



BRANDESTON

with part of KETTLEBURGH

CONSERVATION AREA APPRAISAL

July 2012



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 16/1/12 and 13/4/12 and included writing to all residents of the village to request views; writing to the Parish Council and providing printed copies; addressing the Annual Meeting of the Parish Council; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; providing posters for display around the village; and inviting responses from Suffolk County Archaeology and Suffolk Preservation Society. A total of 11 responses were received which led to 6 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in July 2012.

INTRODUCTION

The conservation area in Brandeston was originally designated by Suffolk Coastal District Council in 1988 and confirmed by redesignation in 1991.

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

As such this is a straightforward appraisal of Brandeston's built environment in conservation terms and 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.



Village Sign



Entrance to Brandeston Hall

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four Conservation Areas in the Suffolk Coastal District.

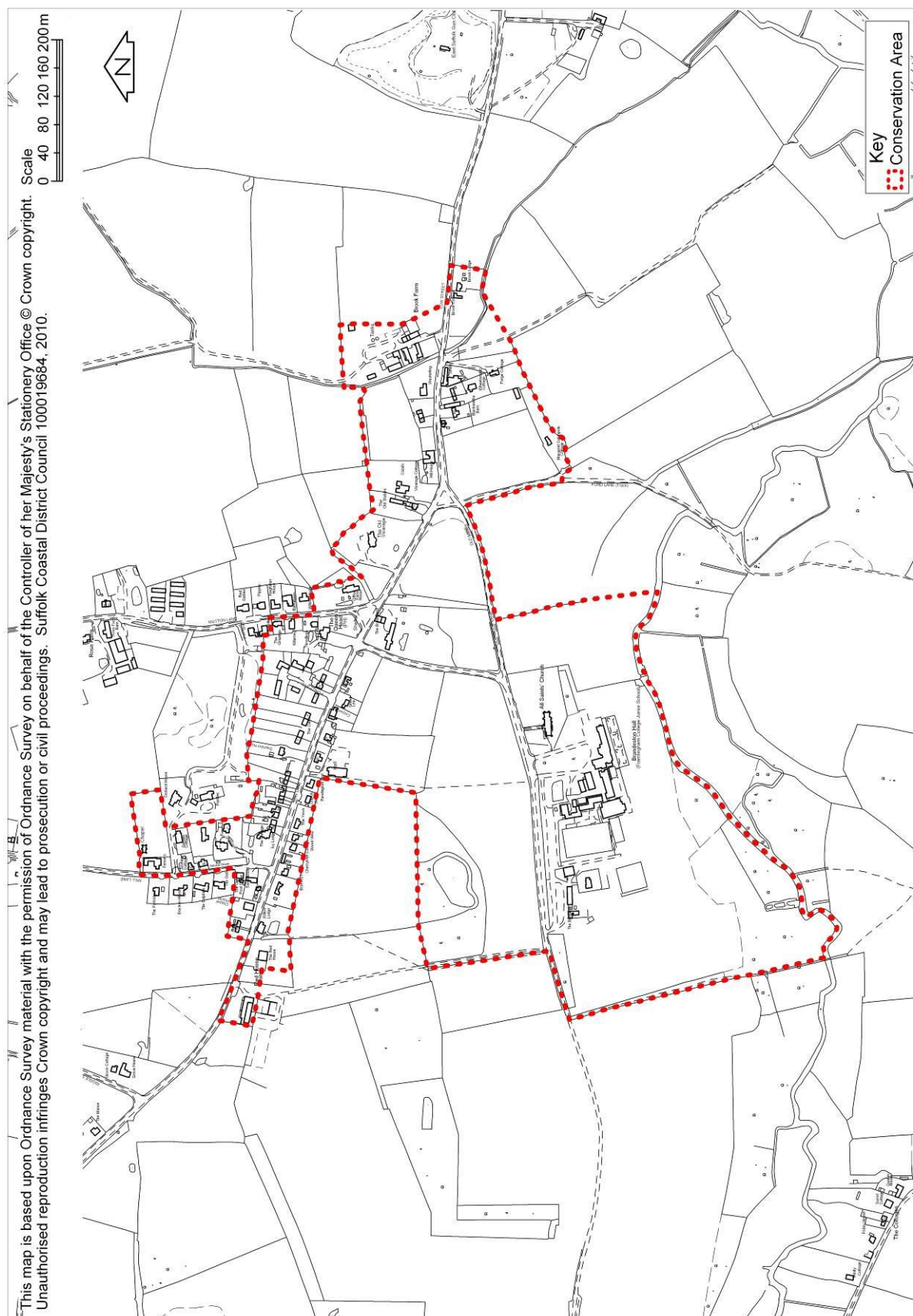
The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as 'areas of special 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 heritage assets is set out in the National Planning Policy Framework (2012). At the District and local level, the Local Development Framework (LDF) 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 LDF 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.



Brandeston Conservation Area (North to the left)

2 GENERAL CHARACTER SUMMARY

Brandeston is a classic example of a traditional Suffolk linear village. It is one of several small settlements following the trade route along the higher reaches of the River Deben and is described by Pevsner as having 'many attractive cottages in the village street'. Its buildings are largely traditional in character whilst the abundance of open space, trees and hedges give the village a rural, tranquil quality.

The village developed in a dispersed form along the Easton-Earl Soham road. Key historic buildings such as Brandeston Hall and the parish Church now lie within abundant open space. The historical and spatial relationship between the village's old buildings and the open spaces, trees and hedges are a particularly important facet of its special character. Also of note is the small core of former industrial working buildings around the smithy, a reminder of when rural villages were self-sustaining.



Brandeston: Aerial View 2001

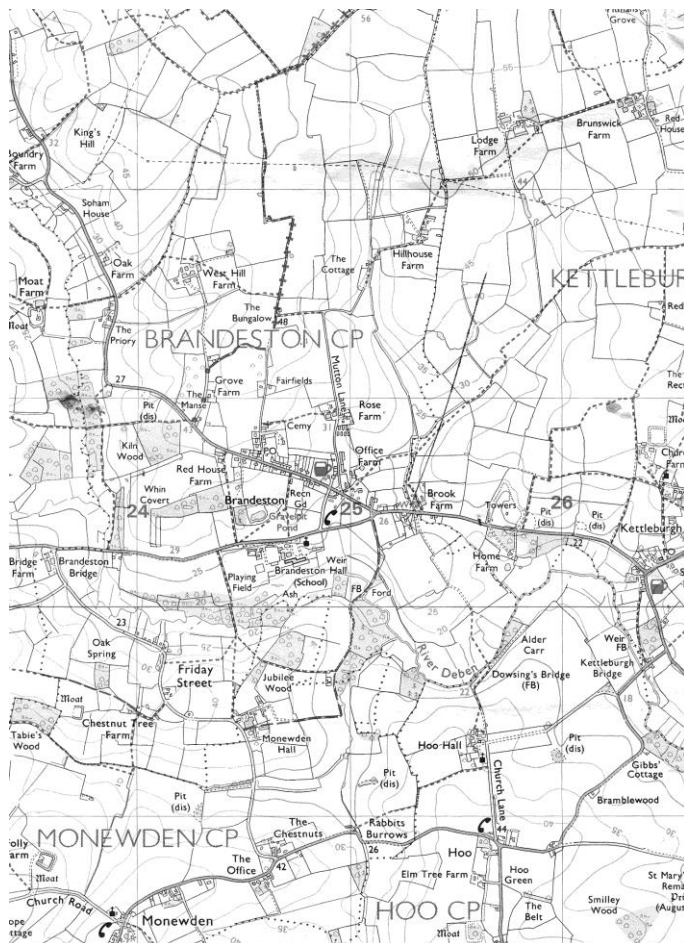
3 TOPOGRAPHICAL SETTING

Brandeston is a small inland village in Suffolk Coastal District, near the boundary with Mid Suffolk. The village centre lies along The Street, which lies to the north of and parallel with the River Deben, running south-easterly from Earl Soham towards Easton. The land in and immediately around the village is relatively low-lying and falls towards the river valley via a gentle slope.

At the eastern end of The Street, Old Maids Lane comes off at a fork in the road, heading more westerly past the church and Brandeston Hall before crossing the River Deben. From here the river runs eastwards and then southwards to Woodbridge.

The river forms a small part of the southern boundary of the parish (around sixty metres). The village is about six miles south-east of Debenham, further upstream, and about three miles south-west of Framlingham. Both these nearby market towns were served during the early 19th Century by turnpike roads: Debenham was on the Woodbridge to Eye Trust's road, which went through Brandeston, and Framlingham on a branch of the Ipswich to South Town (Great Yarmouth) Trust's road. Between 1859 and 1952 passengers could also join the railway network at Framlingham, on a branch of the East Suffolk line from Ipswich to Lowestoft.

The soils locally are the heavy clays of 'High Suffolk', best suited for arable farming. The underlying geology is essentially 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 earliest find from the parish of Brandeston listed in the Suffolk Historic Environment Record is a Palaeolithic borer found 12 feet below surface. A Neolithic blade was also found at Brandeston Hall.

There are also undated 'circular features' listed, probably of Bronze Age origin and a few finds scatter and a coin date from the Roman occupation.

Brandeston Hall is of late medieval origin but may be a former manorial site due to its co-location with the Church of All Saints. There are also the remains of a possible moat and the site of a former windmill mound which are likely to be of Medieval date. Post Medieval interest is provided by a bridge (which may also have Medieval origins), a brick kiln and a windmill site of the 'post and roundhouse' type.

The parish has two listings in the Domesday survey of 1086. Part was held by William of Arques, previously by Edmund the Priest under the patronage of St Etheldreda's. There was a mill (which at that time would have been a water mill) plus a church with 12 acres of land and woodland for only 14 pigs in total.

The other part was held by the Bishop of Bayeux, previously by Aelfeva, mother of Earl Morcar, with 4 acres of meadow and woodland for 10 pigs.

Suffolk Historic Environment Record is now available online at

www.heritagegateway.org.uk/Gateway/CHR



All Saints' Church Tower

*Hnd. DE LOSA Brantestuna . tenuit Edmundus p^rbr
comd. s. s. t. r. e. 7 terrā q^u cepit. cū uxore ei. de brantestuna
& de cloptuna . misit in ecclia concedente muliere . tali conuen-
tione qd non potuit uendere nec dare . de ecclia . lxx . ac . terrae p^r man^u
& . v . bord . & . ii . ferū . 7 in dñio . i . ca^u . 7 houm . i . ca^u . v . ac p^rti . filu
ad vi . porcē . Addite s^c huic manerio . lxxx . ac . terrae p^r man^u . t . r . e .
Tē . iiii . bord . m . xii . bord . modo inf e^os . i . ca^u . Silua ad viii . porcē .
7 . iiii . ac p^rti . 7 . i . molīn . modo . i . runc . 7 xx . porcē . 7 xvi . oīs . 7 xxx .
cap^u . 7 iii . uafa apū . Tē ual totū simul . c . fol . modo . lxx . fol .
h^{ic} h^{ic} Wiltn . p . i . man^u . fed . t . r . e . erant duo . i . ecclia . xii . ac . 7 uaf
. ii . fol . 7 h^{ic} in longo . i . leuga . & in lato . iii . q^u . 7 de gelto . v . d . & obol .*

Hundred of LOES

Edmund the priest, under the patronage of St. Etheldreda's, held BRANDESTON before 1066; and the land which he received with his wife, (parts) of Brandeston and Clopton, he gave up to the Church with his wife's consent by such an agreement that he could not sell or grant (it) away from the Church; 60 acres of land as a manor.

5 smallholders; 2 slaves.

1 plough in lordship; 1 men's plough.

Meadow, 5 acres; woodland for 6 pigs.

80 acres of land, (held) as a manor before 1066, were added to this manor.

Then 4 smallholders, now 12 smallholders.

Now 1 plough between them.

Woodland for 8 pigs; meadow, 4 acres; 1 mill. Now 1 cob, 20 pigs, 16 sheep, 30 goats, 3 beehives.

Value of the whole together then 100s; now 60s.

William has this as 1 manor, but before 1066 there were two.

1 church, 12 acres; value 2s.

It has 1 league in length and 3 furlongs in width; 5½d in tax.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

The grade I listed Church of All Saints has a Decorated chancel and west tower and a Perpendicular nave. The west tower is built of flint with stone dressings, the body of the church being lime rendered with plaintiled roofs to both nave and chancel. Pevsner says of it "The chancel is, however, much renewed. It was called ruinous in 1602".

The Rev. John Lowe (1596-1646) was vicar of the parish until he was hanged for witchcraft at Bury St Edmunds, one of the last to suffer this fate.

Nearby Brandeston Hall is grade II*, in Suffolk Red brick with blue diaper work, a former manor built c.1550. Following a fire in 1848 it was much rebuilt and added to in 1864-6 in Neo-Tudor style by R M Phipson, and is now the junior school of Framlingham College.

Outside the conservation area, north-west of the village on Earl Soham Road, The Priory is also grade II*. This is a 16th Century timber-framed farmhouse, rendered with a plaintile roof. It has a very fine interior including roll-moulded joists.

The majority of the other listed buildings in the parish are grade II cottages and farmhouses, timber-framed and rendered, some still with their longstraw thatched roofs, others replaced in plaintile or pantile, two unfortunately with concrete pantiles.

The majority of buildings within the conservation area are unlisted. This status does not diminish their value nor 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 23. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



Brandeston Hall



Hill House



Red Brick and Black Pantile



Painted Brick and Slate



Flint and Plaintile



Render and Reed Thatch with Plaintile

6 TRADITIONAL BUILDING MATERIALS

The variety of Suffolk's vernacular materials is well represented within the village, both on the listed and unlisted buildings: red brick, render (some decorated), plain and pan tile and thatch.

One unusual listed building is grade II listed Hill House at the eastern end of the village; this is timber-framed and mostly rendered like the majority of the listed buildings, but has a façade clad in wood blocks in imitation of rusticated stonework (see photo, p6).

Many of the older unlisted buildings are of the Victorian era, mostly Suffolk Red brick (sometimes painted) cottages with natural pantile roofs.

The old Independent Chapel building on The Street is again red brick, but has a fine late Georgian Suffolk White brick front and a slate roof.

The former Vicarage (by J P St Aubyn) and the small Chapel in the cemetery off Mill Lane are both Victorian red brick with fine blue diaper work and plaintile roofs.



Former Independent Chapel



Decorated Render



Cemetery Chapel

7 CHARACTER OF SPACES

The main part of the village of Brandeston comprises a linear street running north-west to south-east along the road from Earl Soham to Kettleburgh and Easton. Houses and cottages run along both sides of this for some distance in the west half of the village, mostly a little set back from the road in their individual plots or as terraces where they are subdivided. This character of single plot depths bounded by fields to their rear is a function of the historic form and layout of the village and is essential to preserve.

The Street runs on slightly higher ground along the north bank of the River Deben, a quarter mile or so distant from the water. It is supplemented by a second historic core comprising Church and former Hall and outbuildings more closely adjoining the river.

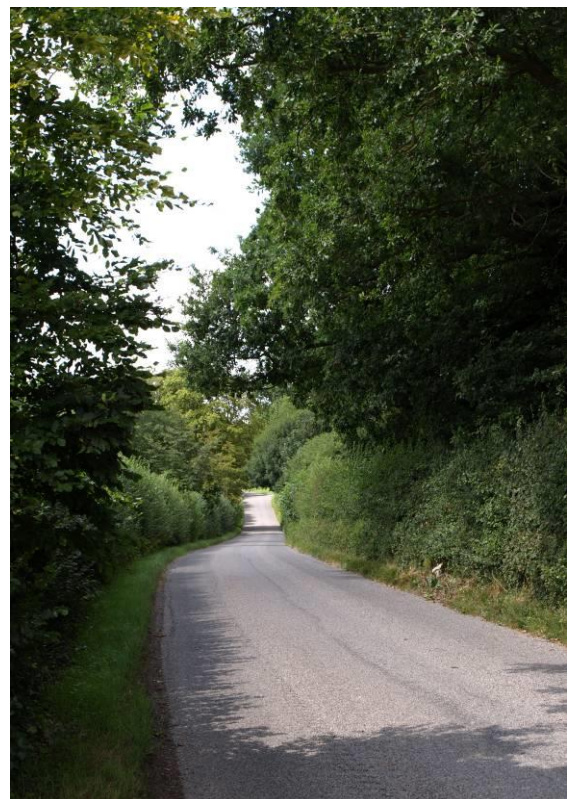
Old Maids Lane passes just north of this second area joining The Street at its eastern end at a small triangular green.

Further east from this green is Low Street, which has another historic cluster of buildings, mostly within Brandeston, but including some such as Brook Farm, just over a small tributary in Kettleburgh parish. About three quarters of a mile from Kettleburgh village itself these buildings are much more part of Brandeston.

Key spaces within the village include the grounds to Brandeston Hall and the Church, which form their setting; the triangular green in front of the Queen's Head public house that forms a spacious setting; the generous garden to the Old Vicarage; and the boundary trees and lime avenue along Ford Lane to Margaret Catchpole Cottage.



The Street



Old Maids Lane

8 TREES AND GREEN SPACES

One of the key elements of the Conservation area is its trees and green spaces. Treed and planted spaces usually enhance the buildings and spaces around the village and provide an appropriate setting for the conservation area.

Within a conservation area all trees over a certain size are afforded some protection. Notice to fell or prune trees has to be submitted to the local planning authority for consideration. Specific trees, groups or woodlands throughout the conservation areas may sometimes be protected by Tree Preservation Orders (TPO) by virtue of the fact that there has been a previous request or proposal to remove the tree or develop a site. Protected trees may have particular amenity, historic and ecological value. Account should be taken, in succession planting, of species that are resistant to disease or drought conditions.

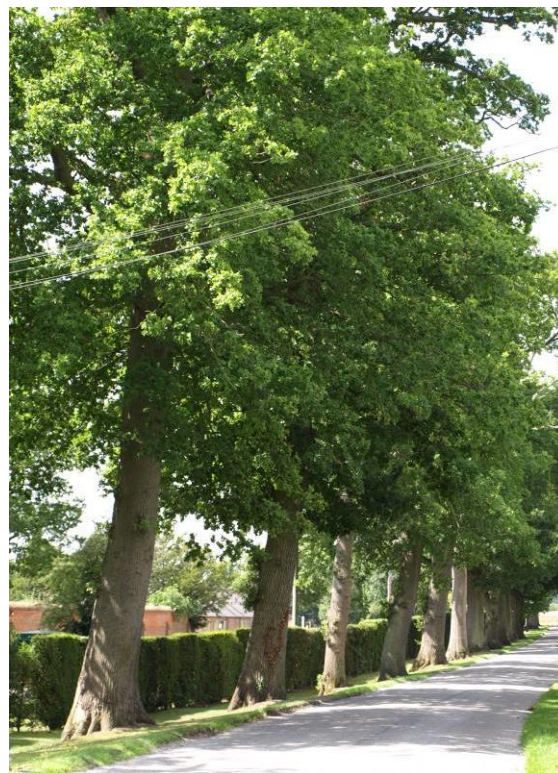
The linearity of both The Street and Old Maids Lane heading westwards from Low Street (becoming Cretingham Road) have been emphasised by the planting of rows of Oaks, presumably during the 19th century at the behest of the Hall's owners. Seven Oak trees along The Street, have been given the protection of Tree Preservation Order no. 91.

The grounds of Brandeston Hall and the Churchyard adjoining have good specimens of Oak, Lime, Horse Chestnut, Poplar and Yew. There is also a good Corsican Pine near the Cemetery Chapel off Mill Lane.

More trees can be found as hedgerow specimens in the eastern part of the conservation area, where the built environment is a little more informally laid out. Here there are Oak, Ash, Lime, Sycamore and Poplars plus two small triangular greens at junctions where roads adjoin The Street and Low Street.

Other than these greens, the green spaces are owned privately, effectively a green belt of fields and woods providing a

well-defined separation between The Street and the area containing the Hall and Church.



Oaks in Cretingham Road



Trees near The Queen's Head PH

9 COUNTRYSIDE SETTING

Brandeston's village character is emphasised by its low density, the majority of the village being no more than one plot deep set in the countryside. Other than the few terraced properties, most are set well apart allowing views from the road through to the countryside setting beyond, which is an important characteristic to retain.

In addition to the roads there is a good network of definitive footpaths connecting the village's diverse parts both with each other and further afield.

To the south connections across the river are made by the Bridleway along Ford Lane from the triangular green at the eastern end of the conservation area, and by footpath 12 along the western boundary of the Hall's extensive grounds.

Between the Hall and Church area and The Street to the north there are connections made by footpaths 13, 14 and 15.

East and west of The Street, footpaths 7 and 2 respectively connect into the wider countryside, whilst to the north footpath 1 provides an east-west link between Mutton Lane and Mill Lane.

The valley of the River Deben provides an important setting to the south of the conservation area and is currently included in a Special Landscape Area designation, which recognises its important qualities. The entrances to the village are also important, marking the transition from the countryside to the village, and of note are Red House Farm and Rose Farm (outside the conservation area).

Forming an important setting to the village conservation area is the presence of open farmed fields which come right up to the village edge. This setting is intrinsic to Brandeston's rural character.



Start of Bridleway at Ford Lane



Footpath 14 from Church

10 FORMER USES

Early 17th Century records confirm the agricultural origins of the settlement with 6 yeomen, 4 husbandmen, a blacksmith, 2 tailors and a weaver amongst the residents.

Later 19th Century directories continue the story listing 12 farmers, a corn miller, a blacksmith, a wheelwright, 2 bricklayers and a brickmaker.

The tithe map apportionment of 1844 gives a good indication of the range of traditional industries in the village in the 19th Century. The linen industry is represented by an entry of 'Flax Pightle'.

There are also entries for 'Mill Yard' and 'Mill Field' and the windmill itself is actually shown on the accompanying map, not surprisingly off Mill Lane to the north. It burnt down in 1893.

The extractive industries were also to be found with 'Gravel Pit Pond' near the church, 'Sandpit Field' east of the village, with several entries of 'Brick Kiln' west of the centre showing the local extraction and use of raw materials.

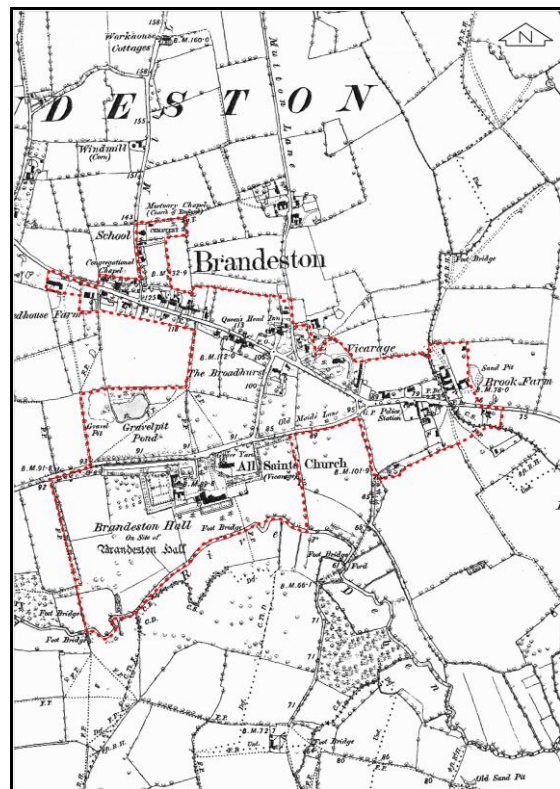
There is also a 'Malthouse Meadow' and a 'Sawpit Hill', which are self explanatory, plus 'Dripping Pan Field' and 'Little Britain'.

What appears to have been a former nucleus of associated village industries is evidenced by the group of buildings on Low Street: Forge Cottage; Wheelwrights; Blacksmiths Barn; and The Smithy. The former slaughterhouse was also located as part of this group. Some aspects of the former life of these buildings can still be seen in their present day appearance.

The commercial life of the village is currently maintained through workshops which are housed at Bridge Farm. The school at Brandeston Hall is also a significant focus of activity and employment.



Barn at Brook Farm



19th Century Map

11 PROPOSED ENHANCEMENTS

The generally dispersed layout of Brandeston has meant that there has been some modern infill around the village. Unfortunately some of this has not been up to the standard of design that might be expected had a conservation area been designated at the time, introducing into the area modern non-traditional materials and forms.

Similarly boundary treatments take on a special prominence within the village and these (fences and hedges, for example), alongside driveway surfacing materials, should be carefully considered to retain a village character to avoid a suburbanising effect.

Some of the traditional cottages have also suffered with instances of uPVC windows or painted brickwork not in keeping with the other buildings.

As with many a rural village, the overhead wiring network, bringing in power and telephones to the properties, is visually intrusive and should be put underground if possible.

Because of the significant contribution that trees make to the village those of maturity will need steps taken to bring on younger specimens to maintain the well-treed character of the conservation area. Suffolk Coastal District Council's Parish Tree Scheme is available to Parish Councils who wish to carry out sensitive planting schemes to enhance spaces within the Conservation Area (see p10).



Overhead Wiring



uPVC Windows

**12 STREET – BY - STREET
APPRAISAL**



12.1 Low Street

The eastern entry into the village from Kettleburgh is marked by a very attractive group of functional historic buildings. These include **Brook Farm**, actually in Kettleburgh parish, and **The Smithy** over both road and stream in Brandeston parish. Two modern houses somewhat intrude upon an otherwise outstanding traditional scene.



The road (Low Street) gently curves as it rises out of the valley bottom passing **Hill House** with its painted timber cladding in imitation of ashlar masonry and **The Old Stables**, an attractive group of traditional one and a half storey cottages built at right angles to the road. There is an important frontage of trees here along with a small triangular green.



12.2 The Street – East End

At the eastern end of the street, the open land to the south is complemented on the north side by **The Old Vicarage**, a large Victorian house set within large well treed grounds.

Indeed, the special character of this part of the Conservation Area derives to a large measure from the size of the gardens and grounds within which attractive buildings stand and the extent and appearance of the other mature landscaped areas in the vicinity. The overall effect is one of pleasing spaciousness and a distinct rural atmosphere. This soft landscaped part of The Street forms an attractive contrast to the western end, beyond the Queens Head, where the dwellings form a strong building line.



Another small triangular green, the open frontage of **The Queens Head** and the garden of **The Broadhurst** mark the western end of this particular part of the village. From here, the open character changes to one with a more built-up tightly-knit character.



Despite some modern development of indifferent quality older, traditional buildings predominate. Furthermore, the remaining gardens and gaps between the buildings still provide views and glimpses of the open countryside beyond. This is an important characteristic of The Street which should be retained.

12.3 The Street – West End



The western part of The Street has a linear form and an interesting mix of traditional building types and styles. The centre piece (see lower two photographs below) is one of the most attractive groups of vernacular buildings in the whole District.



The grade II listed rendered timber-framed cottages on the north side of The Street, **numbers 33-43**, with their steeply pitched long straw thatched roofs (some in replacement reed) and their attractive detailing are the highlight of the village.



The western end of the Conservation Area, like the eastern end, is marked by a traditional farm complex at **Red House Farm**. The buildings here, being located close to the road, enclose the village street more and mark a positive and appropriate edge to the built-up part of the village.



At the western limit of the settlement a reconstructed large traditional threshing barn provides an important reminder of the historic links between the village and the open countryside beyond.

12.4 Mill Lane and Mutton Lane.

To the north of The Street the Conservation Area embraces the traditional buildings and their landscape setting along parts of both Mill Lane and Mutton Lane. The traditional character and appearance of both these lanes have, unfortunately, been undermined by some indifferent modern development.



It is important therefore, that any further changes or new development in this part of the village, should only serve to respect and reinforce the character of the Conservation Area and its setting, rather than leading to further erosion of the village's traditional qualities.



The **Chapel** and **Cemetery** off Mill Lane, in particular, are important architectural and historic features in the village and its Conservation Area and warrant preservation. It is important as well that their setting is not further eroded by any inappropriate new development.



12.5 Cretingham Road

To the south of The Street the **Recreation Ground** forms part of an attractive area of open land bounded by trees and hedgerows, which visually links through to Old Maids Lane, Brandeston Hall and All Saints Church. **Gravelpit Wood** is an important area of mature woodland to the south west of the Recreation Ground.



The school is set in spacious landscaped grounds. Grassed areas, mature trees and the River Deben with its water meadows form an appropriate backdrop. Despite some undistinguished and in some cases intrusive new building, the listed building, along with its entrance gateways and attached walling, form an attractive foil to the village and the adjacent **All Saints Church**.



12.6 The Hall and Church

Brandeston Hall, a former manorial mansion, is now a school. The original house was built around 1550 but only the east wing and entrance porch survive from a fire in 1847. The house was rebuilt in 1848 in a very imposing Neo-Tudor style.



It is quite typical of Suffolk villages for the Church and the Hall to be separate from the village. This historical relationship is an important element in the Conservation Area and it is essential to retain the attractive views and glimpses of the Church through the gaps between the buildings along the village street.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Brandeston 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 linear 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. Key identified characteristics of Brandeston that deserve protection include its low density derived from being mostly no more than one plot deep; spacing between properties allowing views through to the countryside beyond; and the presence of farmed fields and the River Deben Special Landscape Area forming the setting up to the village edge. Important natural features such trees and tree groups 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.

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.

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 Brandeston, 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 Brandeston 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 in 2012/2013 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. Suggestions for inclusion within the conservation area that were made during the public consultation process on the adoption of this appraisal are: the whole of Mutton Lane; the field to the rear of Ivy Lodge; The Pantiles/Orchard House grounds eastward from Mill Lane to Mutton Lane;

the area south of The Street behind the Old Barn/Red House Farm, to Rawlingson/The Village Hall; and the land west of Ford Lane towards All Saints' Church.

13.4 Demolition

Brandeston 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 Brandeston and undermine the conservation area. English Heritage in its draft guidance on 'Understanding Place: Conservation Area Designation, Appraisal and Management' (March 2011), which takes full account of PPS5, provides a checklist to determine if a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded (p15). Planning Policy Statement 5 describes at Policy HE9 the tests that are applied to the loss of a heritage asset that makes a positive contribution to a conservation area.

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 Brandeston 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 (www.suffolklandscape.gov.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:

Conservation and Design Service

Tel. 01394 444616 conservation@suffolkcoastal.gov.uk

Landscape Officer

Tel. 01394 444420 communityandeconomicservices@suffolkcoastal.gov.uk

Arboricultural Officer

Tel. 01394 444241 communityandeconomicservices@suffolkcoastal.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@suffolkcoastal.gov.uk.

