

# BREDFIELD NEIGHBOURHOOD

## CHARACTER ASSESSMENT

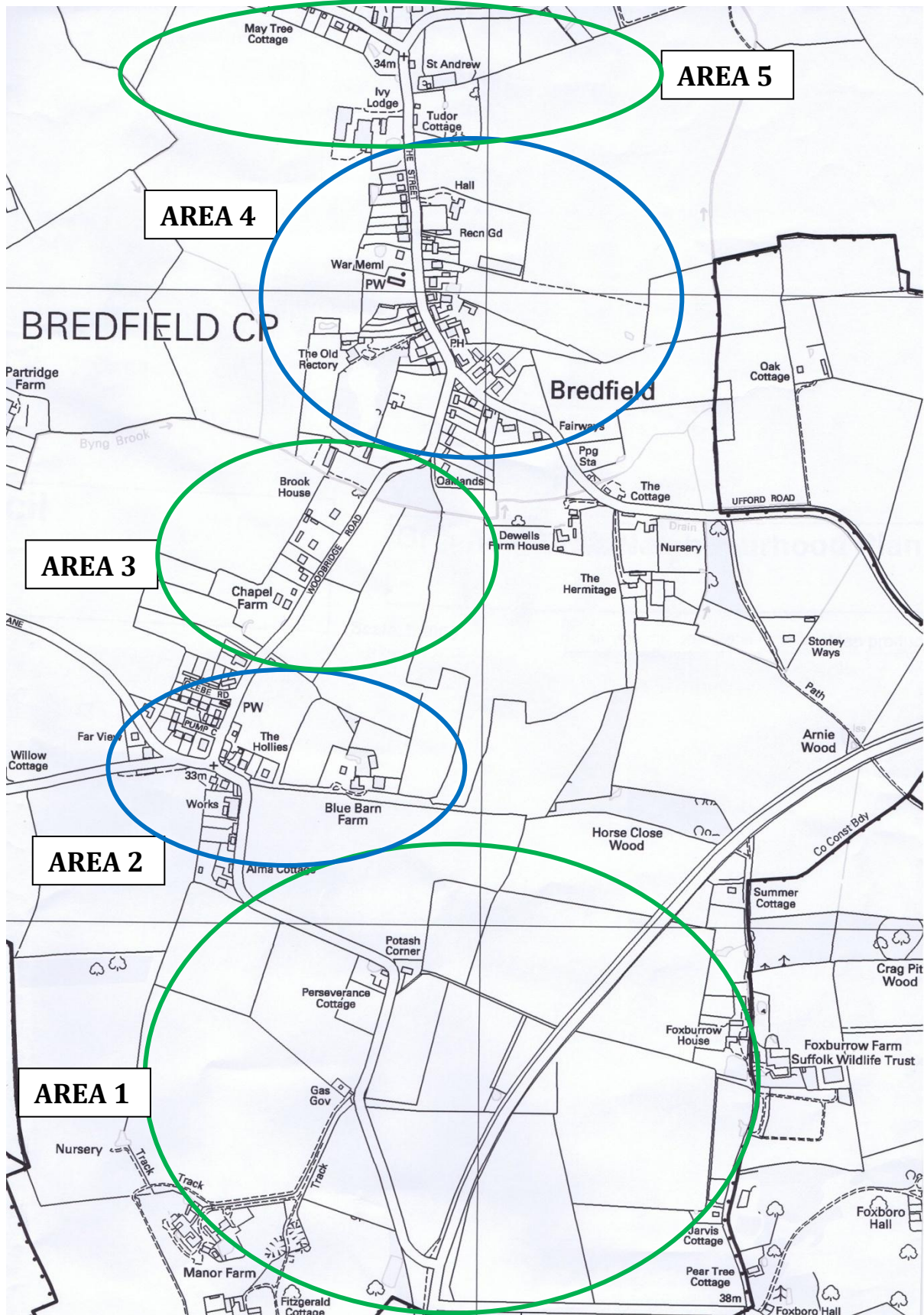


JANUARY 2019

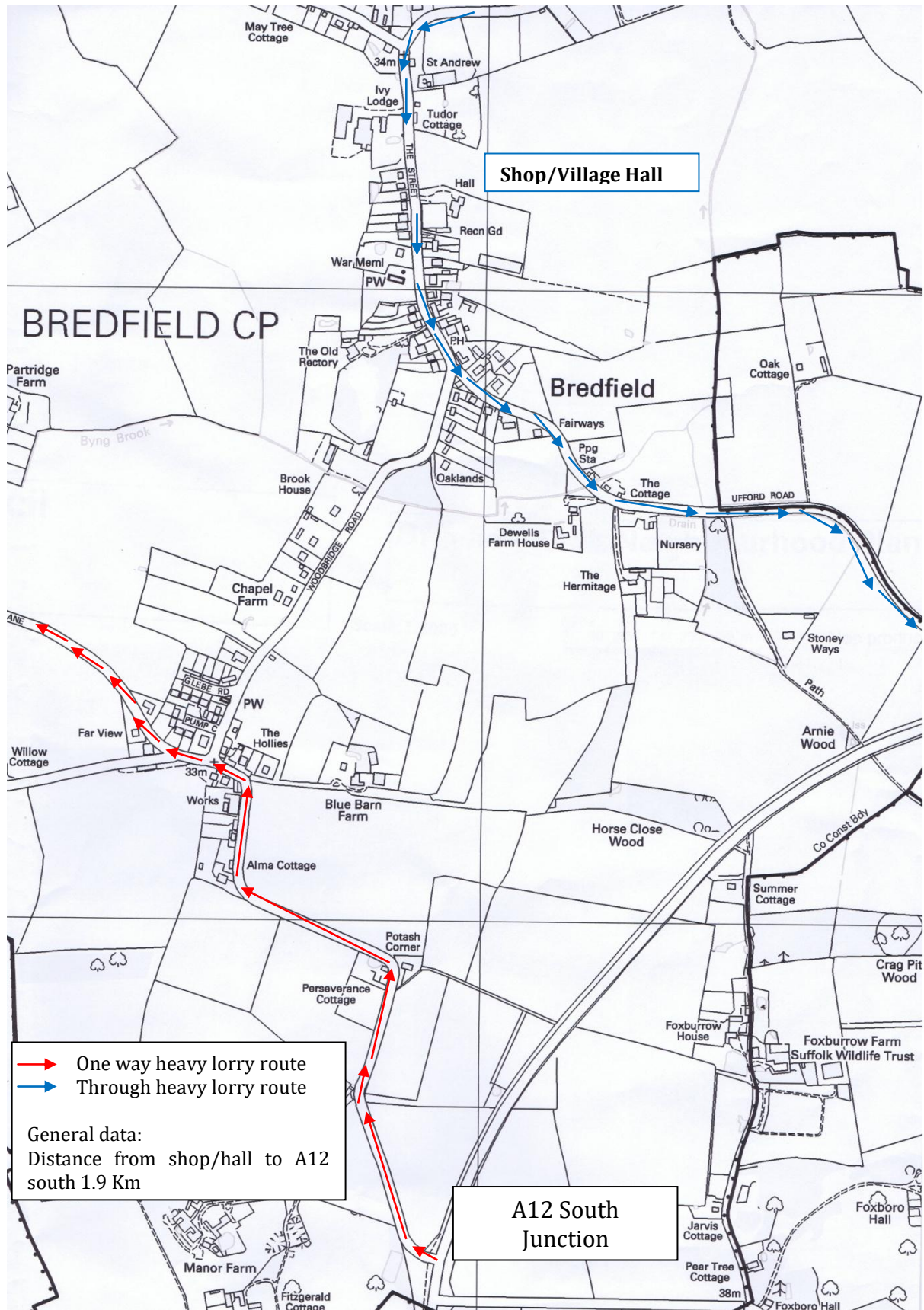
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# MAP 1- CHARACTER ASSEMENT BY AREA



## MAP 2 – ADDITIONAL INFORMATION

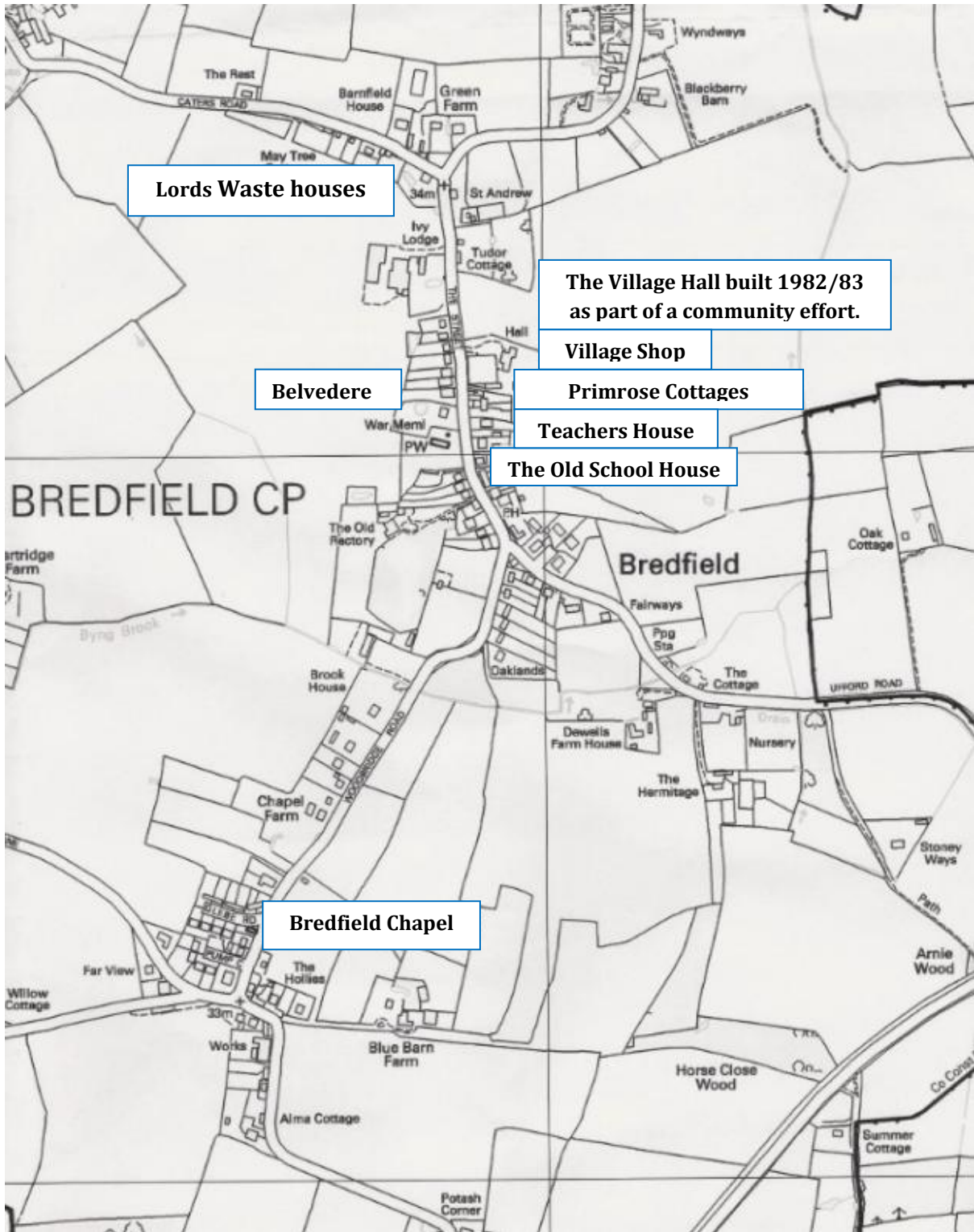




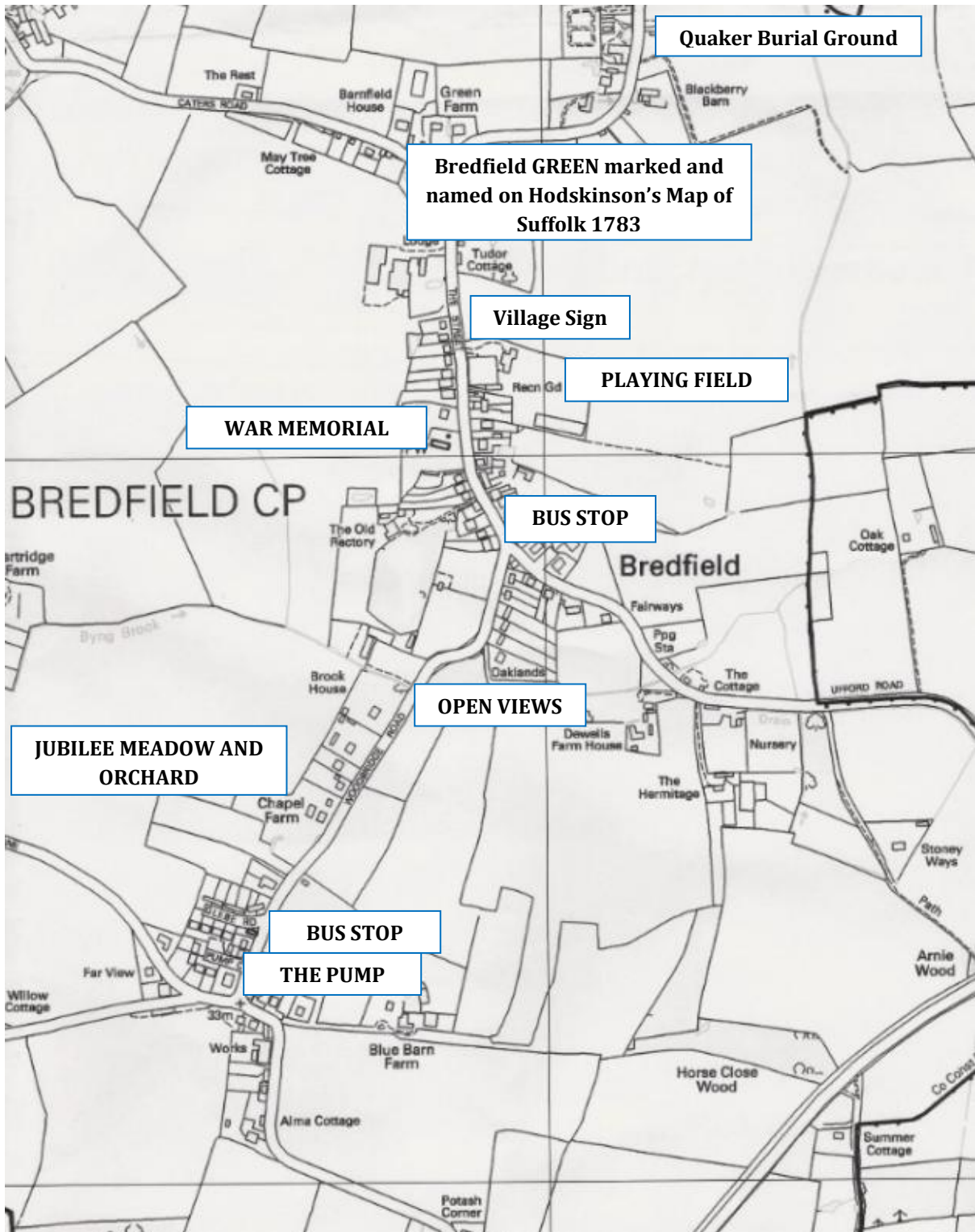
HISTORIC ENVIRONMENT NON-DESIGNATED HERITAGE ASSETS

The following building sites and objects are of local interest and are worthy of preservation. These buildings are not protected in the way that nationally listed buildings are, but this identification as a non-designated heritage asset is a planning consideration when deciding planning applications. It refers only to the exterior of a building. The aim is to preserve the unique character of these buildings, including elevations not visible from a public place.

## MAP 1 - BUILDINGS



## MAP 2 - LANDSCAPE AND ASSESSTS





## SECTION 1 (By AREA)

### AREA 1: TITLE - SOUTHERN APPROACH TO BREDFIELD FROM A12

#### CHARACTER OVERVIEW

The parish of Bredfield extends to the east of the A12 within area 1. The majority of the parish is on the west side of the A12.

On the east side of the A12 and on the parish border with Melton, is a traditional orchard near to Foxburrow Farm (Suffolk Wildlife Trust).

On the west side of the road and just before the turning into Bredfield are two significant listed properties.

**Fitzgerald House** was formerly the service wing of Bredfield White House and now all that remains of the demolished mansion. Edward Fitzgerald (1809-1883) was born in the White House.

**Bredfield House** is mid 17<sup>th</sup> century with 20<sup>th</sup> century additions. It was the Banqueting House in the grounds of the original mansion, and was never physically attached to the main building.

Both properties are currently private residences.

The road into Bredfield from the A12 has a number of very sharp almost right angled bends, used by through traffic including a large volume of heavy lorries heading towards Debach.



Dangerous A12 South Junction.

## DETAIL

### General Overview:

The A12 runs through this area of the parish  
Two distinctive properties  
Winding access into the village

### Layout:

Dangerous access to and from the A12  
Dangerous bends approaching the village.

### Topography:

Generally flat open views from the roadside.

**Spaces:** Open Fields to the north and west.  
Historic agricultural field patterns to the south as recorded in the Suffolk Historic-Landscape Characterisation Map (Ref: SCDC) as with other parts of Bredfield.

### Roads, streets routes:

Signposted route for heavy Lorries west to Clopton Commercial Park.

### Green and natural features:

Open Views to the east and west.

### Landmarks:

Gas governor installation at first bend.



A12 junction.



Blind bend 1 looking east.



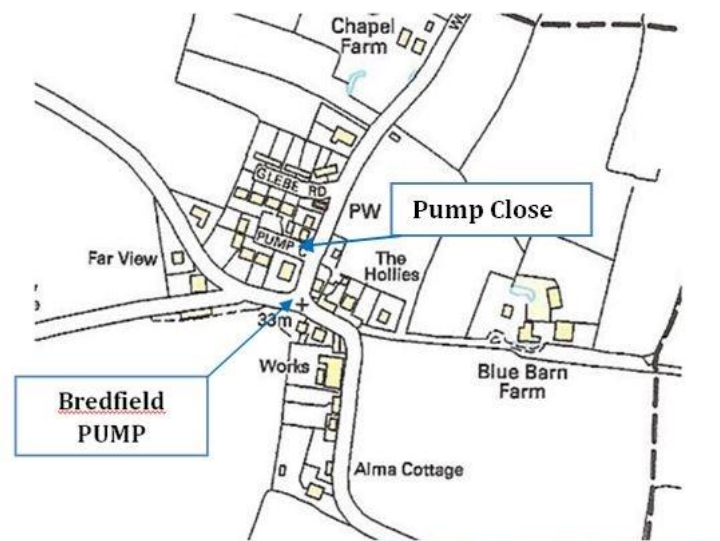
Open views north and west

## AREA 2: TITLE - SOUTHERN SETTLEMENT – PUMP CORNER

### CHARACTER OVERVIEW

The approach is characterised by open field views to the north and west and several isolated cottages. After the 'Bredfield' sign there is a cluster of residential properties of varying sizes, both old & new. In the midst of these there are a number of small industrial units including the old forge.

The southern settlement's landmark feature is the ornate pump. It is situated at the busy road junction of Woodbridge road and the main through road to Debach.



On the west side of Woodbridge Road a short distance from the pump is the entrance to Pump Close. The close is a 1970's development of nine detached houses. Immediately after Pump Close is the independent denominational chapel facing east. On the north side of the chapel is a turning into Glebe Road with four houses and two bungalows. These were built just after WW2, on Glebe land, as local authority dwellings.



The Forge



The Chapel

## DETAIL

### General Overview:

Cluster of housing to the south of Bredfield.

Mix of building styles, old and new including small scale business area.

### Appearance and character :

A mix of more traditional and modern houses in the vicinity of the pump. Not within the designated 800 metres walking distance of the community services area. Chapel facing the main road.

### Layout:

Dangerous road junction, due to lack of visibility at the Pump and sharp bends round Corner House.

Through road to Debach

### Topography:

Flat landscape with views to the west.

### Spaces:

Jubilee Meadow and Orchard amenity.

### Roads, streets routes:

Bus stop, lay-by, limited pavement.

### Green and natural features:

Set against a back drop of open rural views towards Boulge - West.

### Streetscape features:

Limited footpaths, mature hedges, trees, bus stop, lay-by, post box & notice board

### Landmarks:

Bredfield village pump.

Chapel.

Old Forge.

### Land Use:

Business and housing.



Pump Close small development



Glebe Road



Village Pump

### AREA 3: TITLE- WOODBRIDGE ROAD, BYNG BROOK

#### CHARACTER OVERVIEW

The Jubilee Meadow and Orchard is an award winning, 2 acre public amenity site with mixed fruit trees. It has a wealth of interesting flora and wildlife.

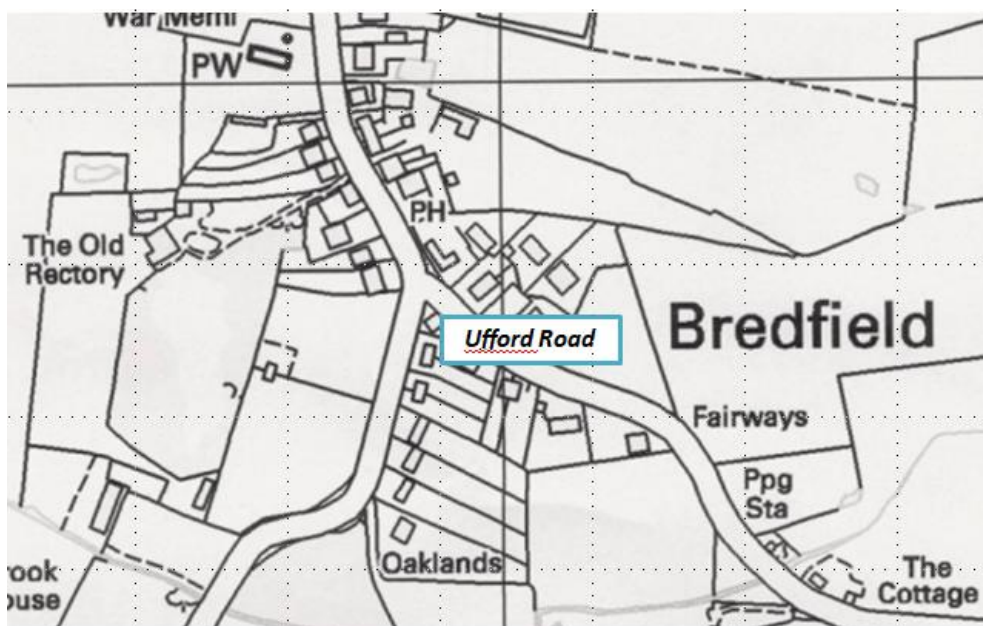
Initially the houses on the west side are of individual style in larger plots, whilst the east has green uncultivated land bordered by mature hedges and trees. On the west side are paddocks attached to The Old Rectory followed by further housing.

On the east side of the road at the double bend once stood a poplar copse, this area is now an open green space.

Further to the north on the east side are bungalows and semi detached houses until the turning into Ufford Road. There is a pavement on the east side extending from the Ufford road to the Pump.

Ufford Road is a single-track road leading east to the A12. Housing is a mixture of different designs built over a period of time.

Ufford Road is a narrow single track road with limited pull-ins and passing places.



**DETAIL**

**General Overview:**

Opens spaces and views between dispersed housing.  
Housing on the west side of the main road travelling northwards.

**Layout:**

Green and pleasant approach towards the north the settlement.

**Topography:**

Flat landscape with views to the east.

**Spaces:**

Jubilee Meadow and Orchard award winning amenity. Wildlife haven.

**Roads, streets routes:**

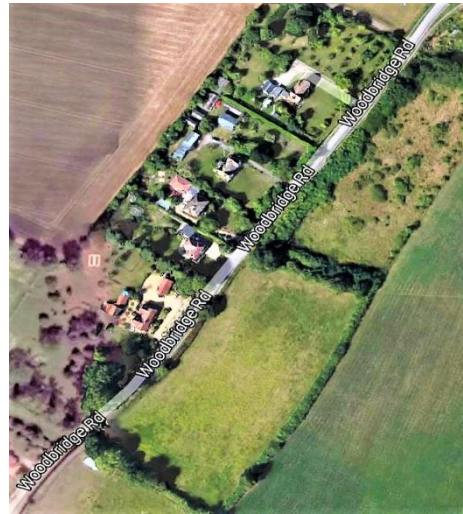
Footpath on the east roadside.

**Green and natural features:**

Open rural views towards to the east.

**Land Use:** Housing and agriculture.

**Landmarks:** Jubilee Meadow



Main Street, Woodbridge Road



Views to the east



View looking north

## AREA 4: TITLE - CENTRE OF THE COMMUNITY, NORTH SETTLEMENT (THE STREET)

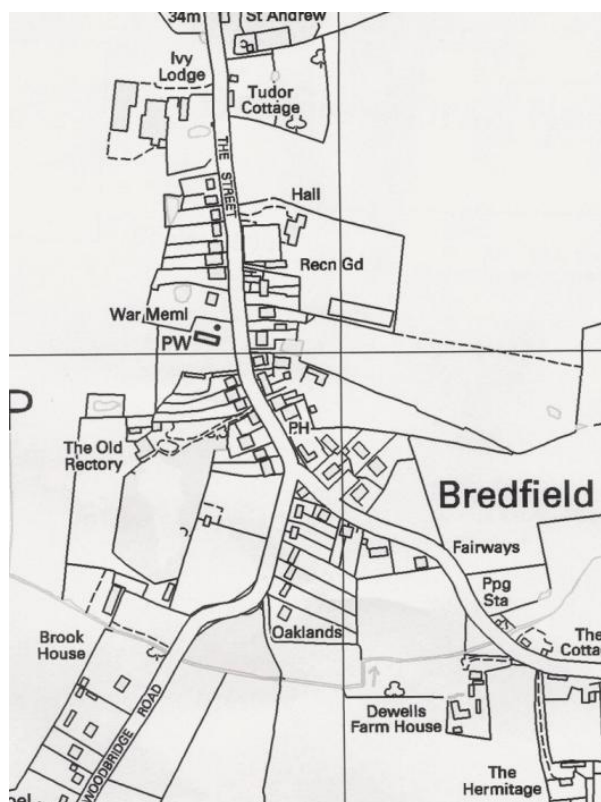
### CHARACTER OVERVIEW

Set in the heart of the village, and a cornerstone of the village community, is the 14th Century church of St Andrew's, with its fine flint-clad bell tower, and idyllic country churchyard shaded by ancient lime trees. A meeting room and the War Memorial are located within the churchyard. The Church at this point dominates the eastern side of The Street.

Characterised by clusters of houses and bungalows centered on the key community services and facilities of Bredfield: Village Hall, Community Shop, playing fields tennis courts, bowls green, car park, notice board, post box. The combined facilities create the social hub of Bredfield and support residents and visitors alike with excellent service and recreational facilities.

The Village Hall car park is the only public car park within Bredfield. The playing fields to the rear of the Hall are used throughout the year to accommodate a variety of visiting functions.

The back drop to area 1 to the east is open fields and trees behind the village hall. There is an attractive children's play area with recently installed play equipment.



## DETAIL

### General Overview:

Centre of community services, Shop, Village Hall, Post box, Noticeboard, Tennis courts, Bowls Green, Playing Fields.

### Layout:

Clustered around the north end of the village.

### Topography:

Flat landscape with views rising to the east.

Distinctive views over open countryside.

### Spaces:

Children's play area, tennis courts, car park, Bowling Green.

### Roads, streets routes:

Set to the east of the main village street.

### Green and natural features:

Set against a back drop of open rural views.

### Landmarks:

War memorial.  
St Andrews Church  
Village Hall  
Shop



Village Hall & Shop entrance looking north



View 1 – Village car park



View 2 - Village shop



DETAIL CONTINUED

**Appearance and character:**

Cluster of housing to the north of the settlement.

Mix of building styles, old and new. Building materials such as red pan tiles, styles, pitched dormer windows.

**Streetscape features:**

Paths, mature hedges, trees, Church

**Layout:**

Situated on the main street running North - South

**Land use:**

Housing and leisure/retail and recreation.

**Landmark:** Right: St Andrews Church



Primrose Cottages



New build Belvedere.



St Andrews Church

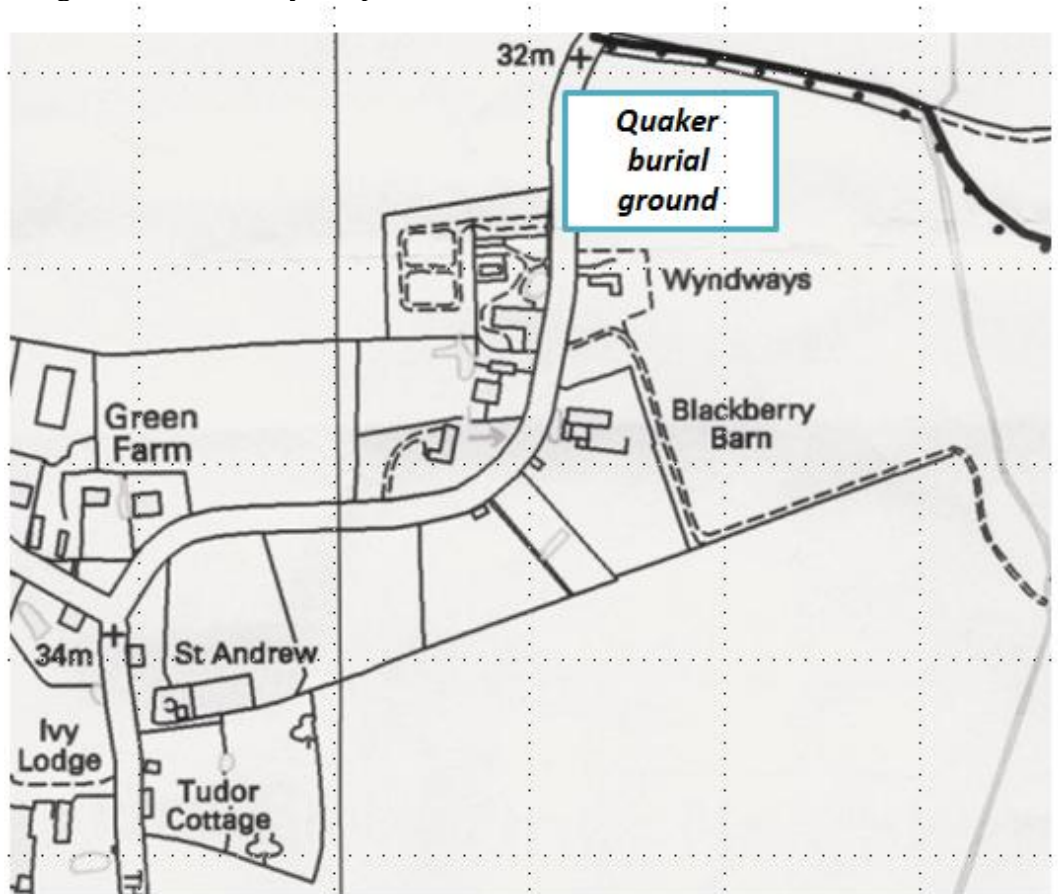
## AREA 5: TITLE - VILLAGE GREEN

### CHARACTER OVERVIEW

The most significant feature of Area 5 is the village green with a mature American oak tree. There are a number of small businesses located in this area. A Quaker burial ground is located on the Dallinghoo Road towards the northern end of the settlement.

The housing is mainly cottages with a small number of new builds and converted farm buildings.

Caters Road is single-track road surrounded by mixed farmland and hedgerows consisting of a wide variety of species.



## DETAIL

### General Overview:

Country lanes continuing to the north and west.

### Layout:

Small roads/lanes heading north and west.  
Through road north to Dallinghoo.

**Topography:** Flat landscape.

### Spaces:

Rural lanes and footpaths. Pleasant walks.

### Roads, streets routes:

No pavements. No street lighting as with the rest of Bredfield. Tight corners travelling north around double bends. Green verges and mature hedges.

### Green and natural features:

Generally open views in most directions.

### Landmarks:

- Village Green with mature oak tree.
- Group of Lord's Waste properties.
- Quaker Burial Ground.



View north/east direction Caters Rd Dallinghoo Rd



Caters Road



Village Green with mature oak tree.

DETAIL CONTINUED

**Appearance and character:**

A mix of traditional building styles.  
Cottages adjacent to the road side.  
Rendered building finish common.  
Small number of new style buildings.

**Streetscape features:**

No foot paths

**Land Use:**

Housing and farmland with mixed hedgerow as detailed in the Parish Hedgerow Survey including land recorded as pre-18th Century Enclosure, as recorded in the Suffolk Historic-Landscape Characterisation Map (Ref: SCDC) as with other parts of Bredfield.

Small businesses, B&B's, Caravan site, Bespoke Kitchen suppliers.  
Agriculture.

**Land Mark**

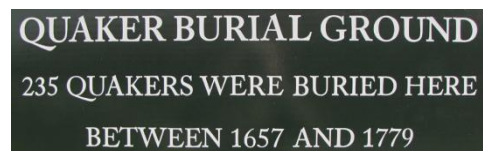
Quaker Burial ground.



Caravan site entrance Dallinghoo road.



Quaker Burial ground.



## SECTION 2 - SUMMARY OF KEY QUALITIES AND CHARACTERISTICS OF BREDFIELD

The following comments were made during the Bredfield NHP survey conducted in November 2016 in response to the question of:-

‘What characteristics make Bredfield a special place to live’?

- Countryside living.
- Lack of light pollution when people turn off their outside lights.
- Community
- Sociable residents
- Easy access to road/rail network / Woodbridge/neighbours
- Open spaces between housing.

Bredfield is served by a busy community shop manned by volunteers, with a range of local products. There is an excellent village hall alongside playing field, tennis courts and a bowls club.

The Parish Council, supported by volunteers and working groups, has delivered a number of safety improvements and recreational facilities such as the Jubilee Meadow. Like so many other communities it is actively pursuing road safety improvements looking to reduce the occurrence of speeding.