c3c4c68f7c>

## 4.3. Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
<b>Primary Legislation</b>	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
<b>National Planning Policy</b>	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
<b>National Guidance</b>	National Planning Practice Guidance (2014) DCLG	ID: 18a
<b>National Guidance</b>	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
<b>National Guidance</b>	Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);	
<b>National Guidance</b>	English Heritage (2019) Conservation Principles, Policies and Guidance	
<b>National Guidance</b>	Historic England Advice Note 7: Local Heritage Listing (2021)	
<b>National Guidance</b>	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)	
<b>Local SPD</b>	East Suffolk Council, Historic Environment Supplementary Planning Document (June 2021)	Section 5 Appendix 2
<b>Local SPD</b>	Waveney Local Plan (2019)	WLP8.37 WLP8.23
<b>Local SPD</b>	Suffolk Coastal Local Plan (2020)	Policy SCLP11.3: Historic Environment Policy SCLP11.6: Non-Designated Heritage Assets Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest
<b>Local SPD</b>	Draft Mettingham, Barsham, Shipmeadow, Ringsfield and Weston Neighbourhood Plan	
<b>Local SPD</b>	Draft Shadingfield, Sotterley, Willingham and Ellough Neighbourhood Plan	Draft Policy NEP1 (Protecting Wildlife Habitats and Open Spaces) and draft Policy HEP1 (Protecting and Enhancing Heritage Assets) (SUBJECT TO CHANGE)
<b>Local SPD</b>	Beccles Neighbourhood Plan	
<b>Local SPD</b>	Worlingham Neighbourhood Plan	Draft policy WORL14 (Country Park Landscaping and Management)

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