



# **BROMESWELL**

## **CONSERVATION AREA APPRAISAL**

### **September 2016**



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 1<sup>st</sup> February and 14<sup>th</sup> March 2016 and included:

All building owners/occupiers in the village, inside and outside proposed conservation area, were written to advising them of the consultation; providing a paper questionnaire and a weblink to an on-line questionnaire; providing printed copies of the appraisal to those within proposed conservation area; posters supplied for local noticeboards; an article published in local newsletter; invitations for responses sent to parish council, Suffolk Preservation Society, Suffolk County Archaeology, Historic England. A total of 37 responses were received which led to minor typographical and factual corrections to the appraisal text and mapping.

## INTRODUCTION

The Suffolk Coastal District currently has thirty five designated conservation areas. This appraisal supports the conservation area covering part of the settlement of Bromeswell.

The designation and re-appraisal of conservation areas is an important process and one that is governed by the Planning (Listed Buildings & Conservation Areas) Act 1990. The Council has a duty to review its conservation area designations and this appraisal examines Bromeswell in accordance with Historic England's Advice Note 1 '*Conservation Area Designation, Appraisal and Management*' (February 2016).

This document is a straightforward appraisal of Bromeswell's built environment in conservation terms and is followed by a gazetteer describing the settlement in detail, including a descriptive account of those buildings within the conservation area boundary that contribute positively to the area.

This document is neither prescriptive nor overly descriptive, but more 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 Historic England 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.

# **1. Conservation Areas: Planning Policy Context**

There are currently thirty five 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 and archaeology;
- an analysis of the area's history, development and current status;
- and a guide to managing future change: small scale affecting households and larger scale affecting new development.





## 2. Summary of Special Interest

- The Bromeswell Conservation Area is unique amongst the Conservation Areas of Suffolk Coastal District in that it is designed to protect the historic core of a dispersed heathland community.
- The Conservation Area is within the River Deben Special Landscape Area.
- At its heart is a Grade I listed medieval parish church with rare Romanesque carvings.
- The Conservation Area contains a small but notable collection of buildings which reflect the wealth and patronage of the Anglican Church in the mid-Nineteenth Century.
- It contains notable examples of the work of the nineteenth century Suffolk architect William Pattison.
- Its vernacular building stock, although altered, retains representative examples of dwellings once common to Suffolk's poorer heathland communities.
- Bromeswell is unusual amongst eastern Suffolk's villages in that its wooded slopes and high hedges give the village a distinctive enclosed intimate atmosphere with few long views over the surrounding landscape.



*St Edmund's Church from the south-west.*



*Church Lane, looking east.*



*Footpath to the east of the church looking north.*

### **3. Village Setting**

The parish of Bromeswell is partly located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, about two miles east of the town of Woodbridge. Bromeswell lies to the east of the River Deben which can be forded near Wilford Bridge. The estuary of the Deben is a Special Protection Area (a designation under the European Union Directive on the Conservation of Wild Birds, and a 'Ramsar' site; designation under the 1971 Ramsar convention on Wetlands of International Importance, especially as a Waterfowl Habitat).

The village is also located around two-and-a-half kilometres from the Anglo-Saxon Sutton Hoo burial site which is located to the south west. The long distance footpath known as the Sandlings Walk also passes through the village, whilst on Bromeswell Heath is a long established golf course dating from 1893 which was designed by the distinguished

Victorian professional golfer Davie Grant, and modified in 1923 by James Braid.

The soil is of a light sandy character; the principal crops grown in the nineteenth century being wheat, barley, turnips and peas. The landscape is identified within the *Suffolk Landscape Character Assessment* as primarily being one of 'Rolling Estate Sandlands' characterised by sandy free draining soils, with areas of heath and occasional significant semi-natural woodlands. The village itself is located on a small but fertile pocket of agricultural land, whilst to the west is an area of marshland.

The parish of Bromeswell covers an area of around six square kilometres (768 hectares) and has a thinly dispersed population. The historic (pre-World War One) core of the village, which is located around the junction of Church Lane and School Lane, represents only a small part



of the present settlement, although a number of nineteenth century and earlier farmsteads have been subsumed within the later twentieth century housing development which surrounds it. Twentieth century development is primarily located along the northern side of Church Lane, Common Lane, School Lane, and Summer Lane. Where it forms part of the Conservation Area's setting by virtue of its proximity none of this development contributes to the significance of the village's historic core.

The centre of the village is located on the western slope of a low hill, the crest of which is today largely covered by trees interspersed with areas of heathland. This land to the east of the Conservation Area provides an important countryside setting to the village and contributes in its historic undeveloped form to its significance. Evidence from the 1843 tithe map however, suggests that this area was once more extensively used for agriculture. The church stands near to the crest of this hill with the substantial former rectory.

There are few long views into the village, the most prominent being from Common Lane over the site of the former Deben Valley Vineyard which is located to the immediate west of the village; the historic field pattern was significantly modified in this area in the third quarter of the twentieth century when a number of smaller fields were merged. Nonetheless this land forms an important open agricultural setting to the village and Conservation Area. The narrow lanes within Bromeswell are generally surrounded by grassed banks, high hedges, and trees; those views which can be found within the village's core are therefore primarily small-scale intimate ones. This is a particular characteristic of

the settlement, and one that contrasts to the surrounding largely open countryside.

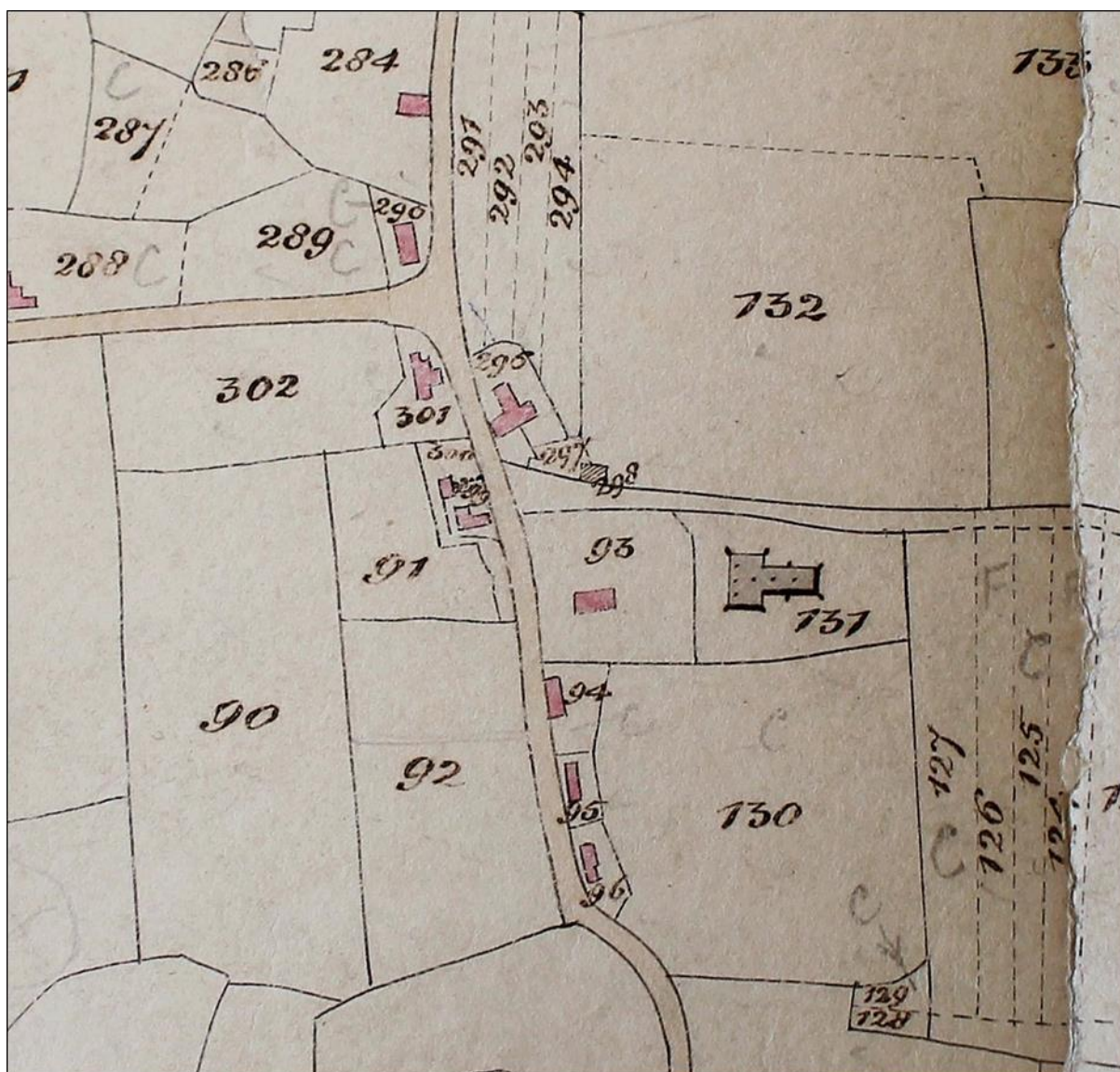
Water does not feature in the Conservation Area; the largest expanse of water lying to the south at the junction of School Lane and the A1152. There are no views of the sea, rivers, canals or a village pond within the area's boundaries. There is no central village green, although the triangular grassed area, at the point where School Lane meets Common Lane, has an open feel and a grassed central area between the roads. The boundary would, however, include three existing footpaths, linking School Lane, Church Lane and the Eyke Road. Allotment gardens were created on School Lane and Summer Lane in the late nineteenth century but were developed for housing in the mid-to-late twentieth century.



*School Lane looking south from the Conservation Area.*

Tree belts can be found to the south of the village core between Common Lane and School Lane, and between School Lane and Eyke Road. While they are an important part of the village's present character, as they are not shown on the first edition (1881) large-scale Ordnance Survey map, these tree belts must be of relatively recent origin.





Detail of the 1843 tithe map of Bromeswell showing the church (131), Brome Cottage (296), Chapel Cottage (89) Hill Farmhouse (301). Old Smithy Cottage (94), now rebuilt Rectory, (93), The White Cottage (300).

#### 4. History and Archaeology

According to the *Dictionary of British Place Names*, Bromeswell means rising ground where broom grows. The settlement is mentioned in the Domesday Survey of 1086 as containing 109 households (a large number for the period in comparison to other east Suffolk settlements) but had declined sharply by the later medieval period.

Archaeological finds within the parish boundary are recorded within the County Historic Environment Record. These

include Roman and medieval pottery sherds, fragments of medieval metalwork including a copper buckle and thimble, and a copper alloy vessel. Fragments of Roman grey ware bowls were found two hundred yards west of the church c1955. The remains of a Saxon pottery kiln were found in the mid 20th century in a sandpit close to the Eyke Road, and on Summer Lane crop marks have been recorded which relate to a small enclosure and track of uncertain origins.

The Domesday survey lists the major overlords as being the Abbot of Ely and Robert Malet. None of the holdings are however described as a Manor at that time. Malet was however disgraced in 1101 for supporting a futile bid by the Duke of Normandy to claim the throne of Henry I. In the early fourteenth century part of the parish was within the estate of the First Earl of Norfolk.

Although a twelfth century door and window survive within the church, the nave and tower are primarily of fifteenth century date.

No more than twenty households appear in the 1674 hearth tax returns, of which only nine had three or more hearths. In the early seventeenth century Sir Michael Stanhope of Sudbourne Hall left land and buildings to the inhabitants of Bromeswell and adjoining villages, the rents from which were to be used to benefit its poor inhabitants.



*South Door, St Edmund's Church.*

In 1803 Bromeswell Common was the home of a major troop encampment. Whilst the troops moved to a temporary barracks in Woodbridge in 1804, the possibility of there being surviving archaeological remains associated with the camp cannot be ruled out. During the First World War some London Infantry brigades also had camps in the area.

The population of Bromeswell was described as being approximately two hundred in 1848 and three hundred and fourteen at the time of the 2011 census: the number of houses in the parish has increased considerably. The disappearance of live-in agricultural labourers and domestic servants, and the reduction in the size of family units from the settlement's farms probably accounts for the bulk of the disparity between the growth in its housing stock, and the relative stability of its population.

In 1801 only twenty one inhabited dwellings were recorded in the parish. The earliest surviving buildings, other than the church, are primarily small late Georgian brick cottages with pan tile roofs. Former farmhouses including Brome Cottage and Chapel Cottage School Lane, Church Farm House Common Lane (outside the Conservation Area), and the much altered timber framed Meadow View on School Lane (also outside the Conservation Area), possibly have early eighteenth century, or earlier origins.

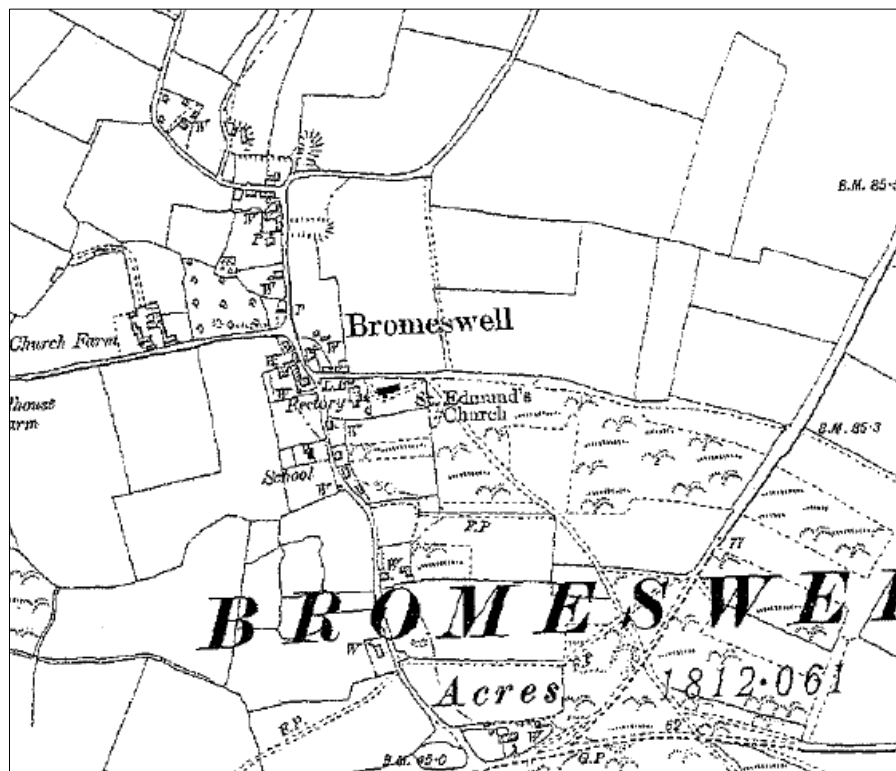
The first half of the nineteenth century appears to have been a period of rapid expansion in the parish's housing stock, as by 1851 the number of inhabited dwellings recorded had more than doubled to fifty one. The bulk of these new dwellings must however have been relatively isolated clusters of cottages. This expansion of the village prompted major works to the church, and the

building of a new National School and rectory. The school was funded by the National Society for Promoting the Education of the Poor in the Principles of the Established Church, and built c1846-47. These neo-Tudor buildings may all be by the Woodbridge architect and surveyor William Pattison and were constructed under the aegis of the Reverend Robert Henry King (1804-1870).

King was also probably responsible for the restoration of the church and the construction of its chancel c1844-45. The Kings were a family of aristocratic origins descended from the Earls of Kingston, who are commemorated in various stained glass windows within the church. This notable Church of England inspired building programme was probably facilitated by the commutation of the parish's tithes (replacement of payment in kind with cash) in 1842.

In the later nineteenth century the principal landowners were the Marquis of Bristol (of Ickworth) and the Lomax family (of Grove Park, Yoxford). The Marquis of Bristol was still expanding his landholdings in the area shortly before World War One. Quite a substantial area of heathland within the parish was not enclosed until c1954.

Nineteenth century directories record few commercial activities other than farming, although two shops are mentioned in White's Directory of 1855. The golf course on Bromeswell Heath is recorded as the most significant non-agricultural employer of male labour in the 1901 and 1911 censuses. After World War Two the village expanded considerably, however as most of the new properties were built within large, and now mature gardens, their impact on the character of the village's historic core has not been great.



1891 1:10,560 Ordnance Survey extract.



## 5. Building Materials and Details

For a relatively small settlement, Bromeswell possesses an interesting array of building materials as well as some high quality detailing on those buildings funded by either the church or state; and this is perhaps to be expected from a small settlement whose evolution over time has been dictated by demand and prosperity.

Due to the multi-phased construction of the Church, this building incorporates almost every material type to be found within the Bromeswell Conservation Area.



*Varied material palette at St. Edmund's Church.*

Most notable is the tower constructed of flint and incorporating flushwork panels.



*Flint flushwork panels to the base of the Church tower.*

The nave is rendered with a plain tile roof covering; the porch has a similar roof covering but is constructed from red brick.

The chancel is also of red brick construction but the roof covering is slate. The whole building is enlivened by the use of stone dressings to door and window openings. Only the use of red clay pan tiles, which can be seen elsewhere in the settlement, is lacking.

Many of the positive structures within the Conservation Area are clustered around the Church, and generally are two storey dwellings of uncomplicated form, lacking in ornament and located close to the road. Many such structures have painted render (or pebbledash) elevations, which, on occasion, obscure the historic nature of the properties.



*Pebbledash elevations at Brome Cottage, School Lane.*

Examples of pargetting are uncommon in Bromeswell, although a (modern) example of this ornamentation can be found at Chapel Cottage, School Lane.





*Modern pargetting.*

Fairly commonly found, likely owing to the reasonable proximity of brickworks, is the use of relatively expensive red clay brick. Examples within the settlement tend to be found on early-to-mid-nineteenth century buildings such as The Old School House, the Old Rectory or the porch and chancel of the Church.



*Extensive use of red brick to the Old Rectory, including to the rebuilt section of boundary wall and gate piers.*

‘The Anchorage’ is another property constructed from red brick, but interestingly with the brick laid on edge (rather than it being laid more commonly on its wider ‘bed’ face) – an economical

use of the material, commonly named ‘rat-trap’ bond.



*Brick on edge brickwork at The Anchorage.*

Both The Old School House and the Old Rectory are notable for being architect designed buildings, rather than having a vernacular character. The Old School, now two dwellings, has gault brick dressings to the openings, although the external appearance of the building is now partly obscured by later alterations and additions.



*Red clay brickwork with gault brick dressings, to The Old School House.*

The Old Rectory and its associated perimeter wall are examples of good quality red brickwork that do much to enhance the core of the Conservation Area.



*Painted brickwork to the end gable of Old Smithy Cottage.*

Occasionally there are examples of painted brickwork existing alongside rendered elevations, and this can be seen at the Old Smithy Cottage, School Lane.

Unusually for a settlement located within Suffolk there is no example of thatched roof covering.

Architectural detailing within the Conservation Area tends to conform to a simple vernacular commonly found throughout the Suffolk Coastal Area. The church is of course one notable exception, as are the Old Rectory and The Old School House, both of which incorporate neo-Tudor detailing.



*Neo-Tudor detailing to The Old School.*

## 6. Trees, Green Spaces and Footpaths

Trees within Conservation Areas are afforded protection, and there exists a need for the local authority to be informed about proposed works. In addition to this, Tree Preservation Orders (TPOs) can be placed on trees, or groups of trees that are judged to be significant.

The verges within the Conservation Area largely lack significant clusters of trees, and only occasionally are noteworthy specimens found in private gardens. Two Tree Preservation Orders exist in close proximity to the south and west boundary, namely TPO 182 and TPO 30. Part of TPO includes the southern area of the garden to the Old Rectory and falls here within the conservation area.

TPO 182 (2005) relates to a large cluster of trees on Cobbs Close, School Lane. The perimeter of the site looks to be fairly well treed and these, particularly to the north boundary are important to the setting of the Grade I listed church and the adjacent Old Rectory. TPO 30 (1956) exists to the north side of Common Lane and refers to a cluster of twelve trees consisting of eleven Beeches and one fir.

Of great importance to the character of the village and the setting of St Edmund's are the limes that form an avenue along Church Lane (see below).



Tree belts can be found between Common Lane and School Lane. While they are an important part of the village's present character, as they are not shown on the first edition (1881) large-scale Ordnance Survey map these tree belts are likely to be of relatively recent origin.



*Junction of School Lane and Common Lane.*

Other key spaces within the conservation area include the churchyard to St Edmunds; and the open access land to the east of the church. This land provides an attractive open landscape setting to the church made more important by the definitive footpath across that affords key views of the church. The significance of this space was increased following an appeal decision to permit development to the immediate south of the churchyard (not in the conservation area). The land, itself, provides valuable tree cover and habitat adjacent the village centre and was still being farmed as medieval strip fields at the time of the tithe map (1843). This evidence underlines the significance of this green open space.



*1843 tithe map showing medieval strip farming to land east of the church*



Within the churchyard are several good mature trees, including holly, yew and a small cluster of Scots Pines between the churchyard and the boundary with the Old Rectory.



*A churchyard holly.*

To the east of the church, located beside a footpath and amongst a clearing in scrubland is the Bromeswell Jubilee Tree; an English Oak planted in 2012 to honour the Diamond Jubilee of Queen Elizabeth II.

Parcels of land, immediately to the north east and south east of the Church, and being a mix of heath and self-sown trees, appear initially not to have any significant historical association and nor do they contain any recorded archaeological excavations or finds. However, historical associations and the existence of artefacts cannot be comprehensively ruled out and further research is required in order to establish the significance and importance of these green spaces.

Within the settlement are several mature mixed hedges and attractive grassed banks that do much to enhance the rural character of the area. Examples can be

found towards the north end of School Lane, where this road meets Common Lane to the west.



*A view of mixed hedging either side of the road.*

Properties tend to be situated back from the carriageway, with short front gardens and larger rear gardens, often backing onto farm land or heath. The spatial characteristics of the area are surprisingly uniform, with those buildings located on School Lane, Church Lane and Common Lane being of largely similar stature and spacing. This pattern is an identified key feature of the conservation area's character.

A small triangular parcel of grass exists at the junction of Common Lane and School Lane, to the north-west boundary.



*The junction of Common Lane and School Lane, looking south-east.*



## 7. Proposed Enhancements

At the time of writing there are no 'at risk' structures located within the Conservation Area. There are no commercial outlets, either operational or redundant.

There are no telephone kiosks, and the only noteworthy street furniture exists in the form of a post box set into the wall of the Old Rectory.

Grass verges and mixed hedges contribute significantly to the rural quality of the area although there are isolated examples where close-boarded fences have been introduced, which harden and suburbanize the locality. Where possible, the planting of mixed hedges should be considered in place of fencing or alongside it.

Bromeswell currently lacks formal pavements, street furniture, lamp posts, kerbing and road markings, and this is to the benefit of the rural character of the area.

Also of importance to the conservation area is its darkness character i.e. lack of street lighting; and its quiet lanes. These attributes should be respected in any future proposals for change to the conservation area.

The incidence of uPVC windows being installed to properties is increasing. Unlisted buildings remain particularly vulnerable to having their doors and windows replaced in an unsympathetic manner. The insertion of Velux windows into roofs is also something that alters the character of a building, and consequently some thought to the sensitivity of the structure in question, and those around it, should be taken into account when considering the appropriateness of roof lights.

A timber pole exists to the triangular area of grass at the point where Common Lane meets School Lane, and from this pole overhead cables radiate north and south along School Lane and west down Common Lane.

The existence of road salt bins (positioned to the west side of the boundary wall to the Old Rectory and to the grassed triangle to the east end of Common Lane) is an unattractive yet necessary feature. Street furniture should ideally be kept to a minimum and be sensitively located to respect the rural and traditional character of the Conservation Area.

## 8. Quality of Buildings

The Conservation Area is approached through narrow lanes lined with primarily large mid and late twentieth century detached houses set within leafy gardens, although a few early farmsteads of architectural and historic interest survive interspersed amongst them. Once the boundary is crossed, twentieth century houses give way to small nineteenth century cottages and the much earlier vernacular buildings grouped around the junction of Church and School Lanes. Standing above, on gently rising ground are the imposing church and vicarage.

The largely fifteenth century parish church is the most prominent landmark standing on rising ground above the village. It is presently (2016) the only listed building in the parish. It is listed at Grade I.

The historic buildings within the Conservation Area are virtually all purpose built dwellings save for the church and former school. Unusually there is neither a former shop nor an inn within the area's boundaries.

The garden walls of the Rectory which have a commanding presence on both School Lane and Church Lane are the only subsidiary structures of special note.



*Church Lane.*

The surviving larger vernacular houses in Bromeswell were generally constructed to face down one of the gentle slopes which characterise the village's historic core, rather than onto a thoroughfare. Chapel Cottage, Brome Cottage, and Hill Farm all sit end on to the road, as does the 1840s schoolmaster's house. Later infill development and poorly located garage blocks now shield the principal façades of a number of these key buildings from the road.

These simple rendered vernacular buildings generally have plain tile, or pantile roofs. A number appear to be timber framed and may have seventeenth century or earlier cores.



*St Edmund's Church porch.*

A small number of farm buildings are shown on the tithe map of 1843 and on early Ordnance Survey maps, but these have almost all been demolished. Those which do survive have been radically altered, and generally do not make a positive contribution to the Conservation Area.

The dwellings which survive from the later Victorian period are small labourers' cottages which open on to the thoroughfare. The most significant nineteenth century buildings however are

those built by the Anglican Church, namely the former rectory and school, and the chancel of the Church.



*Nos. 1-4 (cons) School Lane, examples of 1950s local authority housing.*

In the 1950s two pairs of semi-detached council houses were constructed. Nos. 1-4 (cons) School Lane, are solid and quite substantial houses which contribute modestly to the character of the Conservation Area. The impact of these buildings on the character of the Conservation Area should be regarded as neutral.

Hill Farmhouse also arguably has a neutral impact on the Conservation Area; whilst its core is probably of early nineteenth century date it was radically altered and extended after World War Two. The house stands in mature gardens and is not generally visible from a thoroughfare. Its surviving farm buildings have also been radically altered.



## 9. Structures Which Make a Positive Contribution to the Conservation Area



*St Edmund's Church from the south-west.*

Whilst every effort has been taken to ensure that this section is as exhaustive as possible there may be other structures of significance which are not readily visible from the public highway. For structures which have a neutral impact on the Conservation Area see Section 8.

### 9.1 Church Lane

#### **Saint Edmund's Church (Grade I)**

An Anglican parish church with a west tower and nave of primarily fifteenth century date, and a brick south porch of the sixteenth. The nave is built of mortar rendered flint and retains a blocked twelfth century window and door in its northern elevation. The nave has a steeply pitched red pan tile roof and overhanging

eaves. The tower is of knapped flint with stone flushwork decoration on the diagonal buttresses and embattled parapet. The south porch contains a doorway with distinctive Romanesque carving. Its chevron voussoirs are carved in a manner not found elsewhere in Suffolk.

The church was restored and the chancel rebuilt in red brick c1844 at the expense of the King family. The chancel is in a restrained gothic style with thirteenth century detailing, stone dressings, and a Welsh slate roof. Further work was undertaken c1850-54. A red brick north vestry of 1984 faces onto Church Lane.

The earliest surviving churchyard memorials appear to date from the 1770s and are grouped at its western end. A comparison with early photographs



reveals that a considerable number of early tombstones have been removed. The eastern section of the churchyard is an extension of 1912.

The memorials as a group contribute to the setting of the church and have historic and cultural significance as a record of former inhabitants of the village. Some of the memorials also have good quality lettering although they are otherwise of a simple design.



*The Church and Old Rectory from the south-east.*

Few of the memorials, however, display architectural or artistic flourishes; their simplicity perhaps due to the poverty of the parish in the eighteenth and nineteenth centuries. For this reason there are very few memorials worthy of individual inclusion in this section for their aesthetic merits alone.

The c1868 **Memorial to George Goodchild** has a richly carved panel, whilst of historic interest is the Commonwealth War Grave and associated **Memorial to RAF Sgt George Arthur Steward** who was killed in action in October 1941. Steward is also commemorated on the Battle of Britain memorial on the Victoria Embankment in London.



*The northern elevation of the Old Rectory from Church Lane.*

### The Old Rectory

A former rectory, now private house, designed by William Pattisson of Woodbridge (1805-1878), and built 1844-1845 at a cost of £900. The builders were Bilby and Last of Woodbridge. The house was slightly altered in 1906, the builder for the work being A. E Kerog of Great Bealings and the work costing £129.<sup>1</sup> It replaced an older, smaller, and much decayed rectory which stood nearby, which had by the 1830s been subdivided to form labourers' cottages.



*William Pattisson's design for the western elevation of the Rectory (Suffolk Record Office, Ipswich Branch).*

The Old Rectory is designed in a restrained neo-Tudor style, and built of brick with painted stone dressings. It is of two storeys with attics and has steeply pitched Welsh slate roofs with

<sup>1</sup> Ipswich Branch, Suffolk County Record Office FC172/E5/3



*The Old Rectory and Saint Edmund's Church from the corner of School Lane and Church Lane.*

overhanging eaves; the gables are embellished with painted wooden bargeboards. Tall octagonal section brick chimney stacks are a prominent feature of the roofline. The house's entrance façade is to the east, and the garden façade to the south. Much of the building is however screened from the adjoining lanes by high brick boundary walls. The northern section of the entrance façade appears to be a later nineteenth century addition in the same style.

Arguably the most architecturally distinguished, and certainly the most substantial of the village's houses, the Old Rectory contributes considerably to the setting of the Grade I listed Church of Saint Edmund to the immediate east. Its high mid-nineteenth century brick boundary wall at the corner of Church

Lane and School Lane is also a prominent feature within the Conservation Area.<sup>2</sup>

A substantial number of rectories and vicarages were built in what was then the Diocese of Norwich in the early nineteenth century, this building programme gained further momentum after 1838 to comply with the provisions of the Pluralities and Non Residence Act which limited the number of livings one clergyman could hold. Pattisson designed at least nine, of which Bromeswell is one of the largest and most distinguished.

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<sup>2</sup> Pattisson's c1844 drawings for the building are preserved at the Ipswich Branch of The Suffolk County Record Office FF1/18/1, although the initial design appears to have been slightly simplified during building.





*Church Lane looking east with Croft Cottage, St Edmund's Church and the Old Rectory's garden walls.*

For much of the nineteenth century it was the home of the King family who restored and embellished the adjoining parish church c1844-45. The Kings were a family of aristocratic origins who were descended from the Earls of Kingston; they are commemorated in various stained glass windows within St Edmund's Church.

#### **Garden Wall to The Old Rectory, corner of Church Lane and School Lane**

A tall stepped mid nineteenth century brick garden wall occupying much of the southern side of Church Lane and also

part of School Lane. Embellished with brick piers in the form of pilasters and capped with moulded terracotta copings. The corner to School Lane and Church Lane curves gently before terminating in a projecting square-section brick pier with elaborate brick cap. Within the School Lane section of the wall a cast iron Queen Elizabeth II monogrammed post box has been inserted. A high western return section forms part of the Old Rectory's entrance courtyard.

The eastern section of the wall was partially rebuilt and extended to the east in the gothic style c2009.



*Croft Cottage and Church Cottage*

### **Croft Cottage, Church Lane**

Croft Cottage occupies a very prominent location at the foot of Church Lane and is also visible from School Lane. It was built between the completion of the tithe map in 1843 and the publication of the first Ordnance Survey map in 1881-82, and was possibly originally a pair of small labourers' cottages. Its site appears to have been originally part of the front garden of Brome Cottage on School Lane.

Croft Cottage's architectural development is now difficult to unravel however, owing to the relatively recent rendering of its façades.

The cottage has a steeply pitched red pan tile roof with over-hanging eaves and simple painted wooden bargeboards and central brick ridge stack embellished with decorative bands. The nineteenth century building has a symmetrical façade to Church Lane which is of four bays. The two outer bays are now blank but may have originally contained front doors for the two cottages. The windows are early twenty first century white uPVC replacements set within the original nineteenth century openings. There is a late twentieth century single storey porch

addition to western return elevation. Low late twentieth century brick garden wall to Church Lane frontage.



*Church Cottage and Croft Cottage, Church Lane*

### **Church Cottage, Church Lane**

A two storey cottage which appears to postdate the 1843 tithe map but which could possibly contain remnants of a former barn, which is shown on the 1843 map in this location. The present cottage is shown on the 1883-84 1:2,500 O.S Map.

The first floor window openings in its Church Lane frontage correspond to those shown on a 1923 photo of the property and are thus probably the original ones. The bay window is however a relatively recent replacement for a twelve light casement and a simple boarded door. The principal elevation of the property appears to have always been rendered, although photographic evidence suggests that originally the render was incised to imitate block work. Large late twentieth century addition to the north and single storey lean-to to the east. West elevation of painted brick. The cottage occupies a prominent position and is included in this section primarily for its group value. Its outbuildings do not contribute significantly to the Conservation Area.





*Brome Cottage, School Lane.*

## 9.2 School Lane

The highlighted buildings are described in order from the northern boundary of the Conservation Area close to the junction with Common Lane where Brome Cottage stands, to the southern boundary near Briar Cottage.



*Brome Cottage from School Lane.*

### **Brome Cottage, School Lane.**

A former farmhouse, now house which externally appears to be of eighteenth century date, but which may contain older fabric. Its architectural development is difficult to unravel owing to the rendering of its façades and the replacement of its external joinery.

The principal range has a red plain tile roof with overhanging eaves and simple painted wooden bargeboards. The section of the roof over the western most bay is lower and drops in a sweep probably indicating that this bay is a later addition.

The entrance façade faces south and is roughly symmetrical; its windows are latticed uPVC casements, the first floor ones being in small window openings which appear to be of some considerable age. Central pair of glazed doors to ground floor.

The eastern return elevation has a prominent projecting chimney stack rising from a single storey lean-to extension. There is also a two light casement window to the first floor of the main range.

Lower and possibly much earlier range to north, with gabled dormer window in western face of roof and central ridge stack.

Brome Cottage terminates views along School Lane when looking north, and until the mid nineteenth century was also visible from Church Lane. A farmyard located on the corner of Church Lane and School Lane which is illustrated on the tithe map of 1843 was subdivided to allow for the construction of a small group of labourers' cottages on Church Lane in the mid-nineteenth century. Its farm buildings have disappeared.

Outbuilding to north of later twentieth century date.



*Brome Cottage looking south east from the corner of Common Lane.*



*'The Anchorage', School Lane.*

### **The Anchorage, School Lane**

Shown as a semi-detached pair of dwellings on early maps, it had become one dwelling by the time of the publication of the 1976 Ordnance Survey map. Surprisingly it does not appear to be shown on the 1843 tithe map, but must date from shortly after its publication. The building is certainly shown on the 1881-82 1:2,500 Ordnance Survey. A substantial range of outbuildings shown on historic OS maps to the west of the cottage had disappeared by the time of the publication of the 1976 1:2,500 OS map.

Unusually the structure is built of bricks which are placed on their narrow edge, with what is normally their upper face exposed (rat-trap bond). A relatively unusual but economical construction method also visible on small groups of early to mid nineteenth century cottages in Yoxford and Wrentham. Above the ground floor windows are wedge shaped brick lintels. The left hand ground floor window on the principal façade is probably a relatively recent replacement for a door.

Red pan tile roof, overhanging eaves and a substantial central brick ridge stack. 21st century two storey brick addition attached to northern gable, much of the external joinery was sensitively replaced around



the same time. The windows remain twelve light casements.

A twentieth century gabled open-sided wooden porch with simple bargeboards projects from the right hand ground floor bay. Within the porch is a boarded wooden door.



*White Cottage and 'The Anchorage' from Church Lane.*

### **The White Cottage, School Lane**

This dwelling appears on the 1843 tithe map. It was originally detached, but by the mid nineteenth century it had become the southern-most dwelling in a short terrace of agricultural labourers' cottages.



*White Cottage from the north-east.*

On the evidence of internal timber framing the White Cottage is late sixteenth or seventeenth century in origin with its exterior altered in the eighteenth or early nineteenth century with an attractive two bay painted brick façade to School Lane. Above is a steeply pitched red pan tile roof with overhanging eaves and simple painted wooden bargeboards.

The house's sash window frames have been replaced with small pane casements although the openings appear to remain unaltered. A substantial twentieth century gabled brick porch projects from the right hand bay of the street frontage. It has a red pan tile roof and simple painted wooden bargeboards.

The gabled southern elevation is largely featureless save for a brick chimneystack which projects slightly.



*Chapel Cottage, School Lane.*

### **Chapel Cottage, School Lane**

Chapel Cottage occupies a key site at the heart of the Conservation Area. Its principal front faces south, whilst its eastern gabled return elevation faces the junction of School Lane and Church Lane.

The dwelling appears on the 1843 tithe map, and would appear to be of mid eighteenth century or earlier date. It has however been considerably altered. Chapel Cottage's name originates from its reputed former use as a dissenters' meeting house.



Chapel Cottage has a steeply pitched twentieth century red pan tile roof, with gabled dormers in northern elevation. The walls are rendered and are embellished with pargetted decoration of twentieth century date.

The southern elevation appears to retain a number of early window openings although the window joinery is of late twentieth century date. A small porch was added probably in the late twentieth century. The eastern most bay of this elevation appears to be a later addition and has had a further single storey extension added to its eastern end.



*Chapel Cottage from Church Lane.*

There is a twentieth century single storey lean-to addition to the north which possibly incorporates or replaces an earlier structure at its western end, as an addition is shown on the site on the 1843 tithe map.



*Chapel Cottage and 'The Anchorage', School Lane.*



*The Old School House, School Lane.*

### **The Old School, Old School House, and front boundary wall to School Lane**

A former school and schoolmaster's house now converted into two dwellings.

The school was founded by the National Society for Promoting the Education of the Poor in the Principles of the Established Church, and built c1846-47. The land on which the school was built was purchased from a local farmer, Thomas Farrow, for this purpose by the Marquis of Bristol in 1844.<sup>3</sup>

It is designed in a restrained neo-Tudor style and is likely to be the work of William Pattison of Woodbridge. The school appears to have closed in the mid-twentieth century, and is not marked as a school on the 1976 1:2,500 Ordnance Survey map. Whilst the former master's house retains much of its historic character the school itself has been heavily altered. The former school yard is now gardens divided by a tall conifer hedge.

The complex is built of red brick, with gault brick and stone dressings, and a black glazed pan tile roof with overhanging eaves and tall brick chimney stacks. The external joinery and rainwater goods to both properties have largely been replaced.

<sup>3</sup> Deed in Suffolk Record Office, Ipswich Branch HA 507/2/472



*Former schoolmaster's house looking north-west.*

The former schoolmaster's house faces south, and has a symmetrical principal elevation of three bays with a central projecting gabled porch. It is of one-and-a-half storeys, with first floor windows set partially within dormers. The windows are painted wooden casements.

The eastern or School Lane elevation of the former schoolmaster's house is gabled and of a single bay. On the ground floor is a single casement window which is recessed within a stone surround. On the first floor is a similar blind opening containing a stone shield emblazoned with the date of the building's completion. Above within the gable is a tiny lancet window with a heavy gault brick surround.

The attached school was originally single storey, but now has bedrooms inserted within its roof space which are lit by oversized later twentieth century gabled dormers. It has a prominent gault brick gabled porch to the principal entrance

with a Welsh slate roof and a three-centred arched opening. A window opening has been inserted into its northern elevation. Within the porch is a boarded door.



*The former school.*

Gabled north elevation surmounted by a tall gault brick finial, below which is a single window set beneath a fine gault brick hood mould.

To the north is a parapeted flat roofed brick extension which has gault brick embellishments which imitate quoins. A further decorative gault brick band incorporates the lintel of the door. Attached to its northern elevation is a twentieth century lean-to addition.

To the west is a further large twentieth century brick faced range.

The low brick boundary wall to the School Lane frontage appears to be of nineteenth century date.





*Old Smithy Cottage, School Lane looking south-east.*

### **Old Smithy Cottage, School Lane**

A substantial rendered dwelling built close to the lane's edge which is shown on the 1843 tithe map.

The house is largely rendered, save for the northern gable end which is of painted brick. This northern elevation contains a small carved stone placed high up to the east of the stack. The elevation also shows evidence that the roof line has been raised.

Steeply pitched red pan tile roof with decorative terracotta ridge tiles; overhanging eaves with simple painted wooden bargeboards to gables. chimneystacks to gable ends. The chimneystack on the southern gable projects forward. All of the window frames are late twentieth century replacements, although a number appear to occupy much earlier window openings.



*Old Smithy Cottage looking north.*

Substantial one and a half storey outshot to rear with red pan tile roof.

The Old Smithy's subsidiary buildings date from the late twentieth or early twenty first century.





*Mara Cottage and Briar Cottage, School Lane.*

### **Mara Cottage and Briar Cottage, School Lane**

A semi-detached pair of mirrored mid-nineteenth century brick agricultural labourers' cottages, with a Welsh slate roof and central ridge stack. They stand on the eastern side of School Lane, face onto the street, and have small front gardens with late twentieth century low boundary walls to the road. The cottages were altered and extended in the later twentieth century.

Mara Cottage (to the left) retains its decorative cast iron lintels to the windows and door on its street frontage and has a boarded front door; its window joinery has however been replaced. It has a two-storey extension to the side (north) which replaced a conservatory around 2006.

Briar Cottage (to the right) has also been rendered and all of its original external joinery has been replaced. Consent was given to demolish, rebuild and extend the rear section of the property in 2011.

They replace a larger, now demolished structure, shown on the 1843 tithe map.

## **10 Conservation Area Management Plan**

### **10.1 Conserving Bromeswell's Special Character**

The overall character of Bromeswell is very much one of a small historic Suffolk settlement which retains much of its traditional form and appearance. Despite some small scale 20<sup>th</sup> and 21<sup>st</sup> century development and some incremental change having taken place, the settlement retains the characteristics which justify its designation as a Conservation Area.

These special characteristics include, amongst other things, the number and quality of its buildings and the fact that most still retain their traditional features; the shape, form and layout of the settlement itself; and the attractive relationship that exists between the older buildings and the spaces between and around them. Landscape features such as trees, shrubs, hedges, and old walls all make a positive contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

Inappropriate development, neglect 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 development to modern replacement windows and doors in old buildings.

Other 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, signage and street lighting, unsympathetic advertising, the construction of intrusive non-traditional walls, fences, driveways, garages, outbuildings and other structures.

In terms of materials and finishes, 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 particularly discordant feature in an area where using traditional paint colours forms an important unifying element in the street scene. Old facing brickwork should not be painted over and where this has happened in the past the Council will provide advice on the potential for its removal.

The surfaces between buildings also need very careful consideration. Special materials, including natural stone, bound gravel and exposed aggregate kerbs, paving slabs and blocks will normally be the most suitable. 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 character of the Conservation Area.

In order to protect the character and appearance of the Bromeswell Conservation Area the District Council will, wherever possible, seek to prevent such inappropriate changes from taking place. To this end the Council has published design guidance and other advisory material which supplements the design and conservation policies contained in the Suffolk Coastal Local Plan.

## 10.2 Design of New Development

In a Conservation Area such as Bromeswell 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.

## 10.3 Demolition

Bromeswell 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 Bromeswell 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 Historic England’s *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision). Further, the Council has criteria that it uses to identify non-designated heritage assets which will include those identified in this appraisal as making a positive contribution.

## 10.4 Enhancement Opportunities

Opportunities to enhance the Conservation Area have been identified by the appraisal including street furniture, 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 Bromeswell is maintained and protected.



## 10.5 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.org.uk](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 and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

## 10.6 Contacts

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

### **Design and Conservation Service**

Tel. 01394 444616      [conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

### **Arboricultural and Landscape Manager**

Tel. 01394 444241      [nicholas.newton@eastsuffolk.gov.uk](mailto:nicholas.newton@eastsuffolk.gov.uk)

Further information regarding the Suffolk Historic Environment Record can be found at <https://heritage.suffolk.gov.uk>; by contacting tel. no. 01284 741237; or by emailing [archaeology.her@suffolk.gov.uk](mailto:archaeology.her@suffolk.gov.uk)

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Tithe Map & Apportionment 1843 *Bromeswell* Suffolk Record Office

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For further information regarding Conservation Areas and Listed buildings please visit the Council's web site [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.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@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

