



BRAMFIELD

CONSERVATION AREA APPRAISAL

SUPPLEMENTARY PLANNING DOCUMENT

December 2014



On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

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Public consultation: this took place between 9th June and 12th September 2014 and included:

All building owners/occupiers in the village, inside and outside the conservation area, were written to advising them of the consultation and providing a web-link to the appraisals and offering to send printed copies on request; the Ward Member was written to; the Parish Council was written to with several printed copies of the draft appraisal provided and a web-link for downloading; the draft appraisal was placed on the District Council’s website for downloading; a press release was issued; posters were supplied to the Parish Council for display on noticeboards; printed copies were available for inspection during office opening hours at the Council’s planning helpdesk; printed copies were furnished member of the public on request; monthly adverts were placed in the East Anglian Daily Times promoting the consultation and providing contact details; invitations for responses were sent, alongside printed copies, to Suffolk Preservation Society; Suffolk Preservation Society Coastal Branch; Suffolk County Archaeology.

A total of 9 responses were received which led to 4 additions and 2 amendments to the draft appraisal and conservation area management plan prior to adoption in December 2014.

INTRODUCTION

The Conservation Area in Bramfield was originally designated by Suffolk Coastal District Council in 1987 and confirmed by re-designation in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Bramfield under a number of different headings as set out in English Heritage's guidance document 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011, under revision).

This document is an appraisal of Bramfield Conservation Area's built environment and the landscape which falls within its boundaries. It is followed by a gazetteer describing the village in more detail.

The intent of this document is as a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



Bridge Street looking west towards the Queen's Head Public House and St Andrew's Church



A c1905 Postcard of Bramfield Hall

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four conservation areas in the Suffolk Coastal District.

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of conservation areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.

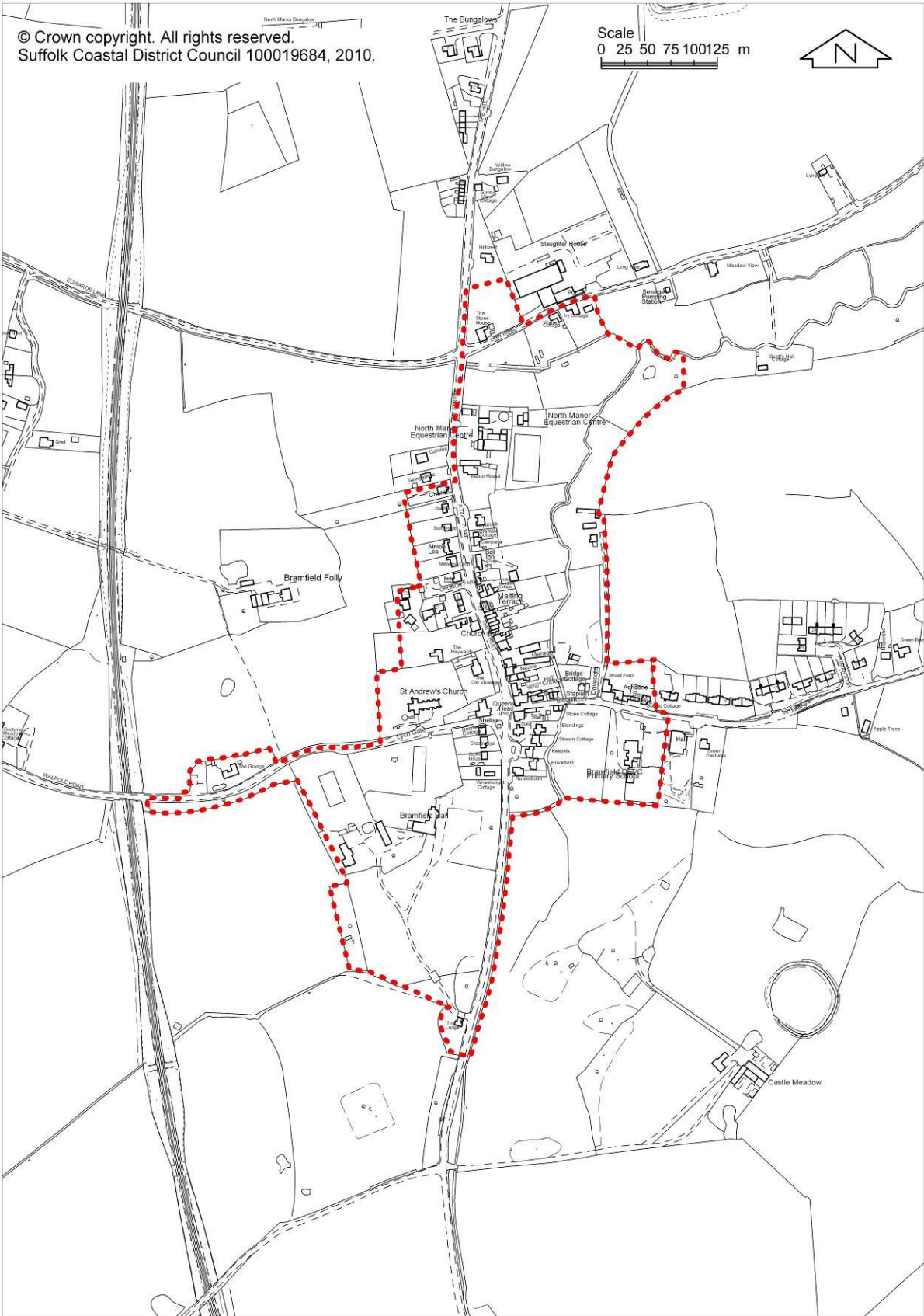
As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 12: Conserving and enhancing the historic environment) of March 2012.

At the District and local level, the Suffolk Coastal District Local Plan recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the Local Plan contains an objective 'to maintain and enhance the quality of the distinctive natural and built environment'. The Core Strategy also provides general advice supporting the retention and enhancement of conservation areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

This conservation area appraisal provides details and identifies particular features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change



Bramfield Conservation Area

2 GENERAL CHARACTER SUMMARY

Bramfield is a compact village which clearly expresses its historical settlement pattern that has evolved from its cross-roads location beside a tributary of the River Blyth. The main village street forms part of the A144 which runs between Halesworth and the A12 north of Yoxford. In the Medieval period a second major route from east to west passed through the village linking the port of Dunwich with Bury St Edmunds. This survives as Walpole Road and Bridge Street; a ford in the river is also marked on old maps just to the south of Bridge Street. The wide cross-roads formed by the junction of Walpole Road, Bridge Street, and The Street forms the focal point of the village, and mark the junction of these important historic routes.

The village sits well in the landscape, comprising mainly frontage development along The Street (A144) which follows the valley bottom and the flood plain of the river. To the south west of the village on gently rising ground stands Bramfield Hall which is set within mature landscaped grounds. The medieval church and a number of other distinguished large houses also occupy the slightly higher ground to the west of The Street. To the east where the ground is lower, smaller more densely packed cottages can be found between the river and water meadows.

Bramfield's character is defined both by its vernacular buildings, and by the well-designed nineteenth century estate cottages which are interspersed amongst them. The linear nature of The Street is a major defining characteristic of the settlement. Whilst the designed landscape surrounding Bramfield Hall, and its fine late eighteenth century serpentine wall also make a significant contribution to its character and significance. The most important landmark is however, the church with its detached tower, which is visible from Walpole Road, the gardens of the village pub, and from much of the surrounding open landscape.

Bridge Street has a narrow intimate quality as it nears the crossroads and this contrasts sharply with the more open, rural nature of the outer parts of the village, including the water meadows with the associated farm buildings which can be viewed from the northern end of The Street. At the southern end the meadows, trees and hedgerows at Castle Farm make a significant contribution to the setting of the village, whilst to the west the survival of open land surrounding Bramfield Folly allows this fine eye-catcher to be appreciated as its builder originally intended.

Commercial activity now plays a far less prominent role in the Conservation Area than it did at the time of its original designation; a number of shops and a pub have since been converted into dwellings.



Bramfield: Aerial View 2001

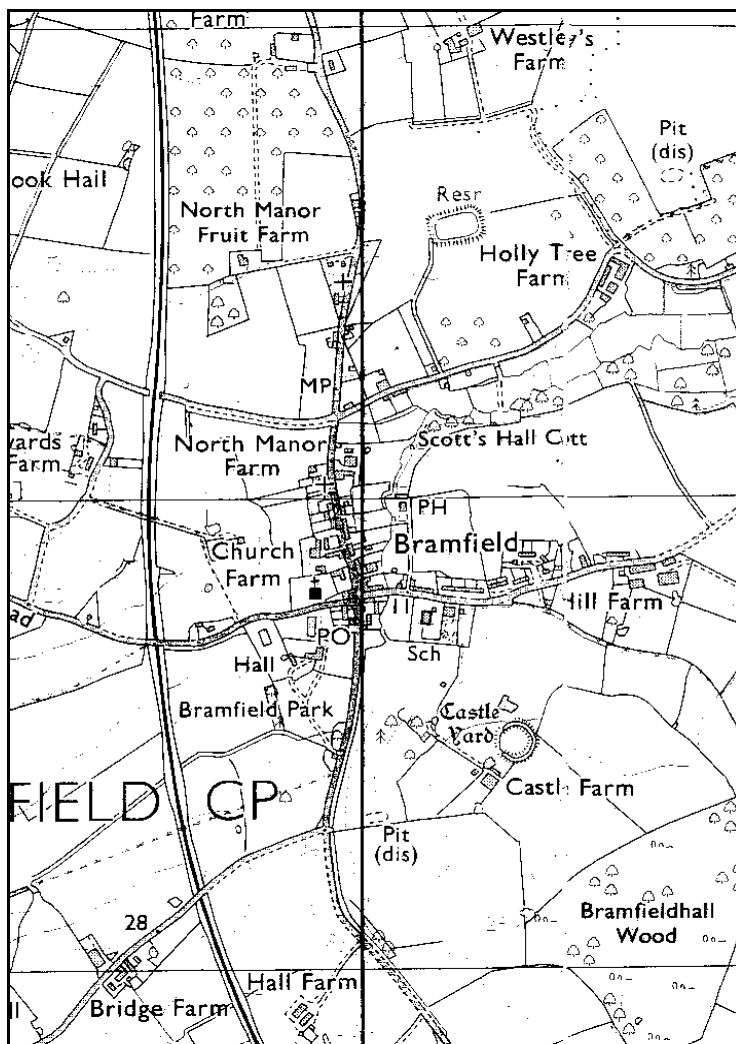
3 TOPOGRAPHICAL SETTING

Bramfield is a small village in north-east Suffolk about two and a half miles south of the market town of Halesworth. The village is situated around a cross-roads on the southern bank of an eastwards draining tributary of the River Blyth, which becomes estuarine at Blythburgh, eventually reaching the North Sea between Walberswick and Southwold. In the 18th Century the river was navigable up as far as Halesworth, but has long since become silted up.

Later in the 18th Century the road through the village from Darsham to Halesworth, now the A144, was turnpiked as a branch of the Ipswich to South Town (Great Yarmouth) Turnpike Trust's roads en-route for Bungay.

Since 1854 the East Suffolk Railway line from Ipswich to Lowestoft has provided an alternative means of communication. Although the line passes through the west end of the village, the nearest station is Halesworth.

Away from the coastal 'Sandlings' strip proper, the parish is sited on the eastern edge of the 'High Suffolk' claylands, where the heavy soils are best suited to arable farming. The river through the village here has cut down into the underlying crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk Historic Environment Record currently (2014) lists about thirty identified sites of potential archaeological interest for the parish of Bramfield.

Although given as 'undated' in the record, the earliest of these is probably the circular enclosure about a mile to the south-south-east of the village near Grove Farm, which could well be Bronze Age. A hoard of bronze axes of this same age was also found near this site. An Iron Age ditch was recently found during excavations which preceded the building of a new wing at the village school.

A little nearer the village another circular 'ringwork' some 83 metres in diameter is given as Medieval in date and known as Castle Yard, a Scheduled Monument immediately south-east of the centre.

Other recent entries include a helmet found at the church, a pair of medieval moated sites and some finds of medieval pottery.

The parish was listed in the Domesday survey of 1086 as Bufelda, in the lands of Count Alan, held by Manni Swart before the Conquest. The church with 28 acres was valued at three shillings and there was woodland for 300 pigs.

It seems the village was originally built along the east-west axis of a road heading towards the coast at Dunwich, but with the latter's decline and loss to the sea, the north-south axis, the now main A144 road from Darsham on the A12 towards Halesworth, has slowly come to dominate.

In the medieval period a market was held in Bramfield but this appears to have ceased in the early 16th century.

In the eighteenth century milling and malting were important to the community's economy; both trades continued until the early twentieth century. The village's two windmills were demolished in 1904 and 1944 respectively. Malting Terrace may

incorporate remains of a former maltings complex.

Bramfield Almshouses which dated from 1723 were demolished c1968 together with the original c1802 village school. The village reading room in Bridge Street has also disappeared and the former Primitive Methodist Chapel has been converted to a dwelling.



St Andrew's Church

5 QUALITY OF BUILDINGS

The Church of St Andrews and its separate circular tower are both listed Grade I. The tower is Norman and built of flint rubble with a later red brick crenellated parapet and an east doorway of c.1300.

The Church itself is mostly 14th century Decorated, restored in 1870. Also built of flint rubble, this is plastered with stone dressings and has a roof of thatch. Inside there is a very fine rood screen of c.1500, on which much original colour and gesso work survives.

The conservation area has a single Grade II* building at Bramfield Hall, south-west of the cross-roads. A fine 16th century house with considerable 18th century alterations, it is H-shaped in plan in Suffolk Red brick with a plaintile roof.

The other listed buildings in the parish are all Grade II, comprising mostly cottages and farmhouses, mainly timber-framed and rendered with clay pantile roofs. Some have roughcast render, some brick casing and others plaintiles as alternatives. Four provide obvious exceptions with roofs of thatch, shingles, slate and corrugated iron.

Other Grade II listings cover a red brick serpentine wall forming the northern boundary to Bramfield Hall and a K6 telephone box outside the Queen's Head public house.

The majority of buildings within the conservation area are unlisted. This status does not diminish their value or their important contribution to the character and appearance of the Conservation Area, and their character-defining features should be retained. Those that make a positive contribution to the Conservation Area are identified on the Summary of Character Features Map on page 38. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



St Andrew's Church Tower



Entrance to Bramfield Hall grounds from Walpole Road



Red Brick and Plintile



Red and White Brick and Pantile



Render and Black Pantile



Flint, White Brick and Pantile

6 TRADITIONAL BUILDING MATERIALS

Suffolk's palette of vernacular materials is well represented within the listed buildings in the village: the Church in flint and rubble with stone dressings and a thatched roof; Bramfield Hall in Suffolk Red brick with a plaintile roof; and a number of houses timber-framed and rendered with mainly pantile roofs.

Flint and pebbles appear in Bramfield a little more often than in most villages and are often used here with Suffolk white brick to add to the decorative effect. In the early nineteenth century these materials were favoured by the nearby Thorington Hall Estate, and a number of the surviving cottages may have been built for its employees. They are also used on subsidiary buildings at Bramfield Hall. Flint and pebbles were also used in the construction of the United Reformed Church on The Street, and its elegant former manse on the corner of Low Road. Nearer the centre of the village two more examples face each other across Bridge Street with pantile roofs, one with white brick dressings the other red, whilst another Stone House at the southern end of The Street has white brick dressings and a roof of black glazed pantiles.

Eighteenth century Suffolk Red brick can be seen on the façade of the Grade II listed The Grange at the western end of Walpole Road, with a plaintile roof. More universally used in the 19th century, it appears with pantiles (both natural red and black glazed) on a number of cottages and with slate on the Old Vicarage and the Primary School.

Some of the timber-framed buildings have pargetting applied to the rendering at first floor level.



Flint, White Brick and Slate



Pargetted Render and Pantile

7 CHARACTER OF SPACES

If Bramfield has a focal point it is the small triangular green adjoining the central cross-roads. Its small size and the accumulation of bus shelter, village sign, litter bin, lamp-post and finger post upon it however prevent it from functioning properly as a village centre.

To the south there is a limited amount of development either side of the road for a short distance, then fields to the east and the boundary wall of Bramfield Hall to the west, with The Lodge at its southern extremity. The four plots on the south-western side of the cross-roads have the grounds of Bramfield Hall as a backdrop, bounded along Walpole Road to the west by a serpentine wall.

Walpole Road itself winds left then right, passing The Grange on its northern side, before reaching the Conservation Area boundary at a railway bridge. Before The Grange is reached the north side is bounded by the Queen's Head public house, the churchyard and a portion of field in turn.

Bridge Street, heading eastwards from the cross-roads, is similarly sinuous and bounded at first by buildings on both sides. Further out beyond the bridge over a stream, there is Street Farm on the north side and the Victorian primary school opposite, before the Conservation Area boundary is reached at the Village Hall and some 20th century housing.

The main part of Bramfield runs north from the cross-roads as The Street. Here there is relatively dense development tight against the road on the eastern side, backing onto the stream and gradually thinning towards the north. Opposite on the western side the buildings are more spaced out comprising the Queen's Head, Old Vicarage, Church Farm, some 20th century housing and then the flint built United Reformed Church.



The 'Green'



View from Walpole Road looking east

8 TREES AND GREEN SPACES

The mature native and specimen trees in the grounds of Bramfield Hall are an important feature in the south western part of the conservation area, and play a critical role in the setting of the Grade II* listed Hall itself. The trees which flank the listed serpentine wall on Walpole Road also contribute to the setting of the Grade I listed parish church.

The Churchyard itself contains a number of yews along with a fine specimen of Corsican pine near the tower.

A belt of trees was planted to the west and south of the village school on Bridge Street around the time of its construction in 1872. Many of these now mature trees still survive and help to screen the school from view.

Mature trees also form an important part of the setting of the Gothick eye-catcher known as Page's or Bramfield Folly, which stands to the west of The Street. Whilst this distinctive 19th Century house stands just outside the Conservation Area's present boundary, it plays an important role in views from Walpole Road and in the general setting of this part of the Conservation Area.

Whilst there are specific regulations governing works to trees in conservation areas, only one area in the parish has a Tree Preservation Order. TPO 97, made in 1996, protects a large area south-east of the cross-roads. This contains 'Castle Yard' itself ringed by trees, and comprises mostly fields lined with hedges of oak, ash, hornbeam and hawthorn.



Trees in the Grounds of Bramfield Hall



Trees in the Churchyard

9 COUNTRYSIDE SETTING

The varied development around the cross-roads in Bramfield is generally only one plot deep, so that the countryside is always adjacent at the rear of most properties.

Because of the basic cross plan, to the north, south, east and west out of the village the road system provides the access required. There are however footpaths starting a little distance from the village centre that help fill in more of a radial pattern.

To the east off the end of Bridge Street definitive footpath 7 heads south-eastwards past Bramfield Hall Wood towards the former Thorington Hall estate, along the route of the old road to Dunwich.

Similarly to the south just past The Lodge, footpath 1 heads south-westwards south of Kingstall Wood towards Sibton. Footpath 2, coming off Walpole Road beyond the railway, runs parallel to this for some distance going around the north of Kingstall Wood.

The north-west quarter is approached by footpath 5, also off Walpole Road, but leaving it between the churchyard and The Grange, passing by the flint built Bramfield Folly.

The conservation area sits almost entirely within a Special Landscape Area, based around the River Blyth and its tributary valleys, bounded here to the west by the line of the railway. This local designation indicates the high quality of the landscape that forms an important setting to the village.



View South from Bridge Street



Start of Footpath 5

10 FORMER USES

Bramfield became, for a time, a local service centre. However, its origins remain agricultural, with 14 yeomen, a husbandman, a cordwainer, a weaver and a spinster listed as resident in the early seventeenth Century. Later in the same century there were 7 yeomen, a cordwainer, a linen weaver, a tailor, a maltster and a wheelwright present.

Mid-nineteenth century directories tell a similar story with 19 farmers, 2 millers, 2 wheelwrights and 2 blacksmiths listed, along with 3 shoemakers, a tailor and a variety of shops.

Bramfield's title apportionment of 1840 confirms this picture of a small agriculturally based village with field names such as Mill Mount, Hop Ground and one presumably useless piece of ground called 'Labour in Vain'.

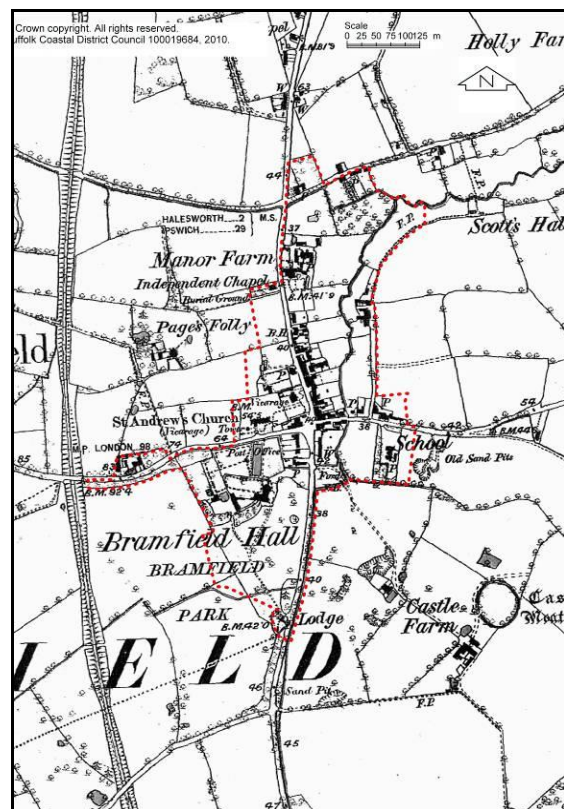
The Waveney valley based linen industry is also indicated by a couple of Winding Fields and a Rotting Pit Meadow.

Also evident is a preponderance of extractive industry based names such as Brickyard Meadow, Brick Kiln Piece, Claypit Field, Sandpit Field and Gravel Pit Hill indicating a useful if variable local geology.

Two windmill sites are recorded in the wider parish, both post type mills originally. Bramfield Mill was east of the conservation area up the hill off Thorington Road, whilst Waterloo Mill was a brick tower mill replacing an earlier post mill about a mile north of the village towards Halesworth.



Turnpike Road Milestone



19th Century Map

11 PROPOSED ENHANCEMENTS

Within the village the large number of unlisted buildings, particularly those in the built up stretch along the eastern side of The Street, could easily, by incremental change, slowly erode the traditional character of the village.

Increasing traffic volumes and speeds have adversely impacted the quiet character of the village and any new measures to control these must be carefully considered for their impact on the conservation area.

Elsewhere, one or two infill sites, whilst not large, have eroded that character by failing to adopt local materials and forms.

The Green could be improved by grassing in the western slip road, which serves relatively little useful purpose for vehicular access. A footpath in its place would suffice for pedestrian access to the adjoining properties. Additionally, redistribution of the current clutter over a larger area would then allow the space to read more as a village green and centre rather than a traffic island.



Modern Infill



Tarmac could be Village Green



Clutter on The Green

**12 STREET BY STREET
APPRAISAL**

12.1 The Southern Approach (A144)

The parkland to Bramfield Hall together with its gate lodge marks the southern approach to the village. The tall trees and hedges on the eastern side of the road hide the village proper, creating a sudden entry. To the east of the main road the undulating meadows of Castle Farm are dotted with some fine trees and hedgerows. The roofs of the farm itself can be seen nestled in a hollow.



The Lodge to Bramfield Hall was built in the mid 19th century. It is a small 'T' shaped flint faced structure with white brick dressings and a slate covered roof. The southern wing is gabled, the northern wing is hipped. There is a white brick chimney stack with white chimney pots. The building is single storey with a basement in the southern wing. There is a small paned sash window in the southern elevation with a smaller one lighting the basement below. The gable facing the road has a false sash window, with a basement window below. To the right is a painted brick lean-to with a pantiled roof. In between is a doorway with a six panelled door. The north elevation is recessed, the hipped roof supported on two slender round metal posts. A central six panelled door has a stone plaque above with a coat of arms.

Either side are two narrow, false sash windows. There are two sash windows in the western elevation which are not original and a further high level window to the basement.

The driveway to the Hall, alongside The Lodge, is understated with parkland railings and a timber picket fence. The Lodge and the driveway are almost hidden behind the trees and hedges.



Bramfield Hall, a large Grade II* listed country house, is virtually hidden from the road by trees and shrubs. The 16th century core of the house was considerably altered and extended in the 18th and 19th centuries. 'H' shaped, it has red brick walls and a plaintiled roof. The principal south elevation has a fine symmetrical late 18th century three storey facade with projecting wings which have hipped roofs. The sash windows have glazing bars with flat gauged brick arches over. The central doorway has a six panelled door with a semi-circular fanlight over and a doorcase comprising panelled reveals and a broken pediment supported by Tuscan columns. There are two storey 19th century extensions to the rear. Within the house's mature landscaped grounds is the site of a large rectangular fish pond which possibly formed part of a 16th or 17th century formal garden layout.

Behind the Hall is a particularly good example of a **Tithe Barn** which probably dates from the 16th century. Mostly timber-framed, this listed barn has a small section which is built of red brick. The walls are partly weather-boarded and partly plastered. The roof is covered in glazed pantiles.

Immediately beyond the grounds of Bramfield Hall, with its tall trees and hedges, is the built-up centre of the village. A cluster of mostly traditional buildings are located around the cross-roads, which incorporates a small triangular green with an attractive timber clad, thatched roofed shelter.



Wheelwrights Cottage

This part of the Conservation Area is characterised by the attractive arrangement of old buildings of differing size, scale and character. The listed **Wheelwrights Cottage** is the first building on the western side of The Street beyond Bramfield Hall. It is a late 17th century timber-framed and plastered house with a steeply pitched slate roof. It has a gable end facing onto the road which is a traditional feature in many Suffolk villages and, with the other buildings alongside, forms an interesting juxtaposition in the street scene.

Wheelwrights Cottage has later applied timbering in the form of rectangular panels to the main sides but not the gable ends.

The windows are timber casements, some modern, but others are 19th century with glazing bars and metal opening lights. There is a single dormer in each roof slope which has an interesting pointed arched roof with a metal covering. Along the ridge there is a white brick chimney stack. The boarded doorway in the north elevation has a glazed porch with a slate covered lean-to roof. This is an important vernacular building within the village, the simple metal park-style railings, the red brick boundary walls and outbuildings and the attractive cottage garden provide it with an appropriate setting.



Stone House

Stone House, alongside Wheelwrights Cottage, is a substantial restrained classical flint faced dwelling with white brick dressings and a black glazed pantiled roof, which probably dates from c1850. Slightly untypical are the two white brick stacks along the ridge; usually these are located on the gable ends. The house still retains twelve light sashes on the ground floor of its principal elevation, but the windows on the first floor have been replaced. The 20th century lean-to porch detracts from the character of the façade. To the left hand side, the attractive little outbuilding with a pantiled roof has half timbered and plastered walls which are very similar to that on Wheelwrights Cottage alongside.



Bosmere Cottage

Bosmere Cottage has a very prominent location on the cross-roads. It has been modernised and extended at the rear and now has an asymmetrical roof. The roadside gable has boarding at high level. The roof is covered in old clay pantiles and the traditional bargeboards and large red brick chimney stack remain. The walls are roughcast render and the windows on the front elevation are late 20th century timber replacements.

Wheelwrights Cottage, Stone House and Bosmere Cottage form an attractive group. The later 20th century house which was built in between them has clearly not got the same character.



Later Twentieth Century houses on The Street

On the eastern side of the Street is a small development of 1970's houses which stand on the site of the early eighteenth century village almshouses. Although some attempt has been made to reflect the local

architectural style, the overall appearance of the group is slightly at odds with the established form of the village. The layout, with its lay-by and open frontages in particular, does not relate satisfactorily to the traditional pattern of other buildings in The Street.

12.2 The Queen's Head and The Green

The prominent location, form and appearance of the Grade II listed **Queen's Head Pub**, makes it one of the most important buildings in the village. The two storey Walpole Road elevation, like Wheelwrights Cottage, has a gable onto The Street. The richness of the clay pantiled roof, with its large chimney stacks, and the traditional fenestration in the painted brick walls make a very important contribution to the street scene when entering the village from the south. The one-and-a-half storey wing to the north with a shallow pitched lean-to extension covered with traditional black glazed pantiles completes the attractive composition.



The Queen's Head PH: the Walpole Road elevation from The Street

The north wing is the earlier part of the building, probably dating from the 16th century. The south wing could be late 17th century but was considerably rebuilt in the late 18th century. The north wing is timber-framed and plastered with some painted brick casing. There is a single catslide dormer. The windows are casements, two with square leaded lights. There are two modern doors either end of the front lean-to.



Walpole Road elevation of the Queen's Head PH

The Walpole Road elevation of the south wing has traditional casement windows, some with metal opening lights. There is also one sash window with glazing bars and architraves on the ground floor alongside a six panelled door. Along the eaves line is a moulded plaster cove eaves cornice. Attached to the western gable is a small traditional brick and flint single storey extension with a pantiled roof and boarded gable end. The brick and flint wall continues as a boundary wall and links to the churchyard wall beyond.

The forecourt in front of the pub is plain and open and black-topped. The red brick boundary wall, listed **red 'K6' telephone box** and pub sign, contribute positively to its setting. The more recent bollards, posts, and signs however, do not.



K6 Telephone Box, The Street



Bridge Street looking towards the Pub and Church

12.3 Bridge Street

The road which heads eastwards from the cross-roads, Bridge Street, has a narrow entry off The Street. Traditional buildings have been constructed hard up to the narrow roadway. The tight knit quality of the streetscape here makes an important contribution to the overall character of the village. It helps define the centre of the village and the abrupt opening out over the bridge, travelling eastwards, is indicative of the historical layout and essential form of the village.

The dramatic change between the built-up centre and the more open character of the village just a few steps to the east has been somewhat undermined by the straggling 20th century development beyond, on the north side of Pitmans Grove. The open land beyond Stone Cottage, next to the bridge, is an important undeveloped space within the Conservation Area. Its attractive open character, located so close to the centre of the village provides a visual link between the flood plains of the river to the north and Castle Farm meadows to the south.

The gable ends of the Old Swan and the former Shop and Post Office, each side of the entrance to Bridge Street, are located quite close together. The width of the opening is further reduced by the attractive parapeted lean-to extension which is attached to the south gable of the shop. The Old Swan has a lean-to rear extension and this abuts an old red brick single storey

structure with a pantiled roof and three openings, one of which is an old Victorian sash window.



Rear wing of the former shop on the corner of Bridge Street and The Street

Attached to the rear wing of the former shop is a two storey rendered and painted brick building with a pantiled roof and fenestration comprising a part glazed panelled door and three modern windows.



Nos. 1 & 2 Bridge Street

Looking east three mid Nineteenth Century two storey semi-detached houses come into view. **1 and 2 Bridge Street**, the nearest, on the northern side, have an attractive flint façade with white brick dressings. Now a single dwelling, the windows are sliding sashes with glazing bars. Unfortunately, one of the doorways has been bricked up.



Stone Cottage, Bridge Street

On the southern side of the road the next pair, which have also been turned into one house, **Stone Cottage** are again flint faced but this time with red brick dressings. Its original window joinery has sadly recently been replaced.



Hall Cottage and Stapian, Bridge Street

The third pair, back on the north side of the road, is faced in red brick with white brick dressings. **Hall Cottage** retains the original Victorian sashes, whilst **Stapian** has had uPVC replacements fitted. All the cottages retain their clay pantiled roofs.

Stone Cottage is built right up against the bridge which crosses the stream. The red brick arched bridge has no parapet, but is instead capped at street level by simple white painted posts and rails. The red brick gable end of Stapian is also located close to the stream. To the east is a pleasant gap in the built frontage with a hedge, trees and shrubs.



Bridge Cottage and Dovecote

The next building is set back behind a simple picket fence. The Grade II listed **Bridge Cottage and Dovecote** is a semi-detached pair, but was originally one house. Dating from the early 17th century, they are timber framed and plastered, with a later brick casing to the ground floor. Some of the plaster work on Bridge Cottage is lined in imitation of ashlar stone work. The building has a typical Suffolk farmhouse form and character, with a steeply pitched gabled roof covered in pantiles with a large rectangular chimney stack along the ridge. The windows are all 20th century casements. Bridge Cottage has a late 19th century four panelled door with glazing and a simple gabled porch. Dovecote has a six panelled door and there is a recently built two-storey extension attached to the eastern gable.



Street Farmhouse

Beyond a narrow gap, which provides a glimpse of trees and hedgerows and the open countryside to the north, is **Street Farmhouse** which is also located behind a small front garden bounded by a simple timber picket fence. Grade II listed and 'L'

shaped in plan, Street Farmhouse has an earlier, probably 17th century rear portion and an 18th century wing at the front. The rear wing is timber-framed and plastered with a plaintiled roof. The front wing is painted brick and also has a plaintiled roof which is hipped at one end and has a brick parapet gable at the other. There are four windows on the front elevation, two and three light small paned casements with metal opening lights. The doorway, close to the western end has a four panelled door. All these openings have simple brick arches over. Attached to the eastern end of the front elevation is a high parapeted painted brick wall with a boarded doorway.



Ashdene, Honeysuckle Cottage, Berry Cottage and The Annexe

Linked to the end of this high wall and projecting forward is the gable end of **Ashdene**, a two storey rendered and part weather-boarded cottage with a slate roof and modern timber casement windows. This forms the end of a terrace of three cottages with **Honeysuckle Cottage** located mid-terrace with a small lean-to slate covered porch on the front elevation. To the east, under the same slate roof, is **Berry Cottage**. Berry Cottage has a six panelled door and two metal casement windows, the ground floor one having a rather eccentric looking lintel over, with a keystone. All three cottages are set behind small attractive front gardens bounded by timber picket fences. Attached to the right hand side and set back slightly is **The Annexe**, a separate dwelling, with a pantiled roof and a part rendered and part weather-boarded elevation. There are two boarded doors. Some of the windows are modern casements but two traditional 19th century casements with metal opening

lights survive. These houses, with Street Farmhouse, form a pleasant and attractive group in the streetscene.



Solario Cottage

Beyond Berry Cottage and just within the Conservation Area a new traditionally styled house, **Solario Cottage**, is thoughtfully set gable end onto the road closing the vista eastwards.



Bramfield Primary School

Opposite the new house on the south side, **Bramfield Primary School** is set back from the road behind a brick wall with hedges and trees. An attractive red brick building of c1872 with gabled and hipped slated roofs, it has been extended with a not quite so well designed flat roofed single-storey structure at the front. In 2011 a further extension was built to the north east. Most of the original timber mullion and transom windows remain.

The road continues out of the valley eastwards. The eastern boundary of the Conservation Area crosses the road after a very short stretch marked by a high bank, trees and hedges.

12.4 Walpole Road



Serpentine Wall to the grounds of Bramfield Hall

Walpole Road has a very rural character as it heads west from the cross-roads. A slightly sunken lane climbs out of the village bounded, to the south, by a grass bank on top of which is perched Bramfield Hall's long, tightly curved, late 18th century **serpentine wall**. At the eastern end of the wall, closest to the village, is a small 19th century, square flint faced **gateway** with white brick dressings and crenellated parapets. A semi-circular arch forms a doorway with a curved headed panelled door. This is accessed by a short flight of stone steps. Both the wall and the gateway are Grade II listed.



Saint Andrew's Church, Walpole Road

Opposite is the very attractive Grade I listed **St. Andrews Parish Church**. There is a pleasant heavy timbered lych gate with a clay plaintiled roof. The Church itself is thatched, and has a detached 12th century round tower faced in coursed flint rubble with a later red brick crenellated parapet.

The flint walls of the nave, chancel, porch and vestry are lime rendered.

The trees in the churchyard combine with those in the grounds of Bramfield Hall and elsewhere in the vicinity to create an important green enclave. The churchyard also contains a number of notable 18th and early 19th century monuments, and a c.1920 war memorial in the form of a Celtic cross on a stepped plinth.



Churchyard wall to Walpole Road

St Andrew's Church wall is made of a mixture of flint cobbles, brick and stone coping. It has an attractive mottled patina of lichen and makes a strong contribution to the character of the Conservation Area.



The Grange, Walpole Road



The Grange, Walpole Road

The Grange, a listed farmhouse dating from the late 16th century, is a prominent landmark at the western entrance to the conservation area. Originally a timber-framed house, The Grange was refaced in red brickwork during the early to mid 18th century. The front elevation is parapeted behind which is a plaited roof. All the windows on the front elevation have gauged brick arches over. The fenestration to the right hand side comprises five fine sash windows with glazing bars surrounding a doorway with a six panelled door and a doorcase with moulded architraves.

12.5 The Street

At the cross-roads The Old Swan on the corner of Bridge Street forms the start of the built-up frontage of the village street proper, with its gently curving road and its frontage of houses interspersed with what were until recently shops, two pubs and a garage. It is interesting that it is only the eastern side of The Street which developed in this way; the western side is much looser knit.

It is of note that The Street is raised above the floor plain of the river but many of the more historic properties on its east side have their ground floors at an earlier lower level.



The Old Swan

The Old Swan is a painted brick building with an attractive black glazed pantiled roof with red brick chimney stacks on each gable. The central doorway has a four panelled door and a door surround, with linings, architraves and a flat leaded canopy supported on timber brackets. The original windows have all been replaced with modern side and top hung timber casements.



Former Shop and Post Office

The former **Shop and Post Office**, opposite the Queen's Head has been converted into two dwellings; it, however, remains a significant building because of its location and proportions. It has a long elevation onto The Street with a shallow pitched black glazed pantiled roof with brick parapet gables and a chimney at the left hand end. The mellow red brick facade retains its original first floor window openings but its sash windows have largely been replaced. All of the ground floor of the right hand dwelling and part of that of the left hand dwelling is relatively recent infill,

replacing simple early 20th century shop fronts. Only the window opening at the far left hand end of the building and the adjoining doorcase are original. The gable to Bridge Street has also been rebuilt.



Nevina, The Street

Adjacent, to the north, is the small brick gable of **Nevina**. An attractive little building, set slightly down from the level of the road, it has a clay pantiled roof with traditional bargeboards and two large casement windows with glazing bars on the roadside elevation. The attached flat roofed garage is set back and is reasonably discreet.



Brookside House, The Street

Next door, built fairly close to the road with wide parapeted brick gables, is **Brookside House**. Contrasting strongly with the low buildings either side it has a black pantiled roof, two chimney stacks and a near-symmetrical front elevation. There are two sash windows with a single glazing bar at first floor level and two modern canted bay windows on the ground floor. The doorway

has fluted pilasters, entablature and a modern stained timber door. There are some quite tall traditional railings along the front that are worthy of retention.



The Garage, The Street

The Garage was one of the remaining few with petrol pumps which serve onto the road. The showroom has been extended from a traditional rendered building with a pantiled roof and low eaves. It was probably once a dwelling. It still retains some traditional casement windows on the front elevation.



Workshops to the rear of The Garage



Carisbrook, The Street

Beyond the access to the garage, looking north are the rough-cast rendered twin gables of **Carisbrook**. This is a substantial double-pile plan property comprising an 18th century range fronting The Street with possibly an earlier range to the rear. The two black glazed pantiled roofs with tall chimney stacks form prominent features in the street scene. The front elevation retains two late eighteenth century sixteen-light sash windows either side of a finely detailed central doorway. This has panelled linings, moulded pilasters, entablature and pediment. The door itself is six panelled with the top two panels glazed. Like the rough-cast render which has been applied to the walls. The first floor window openings have sadly lost their original sashes.



The Shires, The Street

Abutting Carisbrook to the north and positioned forward, right on the back edge of the footway, is **The Shires**. A rendered property with black pantiled roof, the front elevation has an interesting curve at its right hand end. The building was probably once a shop as there is a projecting square bay window alongside a doorway with a modern half glazed door. All the other windows are modern timber replacements, although one with flush fitting opening lights probably dates from the turn of the 20th century. The building contributes positively, as do its neighbours, to the group value of this part of the streetscene and are worthy of retention.



The Old Vicarage

North of the Queen's Head on the western side of The Street is **The Old Vicarage**. This is bounded by an attractive, high, old red brick boundary wall set back from the road with a small green in front. Trees both sides of the wall combine to create an important focal point in the street scene. Visually, the trees help to provide a sense of enclosure in this location in the centre of the village where, on the western side of The Street, the buildings are quite widely spaced apart.

The Old Vicarage is a substantial restrained classical dwelling of c.1846 with a hipped slated roof, red brick walls and chimney stacks. The front elevation has a symmetrical facade of tall, elegant sash windows with slim glazing bars surrounding an imposing doorway. This has panelled linings and pilasters with console brackets supporting a projecting cornice. There is a wide six panelled door with tall upper panels which are glazed. To the right hand side is a lower two-storey wing with a hipped roof and two sash windows.



The Old Butcher's Shop

North of the Old Vicarage is **The Old Butcher's Shop** which is one of the few buildings constructed on the back edge of the footpath on the western side of The Street. The house has a garden to the south which visually links to the grounds of the Old Vicarage forming an important green space in the centre of the village. The roadside boundary is marked by a tall close boarded fence.

The Old Butcher's Shop is a particularly attractive 19th century building. With its gable end abutting The Street, decorative bargeboards, traditional fenestration, massive chimney stack and weathered clay pantiled roof sweeping down over a single-storey side extension in the traditional manner, it makes an important contribution to the character of the Conservation Area. The windows are mostly wide Victorian sashes with two glazing bars, some have architraves. The 'outshut' extension to the north has two large windows which were possibly shopfronts with glazing bars and a lean-to canopy. Two small outshuts have recently been removed. Adjacent are some dilapidated outbuildings.

Most of the farm buildings at the former Church Farm have been removed and the site redeveloped. The new buildings have proved, in part, to be successful. However, the scale and form of some of them and the detailing and materials do not match the quality of the traditional buildings alongside and opposite. The wide footways and access road are also unfortunate in townscape terms.



The Haywards

Tucked behind Church Farm, close to the rear of The Old Vicarage, is a Grade II listed house **The Haywards**. This building probably dates from the late 17th century with an early 18th century wing to the rear. It has an 'L' shaped plan and is two storeys with an attic. The walls are red brick and the roof pantiled. The front elevation has moulded brick quoins, eaves and surround to the central doorway. The windows comprise various traditional casements with segmental brick arches above. The ground floor has some original windows with square leaded panes. The original two panelled front door has a moulded frame with a rectangular fanlight over. There is a central internal chimney stack which has moulded brickwork. To the right hand end is a 19th Century hipped lean-to and to the rear a one-and-a-half storey wing.



Malting Terrace

Malting Terrace is an interesting group of traditional buildings located right on the back of the footway on the eastern side of The Street. A terrace of six, they have a steeply pitched orange clay pantiled roof with three massive red brick chimneys along the ridge and courses of slates along the eaves. The walls are rendered to the upper floor with some exposed timbering. The ground floor is painted brick. The doorways are recessed and it is likely that the upper storey of these timber-framed buildings were originally jettied.

The windows are all matching traditional two light timber casements with a single glazing bar, apart from the property at the southern end (No. 6) which unfortunately has had plastic replacements fitted. The good group value of the terrace and its important contribution to the conservation area must be considered when changes are proposed to individual dwellings.





The Farmhouse

At the northern end of the terrace is **The Farmhouse**, a c.1830 dwelling originally built as a mirrored semi-detached pair of cottages. It has an elegant restrained classical façade with simple brick pilasters which divide the elevation into four bays. Above is a dentilled eaves cornice. On the first floor are four small paned casement windows with metal opening lights. The three ground floor windows are late 20th century timber replacements; that at the right hand end replacing a door and thus damaging the façade's symmetry. To the left hand end is a modern part glazed timber door. The pantiled roof is particularly attractive having higher eaves than those alongside - it is hipped at the left hand end. There is a substantial central square red brick ridge stack with four linked flues.



Cobblers Cottage, The Street

Beyond a narrow driveway is the pargetted gable of **Cobblers Cottage**. A long narrow

timber-framed vernacular building, located at right angles to The Street, it was originally one house but is now three dwellings. Grade II listed and dating from the early 17th century, the roof is pantiled with exposed rafter feet and there is a large rectangular chimney along the ridge. The attic is lit by catslide dormers. The windows are mostly a mixture of traditional and modern timber casements and there are boarded doors in the north and south elevations. Next to the boarded door on the north elevation is an interesting 19th century sash window with glazing bars.

Alongside and facing The Street are two small abutting single storey extensions both with gabled pantiled roofs. Very attractive little structures, they have rendered and brick walls with traditional fenestration comprising boarded doors and small paned casement windows. There is a brick chimney stack where the two roofs abut one another.



Bellevue Cottage, The Street

Bellevue Cottage is a long, low, storey-and-a-half cottage built along the edge of the narrow footway. Although it retains its traditional form, clay pantiled roof and chimney stack, various changes, including modern dark brown windows and door, flat roofed dormers and a hard cement render to the walls, have undermined some of its traditional character.



The former Bell Inn

The former Bell Inn is set back slightly from the road which has been raised making the building appear lower than it really is. Two storeys, but about the same height as Bellevue Cottage next door, The Bell is a very attractive little building with a long rendered elevation facing the road. The principal façade retains notable early twentieth pargetting comprised of decorative panels depicting the ingredients needed to make beer, and a pair of bells. There are five Suffolk style casement windows with metal opening lights along the first floor. Below are two matching windows each side of a simple doorway with a boarded door. To the right hand side is a leaded flat roofed canted bay with five large paned windows. The pantiled roof has parapeted gables and there is a small chimney stack along the ridge.



Campana and Bramble Cottage

Set down behind a white timber picket fence, **Campana** and **Bramble Cottage** is

another small, two storey traditional building with rough-cast rendered walls, and a clay pantiled roof with a pair of chimney stacks along the ridge. The fenestration is of late twentieth century date. Its modest traditional scale and character fits well with the overall village streetscene.



The United Reformed Chapel

At the end of the 19th century the **United Reform Chapel** was the only other building which existed on the western side of The Street, north of Church Farm. The development that has taken place since has not contributed positively to the traditional qualities of the village. The saving grace though, is the fact that the spaces between and beyond the buildings have retained an underdeveloped, open character.

The United Reformed Chapel was originally built as an Independent Chapel in 1841. It is a very attractive, restrained gothic building constructed of small flint pebbles with gault brick dressings. The Chapel's symmetrical principal elevation has a gabled porch flanked by lancet windows with slim glazing bars and tracery. The porch doors are set within a heavy frame with a segmental arched head. The slate roofs on the chapel and the porch are embellished with decorative matching bargeboards.

The chapel, a local landmark, sits within a small but attractive graveyard. The 19th century memorials which are located close to the chapel contribute positively to its setting. The graveyard is separated from the road by a low late twentieth century wall and railings.



Farm Buildings at North Manor Farm

Beyond the former Bell Inn the character of the Conservation Area changes. The Street has a more open character which is dominated by the flint Chapel on the western side and on the other side by an attractive group of farm buildings comprising **North Manor Farm**, with its associated traditional barns and outbuildings. The remains of another traditional barn can be seen across the meadows on the eastern side of the river. Along with the adjacent water meadows, with its trees and hedgerows, the rural scene is set.



North Manor Farmhouse

The Grade II listed **North Manor Farmhouse** dates from the late 16th or early 17th century and is positioned at right angles to the road, facing north. One-and-a-half storeys, timber framed and plastered, there is a dairy wing to the eastern end of painted brick. The roof is hipped and pantiled with two chimney stacks and four slated catslide dormers.

The windows are a mixture of 20th century and traditional 19th century Suffolk casements, some with metal opening lights. There are two doorways. To the left is a simple boarded door, to the right a six panelled door set within a gabled pantiled porch built out of modern Fletton brickwork.

Set back to the north are some very attractive traditional pantiled and weather-boarded farm buildings. The roadside boundary of the garden is marked by a low hedge and a random brick and flint wall with ridged clay copings.



Manor House

Manor House, which is Grade II listed, was originally a later extension to North Manor Farmhouse, built onto the south elevation. It dates from the 18th century and was further extended in the 19th century. Manor House is brick faced, although the earlier part is timber-framed with a brick casing. The windows are traditional casements and sash windows with glazing bars. There is a doorway facing the road which has a six panelled door and a flat roofed porch supported on slender columns. The roof is covered in black glazed pantiles. The building makes an attractive group with North Manor Farmhouse and a valuable contribution as a farm group within the village.

12.6 Wenhaston Road



Stone House

The junction with Wenhaston Road has a very rural open character. To the south-east are water meadows, trees and hedgerows forming a particularly attractive view. On the north-east side of the junction is a handsome two storey dwelling dating from c1840. **Stone House** is flint faced with white brick dressings and a hipped slate roof with a large central chimney stack with white pots. There are four sixteen-light, hornless sash windows on the front elevation. Below a central blind window on the first floor is a doorway which has an inappropriate modern replacement door.

There is a single-storey hipped roofed extension to the right which is located close to the edge of the road. This has some attractive sash and casement windows along with a four panelled door. This door, along with some of the other windows on the sides and rear of the house, appear to be late nineteenth century in date. To the rear there are some good quality 19th century outbuildings. Stone House has an attractive simple front garden with railings, grass and shrubs. The northern boundary of the Conservation Area encompasses the whole curtilage of the house which includes a number of mature trees. Stone House makes a very good contribution to the character of the conservation area.

Further along Wenhaston Road, on the south side, are two rendered cottages located on the edge of the water meadows. The land here slopes quite steeply away from the road.



Warren Cottage

Warren Cottage is Grade II listed and dates from the early 17th century. It is timber-framed with a steeply pitched orange clay pantiled roof with a large red brick stack at one end. This two storey building with attic is a particularly good example of the local vernacular. It retains virtually all of its traditional features, including the local eaves and barge board details and pentice boards on the plastered elevations. To the left hand gable is a traditional lean-to extension with black pantiles. To the rear of this is a further single storey extension.

The windows are small paned casements, mainly dating from the 19th century. There is a simple doorway to the left hand end of the front elevation with a pedimented drip-board and a four panelled door. The gardens and setting of the building are appropriately simple and understated.



Ivy Cottage

To the east, **Ivy Cottage** is located parallel to the road with low eaves and a small gable facing west. Although appearing single storey, the cottage has a ground floor set into the slope and has first floor accommodation in the roof. Now 'T' shaped in plan, the property has been extended and modernised. It has a fairly shallow pitched roof covered in clay pantiles with traditional eaves and barge board details. There are two gabled dormers in the rear wing. The road side roof slope has two recently built decorative chimney stacks. The walls have been re-rendered and there is a pargetted band running close to the eaves all around the property. The windows and doors are all modern timber replacements. To the east of the cottage is a large weather-boarded and pantiled outbuilding with a pair of gables facing the road.

Opposite on the northern side of the road, is a large slaughter house and butchers. Although the buildings have been recently extended using traditional forms and building materials, the complex, which is located beyond the Conservation Area boundary, still has an impact upon its setting.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Bramfield is very much one of a typical, old Suffolk village which still retains its traditional form and appearance. Despite some intrusive 20th Century development and some small scale incremental change having taken place, the village continues to retain the special characteristics which strongly justify its Conservation Area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, form and layout of the settlement itself and the attractive relationship that exists between the older buildings, the spaces between and around them and the wider landscape. Important natural features such as trees and hedgerows also make a major contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are however other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, large modern street lights, standard concrete kerbs and large prominently sited highway signs. Heavy traffic can also have a major impact upon the character and appearance of the Conservation Area, as can inappropriate car parking, causing the erosion of grass verges. The appearance of the green in the centre of the village together with the cross-roads and the area in front of the shop and pub could all be enhanced.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to modern replacement windows and doors in older buildings.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature, particularly where the traditional use of white paint provides a unifying element in the street scene.

Loose or bound gravel will normally be the most suitable surfacing for driveways and parking areas. Certain types of concrete brick paving should not be used because they have a harsh modern appearance which is very much at odds with the traditional character of the Conservation Area.

In order to protect the character and appearance of the Conservation Area, wherever possible the District Council will seek to prevent such inappropriate developments from taking place. To this end the Council is publishing design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

13.1 Alterations to existing buildings

The particular character of Bramfield, with its strong prevailing historic appearance, renders it particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the conservation area. Such features include windows, doors, front boundaries, chimneys, and roof coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights.

It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the conservation area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the conservation area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary.

An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary. Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it.

13.2 Design of new development

In a conservation area such as Bramfield the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist re-creation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features. Certain characteristics can be used as inspiration without resorting to copying – perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses.

Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it.

13.3 Conservation area boundary

On completion of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. No suggestions for revision came forward during the public consultation on this document.

13.4 Demolition

Bramfield has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Bramfield and undermine the conservation area. The National Planning Policy Framework at paragraph 138 states that "*loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area....should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole*". A brief checklist of characteristics which make a positive contribution can be found in English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision).

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Bramfield is maintained and protected.

13.6 Landscape and Trees

The positive management and design of the landscape of the conservation area is a key consideration in planning related work. Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment website (<http://www.suffolklandscape.org.uk/>) and Suffolk Coastal District Council's Supplementary Planning Guidance can be useful tools.

The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced.

Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs.

New boundary treatments to property can also provide enhancement to the conservation area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

13.7 Contacts

Further advice, information and support can be provided by officers of Suffolk Coastal District Council:

Design & Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural & Landscape Manager

Tel. 01394 444241 Nicholas.Newton@eastsuffolk.gov.uk

Further information regarding the Suffolk Historic Environment Record can be found at <http://heritage.suffolk.gov.uk> or by contacting 01284 741237 or emailing archaeology.her@suffolk.gov.uk

14 REFERENCES & FURTHER INFORMATION

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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.suffolkcoastal.co.uk or contact the Design + Conservation Team, Planning Services, Suffolk Coastal District Council, Melton Hill, WOODBRIDGE, Suffolk, IP12 1AU Tel: (01394) 383789 or email: conservation@eastssuffolk.gov.uk.

