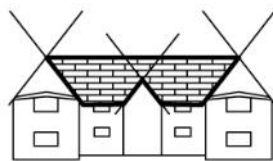




**Land north of Pound Hill Cottage, Pound Hill,
Great Bricett, Suffolk. IP7 7DN**

Heritage Assessment and Impact Statement

April 2021



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1. Introduction

1.1. This document presents a Heritage and Impact Statement on Land north of Pound Hill Cottage, Pound Hill, Great Bricett, in Suffolk. IP7 7DN.

1.2. Great Bricett, in the Hundred of Bosmere and Claydon, has a rich history dating back to the Roman period. The Manor of Great Bricett (dwelling or fold) was established by the Anglo-Saxons and was recorded in the Domesday Book (1086) with a population of just 28 souls. By 1444 the Manor was vested to King's College, Cambridge by Henry VI until 1996 when it was purchased by Rupert Cooper. He acquired Great Bricett Hall Farm from the Provost and Fellows of King's College in 1947. The farm remained in the family until 2018 when it was sold to Nick Thomson, the present owner of Hall Farm.

Great Bricett in Suffolk is located about 4 miles to the South West of Needham Market with Bildeston as its postal town. The small village can best be described as having a ribbon development pattern that is somewhat dispersed. The rural village developed very much in dependence of Manor/Hall Farm (Great Bricett Hall Farm) which over time employed most of the historic population of Great Bricett in the agricultural industry.

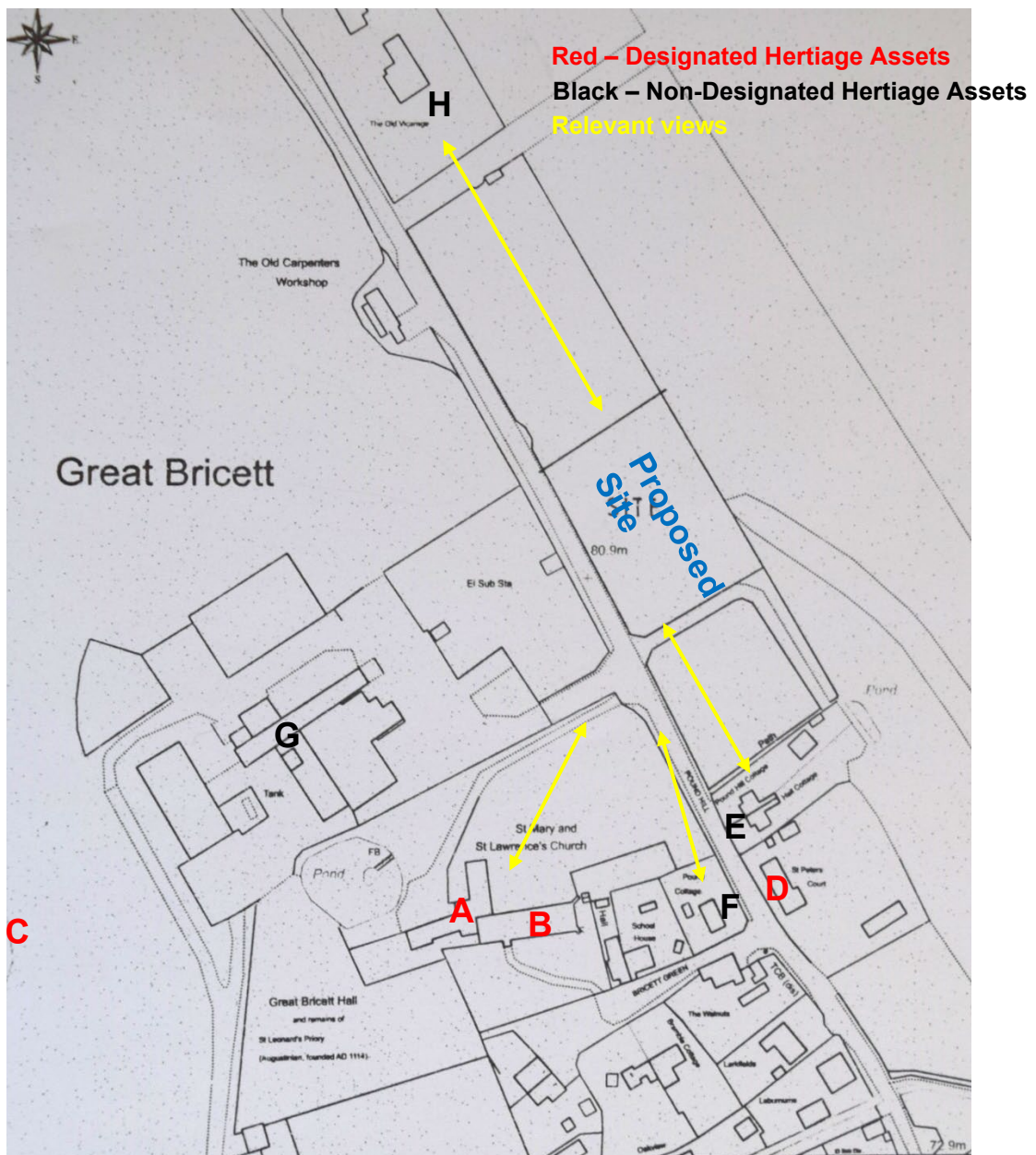
1.3. The assessment was commissioned by Dean Jay Pearce Architectural Design and Planning Ltd in advance of a Planning and Listed Building Application for the erection of 4No. 'Estate' cottages (2No. semi-detached pairs) for long-term rental on land to the North of Pond Hill Cottage.

1.4. The Heritage Assessment was carried out by Nicolaas Joubert Historic Buildings Consultant (MSc. Conservation).

2. Statutory Designations

2.1. The proposed development site is not within a Conservation Area, Special Landscape Area or BUAB.

2.2. Below is a current Ordnance Survey Map of Great Bricett locating the designated and un-designated heritage assets within the setting of the proposed development site.



2.3. **Description of identified Heritage Assets:**

A - Great Bricett Hall



National Grid Reference: TM 03844 50681

Designation: Grade I Listed

List Entry Number: 1032976

Description:

Farmhouse; built as the hall of the Augustinian Priory of St. Leonard and attached to the north side of the church (see above item). Mid C13 with alterations of early C14, late C16, c.1770 and mid C19. Timber-framed and plastered. Hipped plaintiled main roof with axial and end chimneys of C19 red brick. Main range of 3-cell cross-entry plan. 2 storeys. Mid C19 sashes and panelled entrance door at cross entry, another doorway at rear of cross-entry is similar but with iron trelliswork porch. A very rare example of a C13 timber-framed domestic structure, with carpentry of the highest quality. A 2-bay open hall is at the centre, with an integral storeyed bay at the south end. At the north end of the hall is a cross-entry; the service cell was almost or entirely rebuilt c.1770. The hall had (until C16) an aisle on the west side; the east side was not aisled, but had a structure attached, either a porch or cloister. In the cross-entry is a composition of 3 service doorways, and a 4th smaller but more richly carved. The doorways have lap-jointed equilateral arches, and shafts with moulded capitals; the lower doorway has in addition a band of dogtooth carving and mutilated foliate capitals. The closed truss above has two pairs of passing braces one above the other, and a pair of saltire braces at the centre, with studwork at 1.2m centres. The open truss of the hall is depleted, but had straight tie-beam braces and massive clasping passing-braces; the eastern post is unmoulded (being in an external

wall) and the arcade post to the west is missing. The closed truss at the upper end of the hall is similar to the other but has divergent braces crossing the passing-braces to form saltires. The truss was jettied into the hall over the dais (until altered in perhaps C18), and there is evidence for a massive supporting archbrace, perhaps one of a series. Splayed and tabled scarf joints with undersquinted butts. The medieval roof was rebuilt c.1770, but many C13 and C15 rafters are reused, the former having had notch-lap jointed collars but no other bracing (apart from passing-braces at trusses). In early C14 a wing was added to the south-west corner; it contained a solar of at least 3 bays, of which 2 remain. The main open truss has a cambered tiebeam with ovolo moulding continuing along the thick archbraces and applied cornice. Two long slender knee-braced octagonal crownposts with roll-moulded capitals. (compare Church of St. Mary, Flowton, Item 6/110). The hall has a mid/late C16 inserted upper floor with moulded joists. Circa 1600, the west wing was truncated and extended.

1921 Sale Particulars:

An attractive old house situate adjoining Great Bricett Church, timber framed, stucco and tiled, contains the following accommodation:-

On the Ground Floor.-Entrance Porch, front Entrance Hall and Garden, Passage and Entrance with front Staircase; Drawing Room with boarded floor, fireplace and white marble chimney piece; Dining Room with boarded floor, fireplace and grey marble chimney piece, opening into China Pantry with tiled floor and shelving; Covered Way by the Garden Entrance leads to Office with tiled floor and fireplace and Earth Closet; Morning Room in lean-to with bay window and door, fireplace and recessed cupboards; Back Passage with back Garden door and Back Staircase, leading to Larder and Pantry with paved floor; Kitchen with paved floor; Back Kitchen with paved floor, open fireplace, baking oven, copper and sink; Dairy with brick floor and shelving. A separate Staircase leads to two Rooms over the Back Kitchen and Dairy.

On the First Floor.--Bedroom over Drawing Room fitted with fireplace and large cupboard; Landing, Bath Room fitted with bath and waste. Bedroom over Dining Room fitted with fireplace, Bedroom over Pantry, etc., Bedroom over Kitchen with fireplace and large cupboard; 2 Maids' Bedrooms over the Kitchen and back portion, and Back Staircase. On the Attic Floor, Lumber Rooms.

Significance: High

Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality.

Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).

High Evidential, Aesthetic, Historic, and Communal Value.

Location: South West of Development Site (See Map above)

B - Church of St Mary & St Lawrence



National Grid Reference: TM 03865 50677

Designation: Grade I Listed

List Entry Number: 1352160

Description:

Parish church; originally the church of the priory of St. Leonard, founded 1114-19 for Augustinian canons from St. Leonard de Noblat; the priory was dissolved in 1444 and granted by Henry VI to his college in Cambridge. Nave, chancel, south porch. Mainly of random flint rubble with freestone dressings; much medieval remodelling with limestone and tile rubble, and later brick rubble. C19 brick at upper levels. Continuous plaintiled roof. The core of the early C12 church remains, but was extended at both ends later in C12, and underwent repeated alterations throughout the Middle Ages. Fine late C12 south doorway with rich carving to jambs, shafts, imposts and arched head. In the jambs are 8 reused stones with carved inscription, of which one word is LEONARDUS. These probably come from the original early C12 doorway a little to the east, whose former position is marked by a very early scratch dial. A number of C12 features remain: blocked tall west doorway with window above, blocket lancets in north and south walls. There were two C12 transepts in the chancel; these were demolished and (on the south side) a window inserted in mid C13, with a good hood-moulded doorway beside it. Blocked early C13 arches. on north and south sides of chancel, which led to transeptal chapels at the extreme east end. These in turn were demolished in C14, and the south arch has within it a C14 crocketed and pinnacled piscina and a window. The north arch also has an

inserted window. In the south wall are several C13 and C14 Y- traceried windows and a plain C14 piscina. The east wall was rebuilt in 1868; the east window is in the mid C14 manner and is perhaps original and reconstructed; 4 panels of C14 glass in another window were formerly in the east window with much other glass. Early C15 crownpost roof over the nave; the archbraced tiebeams are moulded and the wallpieces have moulded pilasters. Similar chancel roof is later, perhaps rebuilt with removal of chancel arch. A fine font of late C12: square limestone bowl enriched with interlaced arcading and shafts with foliate capitals. Plain square stem and base. Hexagonal oak pulpit with rows of carved sunk trefoils and bands of quatrefoils above and below, and one side has good window tracery; the pulpit is in the manner of C15 but possibly constructed (or assembled) in C19. A wall monument of marble to John Bright of Tollemach Hall, Little Bricett, d.1680. An archaeological plan of the church showing its complex evolution is on the north wall.

Significance: High

Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality.

Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).

High Evidential, Aesthetic, Historic, and Communal Value.

Location: South West of Development Site (See Map above)

Additional Information:

Ralph FitzBrian and Emma his wife, about the year 1110, founded a priory for Austin canons at Bricett, which was dedicated to the honour of St. Leonard. The foundation charter endowed the priory with the tithes of Bricett and of 'Losa' with its chapel, a moiety of the church of 'Stepla,' and the church of Stangate, Essex, in addition to various plots of land in the vicinity. The founder also gave to the canons a large garden on the south of the monastery and a smaller one on the east, and he ordained that whenever he was in Suffolk the canons were to act as his chaplains and to receive a tithe of his bread and beer.

These gifts, with slight additions, were confirmed to the canons both by the son and grandson of the founder and by Sir Almaric Peche, who married the great granddaughter and heiress. In 1250, Walter bishop of Norwich, with the assent of the prior and convent, licensed a chantry in the chapel of Sir Almaric and his lady, within the court of their house, on condition that the chantry chaplain, at his first coming, should swear, in the presence of the prior, to restore to the mother church of Bricett every kind of offering made in the chapel, without any deduction, on the day or the day after the offering was made; and also that no parishioner should be admitted to the sacrament of penance or any other sacrament by the chaplain, save in peril of death. It was also stipulated that Almaric and his wife and household and their heirs should attend the mother church at Christmas, Easter, Pentecost, the Assumption, and St. Leonard's Day, and make the accustomed offerings at high mass.

Although the founder had enjoined that the canons of this house were to be under the special protection of the Bishop of Norwich, and that the prior was to have

the power of appointing and removing canons, the priory of Bricett was claimed, early in the thirteenth century, as pertaining to the monastery of Nobiliac, in the diocese of Limoges and the duchy of Berry. This claim was resisted, but in 1295 an agreement was arrived at favourable to the foreign house, whereby Bricett became an alien priory; this composition was renewed and confirmed by the Bishop of Norwich in the chapter-house of Bricett, on 16 July, 1310.

The taxation roll of 1291 gives the annual value of the temporalities of Bricett priory in various Suffolk parishes and in Pentlow, Essex, as £13 18s. 0½d. Under spiritualities there was the church of Wattisham with an income of £5 6s. 8d. and portions from Castle Acre of £1 13s. 4d., and from Wenham of 6s.

In a long list of royal protections to religious houses in 1295, in return for bestowing on the king a tithe of their income, the priory of Bricett is described as a cell to the priory of 'Noblac in Lymoches.'

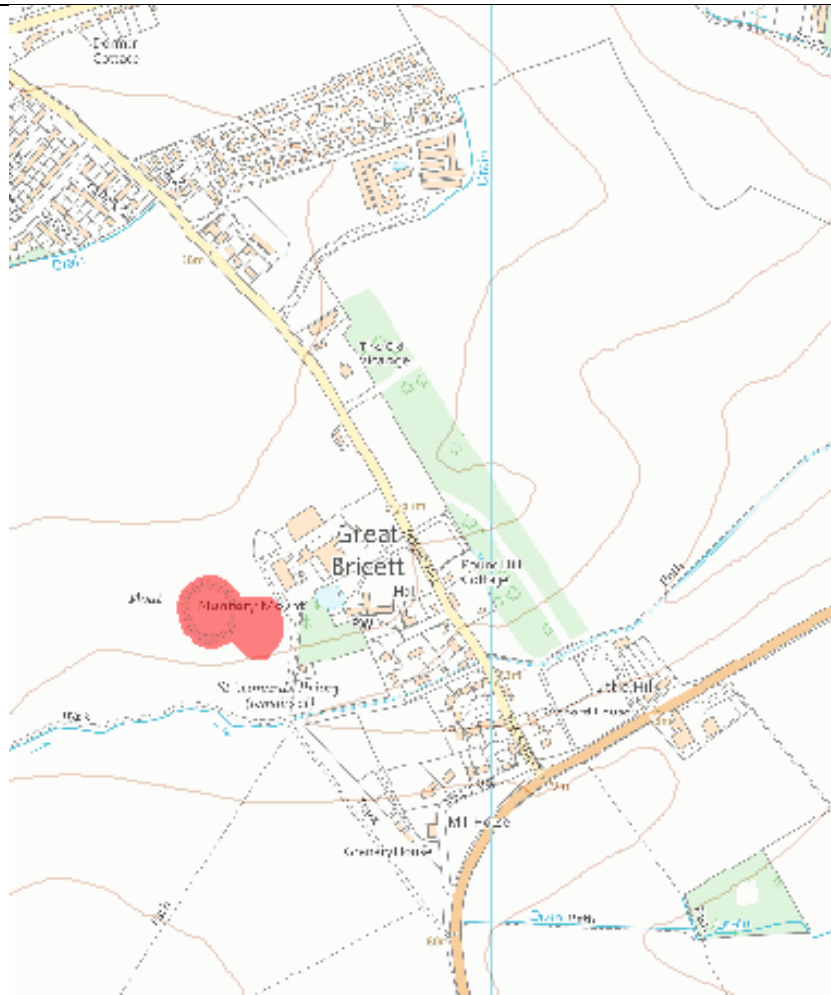
In 1325 Thomas Durant and Margaret his wife obtained licence to enfeoff John de Bohun of a fourth part of the manor of Great Bricett, together with the advowson of the priory of St. Leonard of the same town.

Licence was granted in 1331 for the alienation by Thomas le Archer, rector of Elmsett, and Richard his brother, to the prior and canons of Bricett of three parts of the manor of Great Bricett, of the yearly value of £7. The fourth part of the manor of Great Bricett of the annual value of 36s. 8d. was assigned to the priory in 1346 by Richard Hacoun and Anne his wife. In the same year John Bardoun and Isabel his wife released to the prior and canons of St. Leonard's all their right and claim in the manor of Great Bricett.

The prior, with a great number of other priors of alien houses and cells, was summoned to appear before the council at Westminster, on the morrow of Midsummer, 1346, 'to speak with them on things that shall be set forth to them,' upon pain of forfeiture and the loss of the priory, lands, and goods.

¶ On the general suppression of the alien priories, Bricett came into the hands of the crown. In 1444 Henry VI granted the whole of the possessions to the college of SS. Mary and Nicholas (afterwards King's), Cambridge. This grant was confirmed by the same king in 1452, and it was again renewed by Edward IV in the first year of his reign, namely on 24 February, 1462.

C - Great Bricett Moated Site



National Grid Reference: TM 03683 50678

Designation: Scheduled Monument - Monument record BCG 026 - Medieval Moat and Priory: Nunnery Mount and land adjoining Great Bricett Church, Great Bricett (BCG 026)

List Entry Number: 1006048

Description:

June-December 2016: Magnometer survey in Nunnery mount and land adjacent to great Bricett Church.

Garden North of Church: A strong linear feature crossed the site which appears on the 1883 OS map as a dashed line indicating either a path or a boundary. In the western third of the plot, it is evident that noise levels are generally high.

Excavations in the 20th century revealed foundations of chapels extending into this area (plan by PGM Dickinson 1957 in the church) and these could be partly responsible for this 'noise', but there is not enough detail for this to be diagnostic of any particular building or structure. No evidence was, however, found of the cloister and its associated structures as hypothesised by Dickinson.

Churchyard: The intention of the churchyard survey was to establish whether the Dickinson plan of the church, showing chapels extending to the south of the

chancel, could be validated. However, as anticipated, ferrous material in the churchyard obscured any subtle detail. The strong striping and polar response strip to the north of the churchyard was caused by the church roof's iron guttering. Gravestones, manhole covers and services accounted for the other ferrous responses. The cluster of iron responses in the eastern half of the output was from modern gravestones where metal dowelling is used to lock headstones to their bases.

Nunnery Mount: Outside the Mount, the pentagonal enclosure is clear, although the line of the north eastern side is obscured by responses from fencing and buildings. Up to recent times the enclosure was open ditches and it is apparent that much ferrous debris is in their fill, particularly the southern arm, probably from scrap farm machinery and the like. To the north, two linears running NW and NE are the lines of former field boundaries. In the southwest quadrant, a former field boundary runs southwest to northeast. Crossing the southwest quadrant field boundary linear is one well-defined right-angled response line, which is probably a ditch. Alongside it is an irregular, broader and less well defined linear, whose line is part-filled in by a ferrous response. Rather than a single feature, it could be a small number of separate response areas. The ditch line is unusual and suggests that it is going round one side of a feature, which may be part obscured by the assumed later field boundary. Confidence in this interpretation is not high, though. (S1)

Significance: Good

Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives.

Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.

Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

Location: West of Development Site

D - St Peter's Court



National Grid Reference: TM0395650692

Designation: Grade II Listed

List Entry Number: 1032975

Description:

House; c.1500, with early and late C16 alterations. A 3-cell house, the nucleus consisting of an open hall of Wealden type. 2 storeys. Timber-framed and plastered; the close-studding of all 3 phases fully exposed with plaster infill panels. Plaintiled roof with axial C17 chimney of red brick. Mainly late C20 oak cavetto-mullioned windows, many in original openings. C20 oak-framed entrance porch with plank door; reused C17 ovolo-mullioned windows in the porch with leaded glazing. The 2-bay open hall is all that survives of the original house, formerly having a cross-entry to right. The open truss has a cambered tie-beam with cranked arch braces and shafts beneath (one damaged). Evidence for a crownpost (roof renewed C20). Good tension-braced close studding. The upper wall framing, although damaged, gives clear evidence for Wealden-type construction, although with unusual details: the flying wall-plate at the overhanging eaves has been removed, but mortices for its supporting braces remain. The rear wall has had reversed assembly at the open truss, and the crownpost was not central upon its tie-beam. These features are all associated with the asymmetrical roof over a Wealden house. What is not normal is evidence for an unjettied service cell to right of the hall, implying that the flying wallplate continued to the end of the building. Circa 1530, an upper floor was inserted over the lower bay of the hall; a fine moulded and brattished beam supporting the roll-

and-cavetto moulded joists; a similarly moulded dais beam was attached to the upper end of the hall. Also c.1530 the service cell was demolished and a parlour block built; it has a massive moulded bridging beam and unchamfered joists. An external doorway at this end has an arched head with sunk spandrels. In late C16, the original parlour cell to left was rebuilt, with good close-studding, 2-tier butt-purlin roof, and arched parlour fireplace.

Significance: Medium/Moderate

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Medium/Moderate Evidential, Aesthetic and Historic Value.

Location: South East of Development Site (See Map above)

E - Pound Hill Cottage & Hill Cottage



National Grid Reference: TM 03949 50719

Designation: Non-Designated Heritage Asset

Description: (External Only)

Two semi-detached cottages (Originally estate cottages associated with Bricett Hall Farm); c.1870s; 2 storeys; Red brick (Flemish bond) and plain tiled; Half-hipped roofs; Each cottage having a 2-storey side wing with entrance lobby and staircase; Central stack serving both cottages, shouldered and have projecting brickwork; Modern casement windows, with flat 'stone' arches; Decorative gabled dormers to front roof slope having decorative projecting segmental arches over, decorative flush segmental arches to ground floor windows in the same elevation; Single-storey pantiled extensions to rear.

Hall Cottage served as a post office between 1978 and 1991.

1921 Sale Particulars of the cottages: A pair of modern cottages, red brick and tiled, each containing front porch, entrance lobby and staircase, living room front with stove, kitchen back with stove, copper and sink, large Pantry with brick floor and shelving, and 3 bedrooms. Good gardens with outbuildings at the back comprising of a bakehouse with baking oven and Closets.

Significance: Low to medium with good evidential, aesthetic and historic value.

Location: South East of Development Site (See Map above)

F - Pound Cottage



National Grid Reference: TM 03934 50686

Designation: Non-Designated Heritage Asset

Description: (External Only)

Single cottage; Late C18 or Early C19 (interior not inspected); 1 ½ storeys; Flint & Brick, the upper section of gable ends rendered; Thatched; Casement windows; Single-storey pantiled lean-to extensions to rear.

1921 Sale Particulars of the cottages: Brick, flint, and thatch with a pantiled lean-to at back. Contains 2 living rooms, 2 pantries, and 2 bedrooms. Outbuildings: brick and tile, comprise of piggeries, shed, and closet.

Significance: Low to medium with good evidential, aesthetic, and historic value.

Location: South West of Development Site (See Map above)

G – Great Bricett Hall Barn



National Grid Reference: TM 03789 50749

Designation: Non-Designated Heritage Asset

Description:

Threshing barn with 2 No. threshing floors; Part c.1600 or earlier. 8-Bay Timber framed construction and seated on red brick plinth walls; Reused timbers evident; Clapsed side-purlin roof structure covered with corrugated metal roof sheeting; End gable walls removed.

1921 Sale Particulars of the barn: Corn Barn with Porch, timber and thatched, with lean-to Implement Shed at end.

Significance: Medium with good evidential, aesthetic and historic value.

Location: South West of Development Site (See Map above)

H – The Old Vicarage



National Grid Reference: TM 03830 50970

Designation: Non-Designated Heritage Asset

Description:

Vicarage House; built 1875 as a gift of King's College, Cambridge; 2 storeys, double-pile arrangement with slate tile roofs (single slope on South elevation); Redbrick (Flemish bond) construction; Internal gable end stack to each pile at North end (both shouldered and have projecting brickwork); near central internal stack to the South end of the house; casement windows with segmental arches, cross-casements to ground floor; bay window to the ground floor of the South elevation; gabled, slate tiled, timber, glazed and red brick entry porch on West elevation, single storey, hipped and slate tiled extension to North elevation.

Significance: Low to medium with good evidential, aesthetic, historic, and communal value.

Location: South West of Development Site (See Map above)

3. Historical Setting.

3.1. Historical Maps

Extract from the Tithe Map of the Parish of Great Bricett in the County of Suffolk, 1838 (IR 30/33/70).

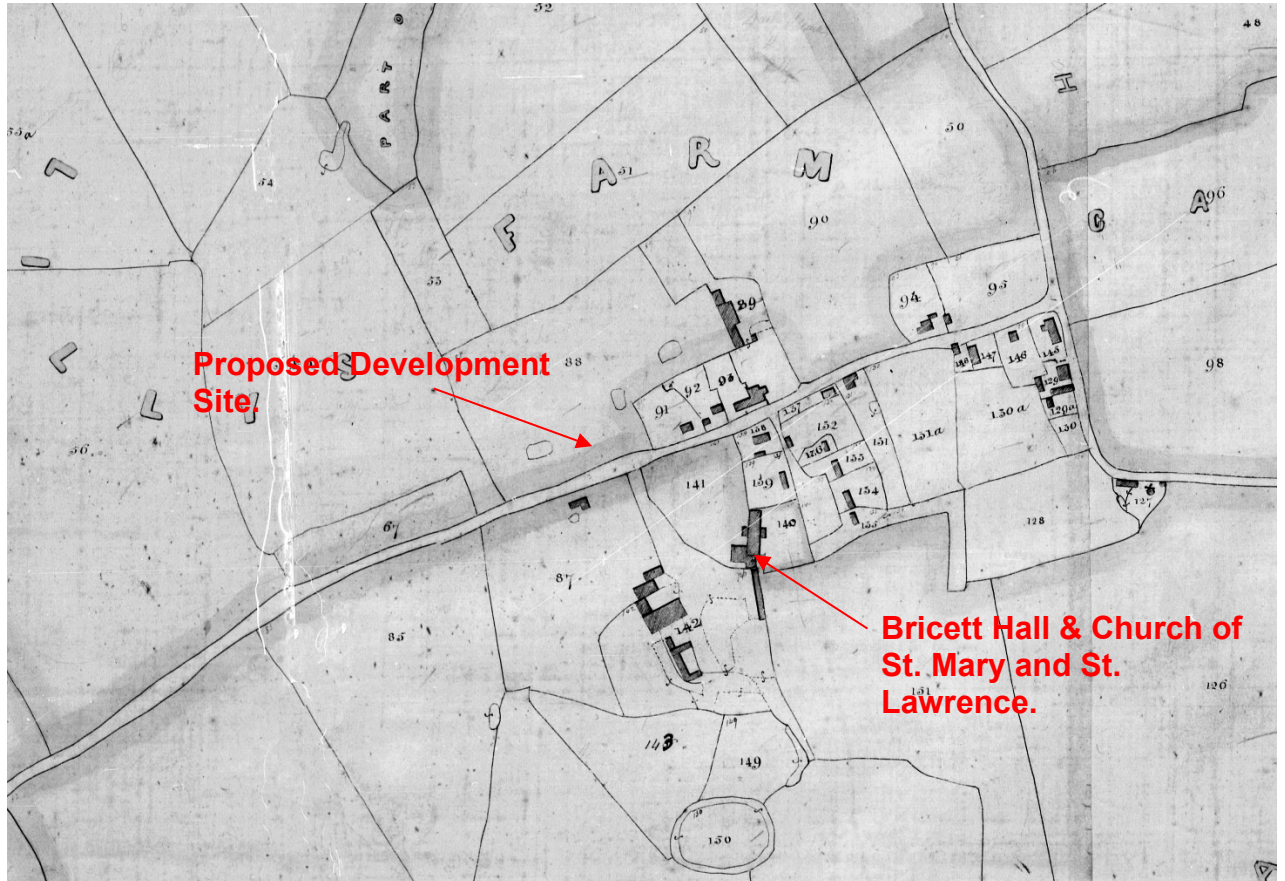


Figure 1: Extract from the 1838 Tithe Map of Great Bricett.

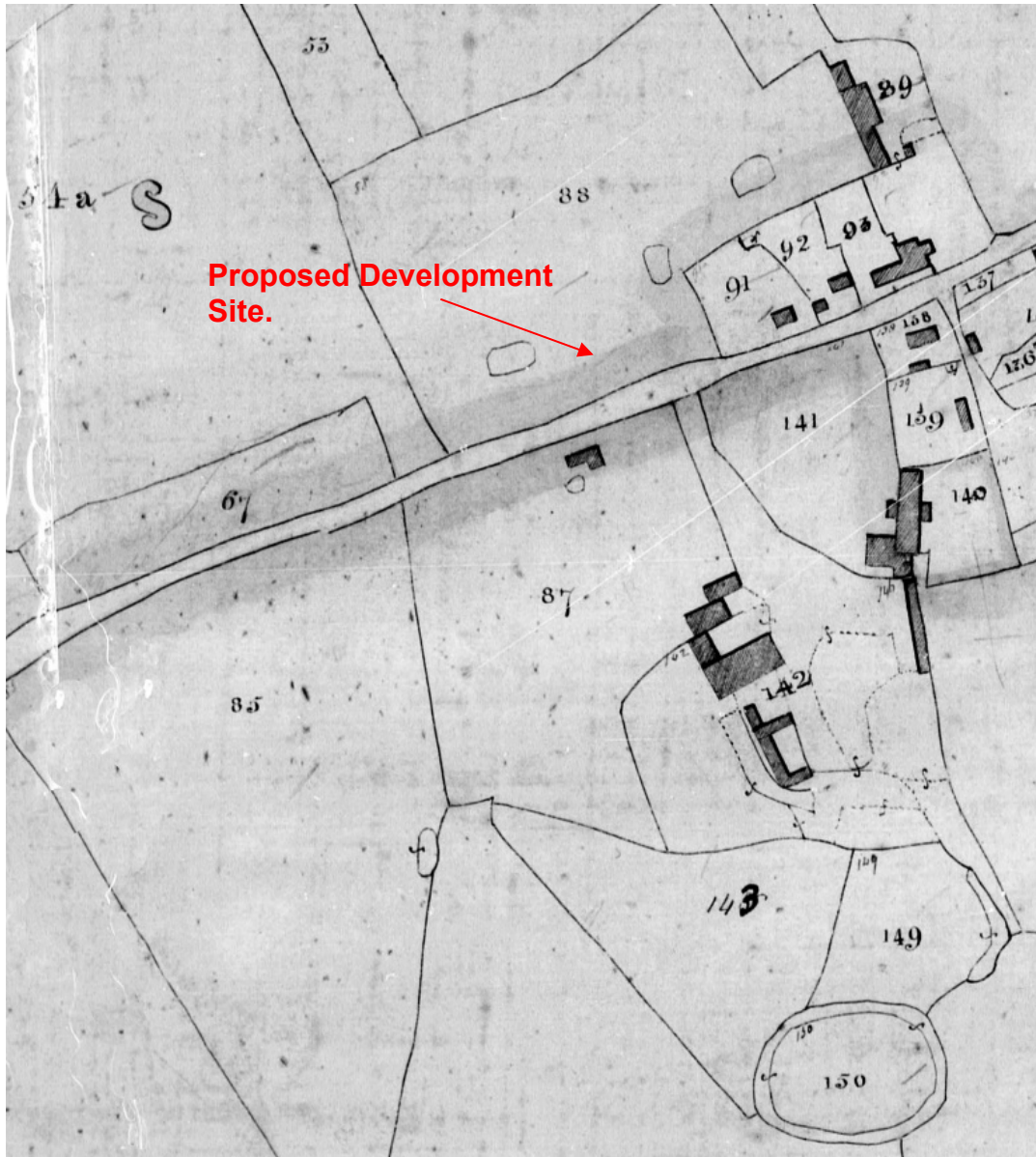


Figure 2: Extract from the 1838 Tithe Map of Great Bricett.

OS County Series: Suffolk 1:2500 1885

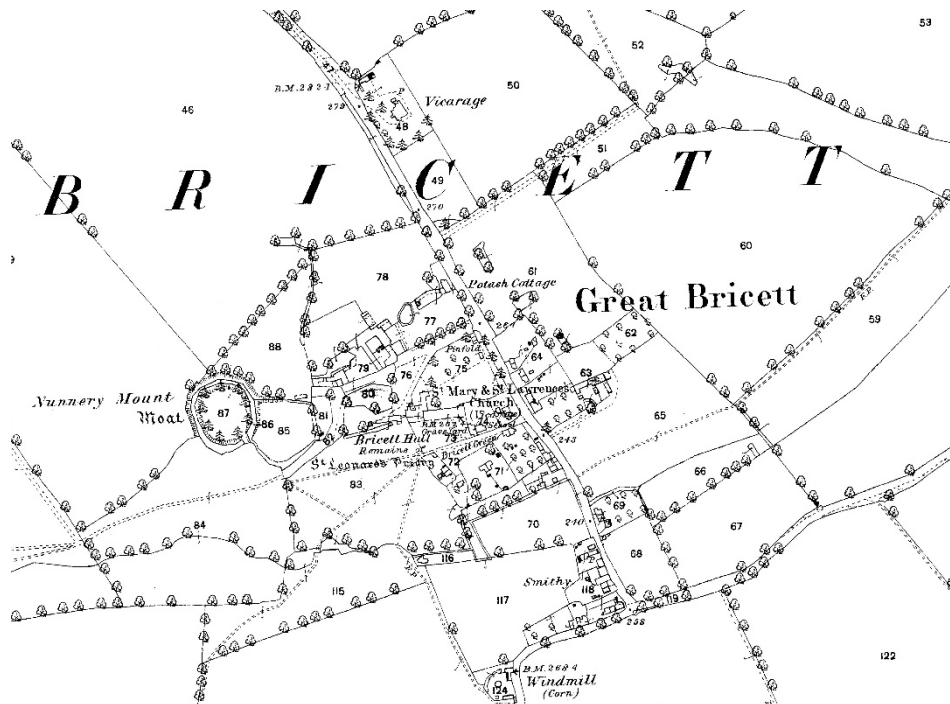


Figure 3: Extract from the First Edition OS Map of Great Bricett dated 1885.

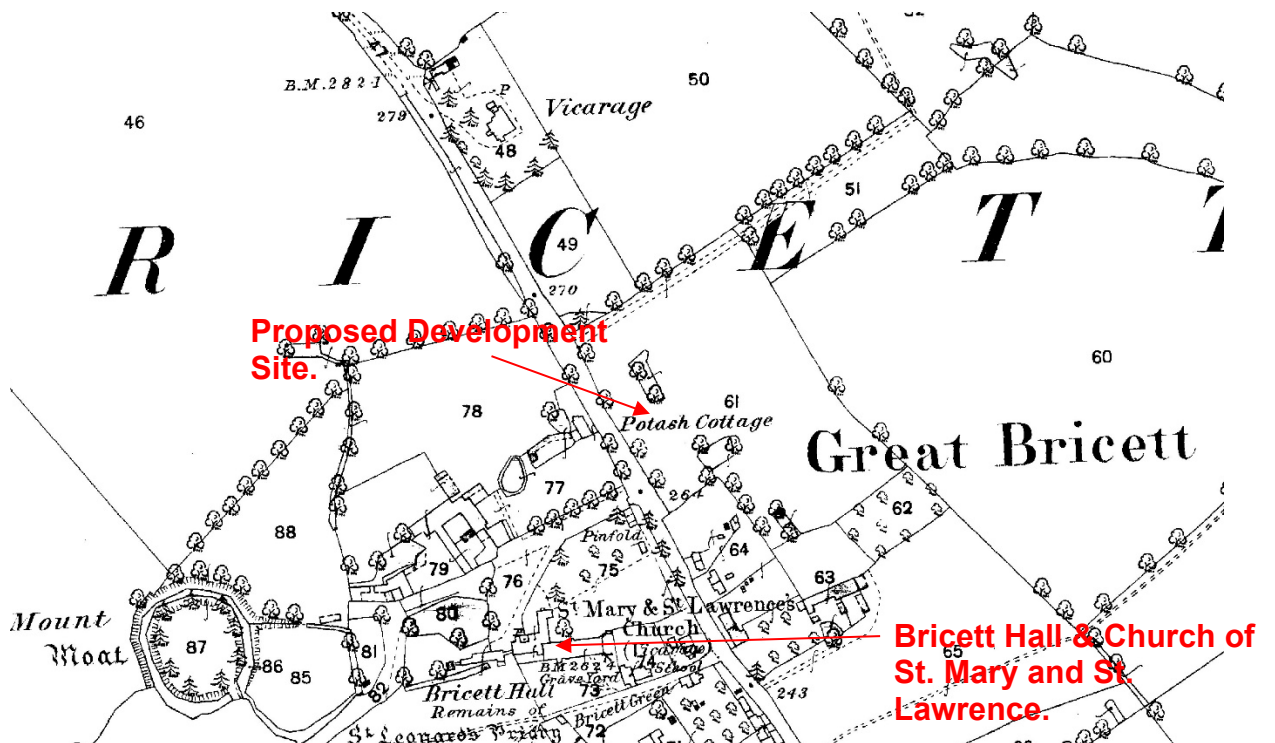


Figure 4: Enlarged extract from the First Edition OS Map of Great Bricett dated 1885.

OS County Series: Suffolk 1:2500 1904

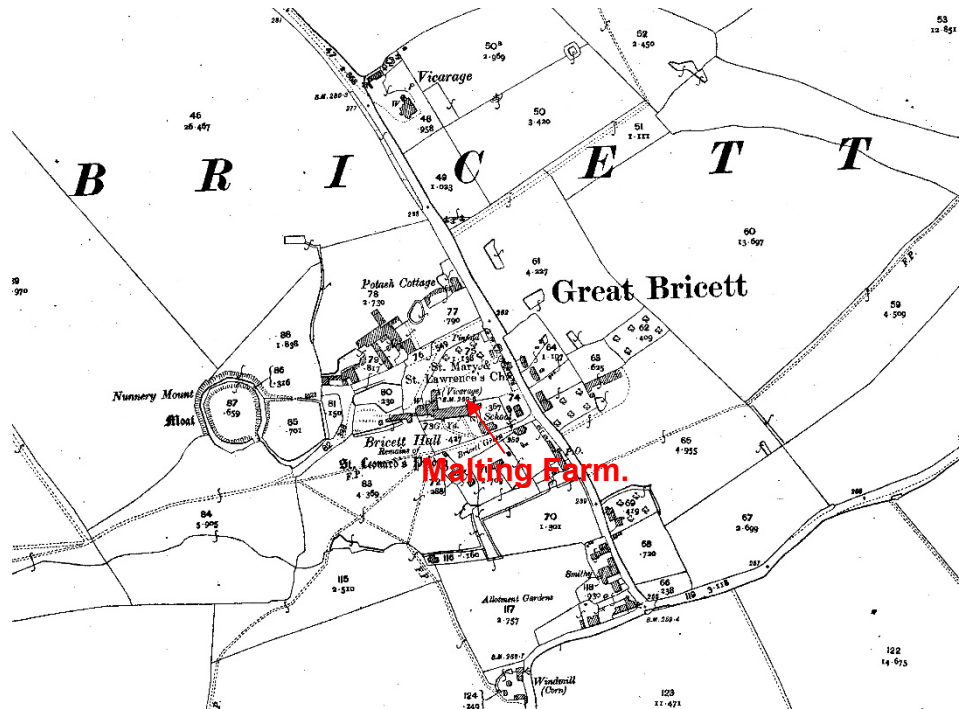


Figure 5: Extract from the Second Edition OS Map of Great Bricett dated 1904.

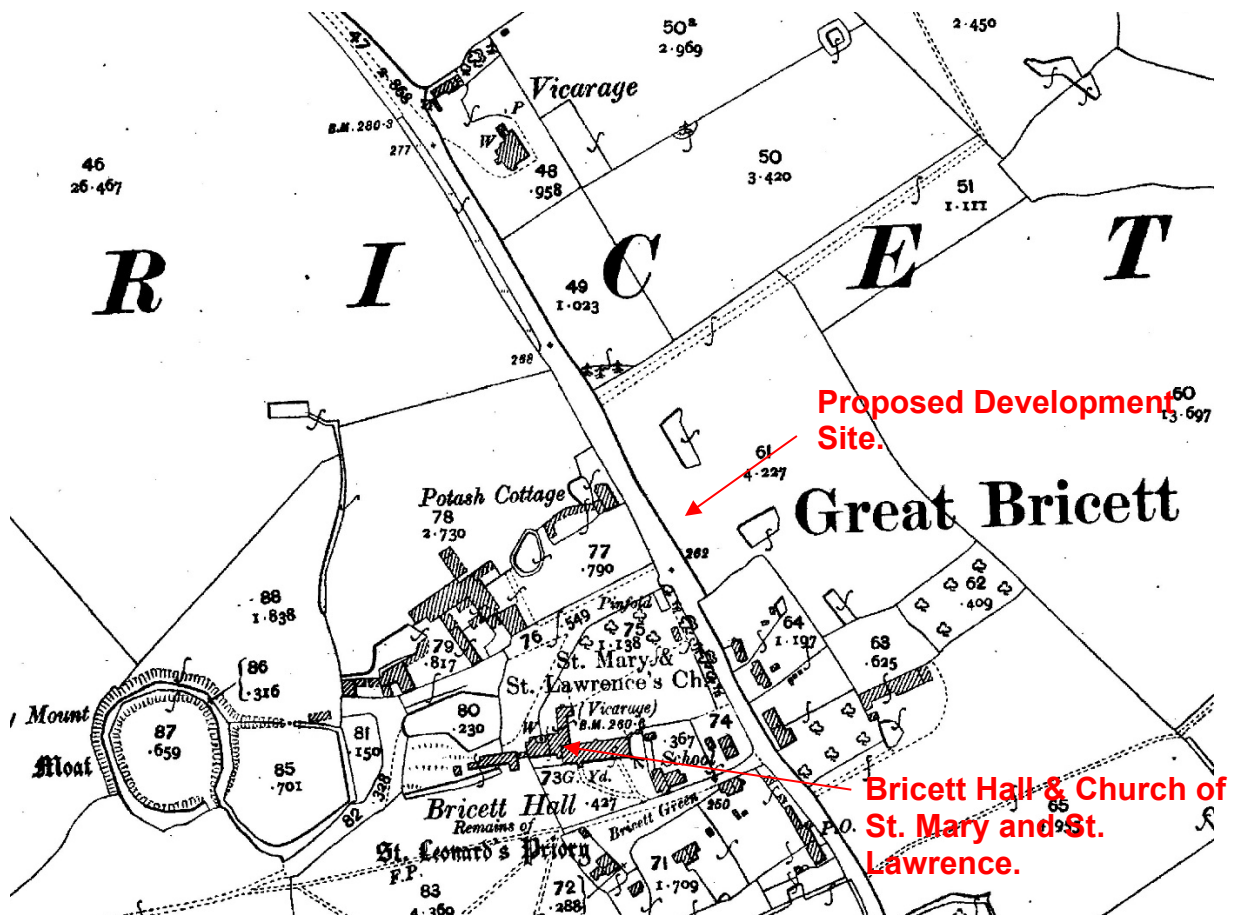


Figure 6: Enlarged extract from the Second Edition OS Map of Great Bricett dated 1904.

1921 Sale Particulars Plan of Great Bricett Hall.

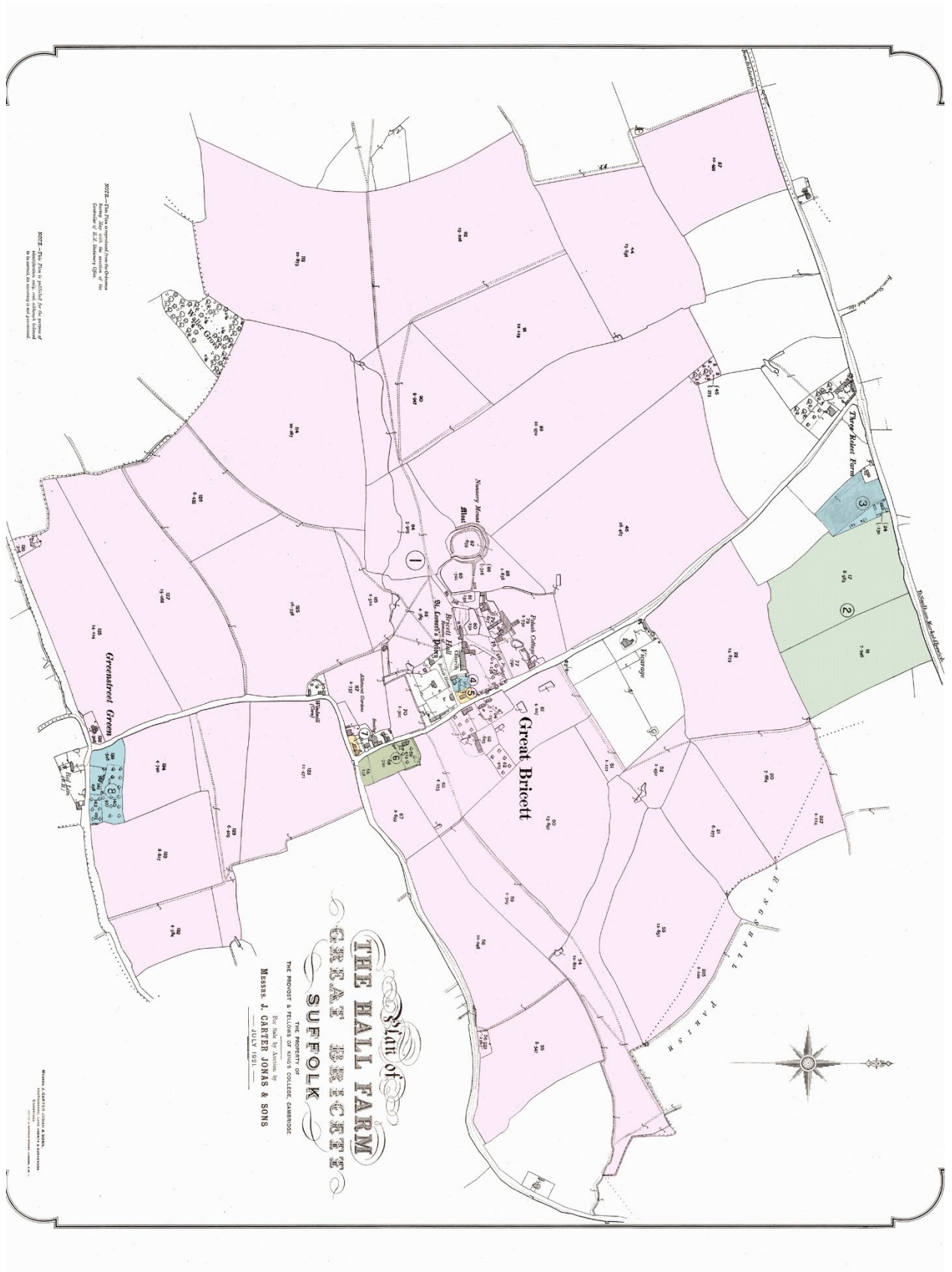


Figure 7: Sale Particulars Plan of Great Bricett Hall dated 1921.

3.2. Historical Setting.

3.2.1 The earliest map illustrated within this study is the 1838 Tithe Map of Great Bricett supported by the 1841 Tithe Apportionments. In 1838 the site of the proposed development formed part of a larger pastoral field that was known as Dove House Pasture (No. 88 on the 1838 Map). According to the 1838 Tithe Map, this field formed part of Lilly's Farm and was comprised of just over 83 acres, and was in the ownership of Mrs. Jamima Newen. The farmland was farmed by a tenant farmer known as George Mumford. St. Peter's Court and its farm buildings (Nos. 93 & 89 on the 1838 Map), shown to the East, appears to have served as the homestead for Lilly's Farm. At this date, the farmhouse was occupied by James Bloomfield and his wife Mary. He was an agricultural labourer. They were still residents at St. Peter's Court in 1851 when part of the farmhouse was in use as a day school. There doesn't appear to be any other records for Jamima Newen related to Great Bricett other than landholdings suggesting that she was not a resident there. The 1838 Map shown two cottages (Nos. 91 & 92) to the North of St. Peter's Court. The cottage adjacent to St. Peter's Court is shown in the same location as Pound Hill and Hall Cottage but does not resemble the footprint of the existing semi-detached dwellings. Both cottages to the North of St. Peter's Court were in the ownership of Thomas Tampen and occupied by the Grimwood family and other agricultural labourers. As a point of interest, the Grimwood family also had a tenancy on a cottage further North belonging to Kings College Cambridge. The family served as agricultural labourers in Great Bricett throughout the C19 and also during the C20.

3.2.2 In 1444 Henry VI granted the whole of the possessions (Manor of Bricett) to the college of SS. Mary and Nicholas (afterward King's), Cambridge. In 1838 George Mumford was resident at Hall Farmhouse (Great Bricett Hall) as the tenant farmer to King's College Cambridge Provost Scholars and Fellows. He was a landholder in Great Bricett before this date as suggested by the 1832 Poll Rolls for Great Bricett. At the time of the 1841 Tithe Apportionments, Mumford's tenancy from King's College Cambridge included three farms and other fields; Hall Farm - just over 296

acres, Adam's Farm to the East of Hall Farm – just over 21 acres, Gatling Farm to the South of Hall Farm – just over 52 acres. Including his own landholdings and tenancy lands, George Mumford was farming over 483 acres of land by 1851. Pond Cottage to the West of St. Peter's Court was also in the ownership of Mumford and occupied by two agricultural labourers. Field No. 67 on the Tithe Map, on which The Old Vicarage was later built, was also in the ownership of George Mumford.

3.2.3 From the 1870s to c.1917 Hall Farm was occupied by the Gowing family (Ephriam Edward Gowing then his son Arthur Edward Gowing). By 1871 Hall Farm was the largest farm within the area and extended to 438 acres. The School House West of Pond Cottage was built in 1870 and enlarged in 1880 and 1893. A comparison between the 1838 Tithe Map and the 1885 First Edition Ordnance Survey map illustrates a change in the form of the footprint to the first cottage shown North of St Peter's Court. It appears that the earlier cottage was demolished and replaced with the semi-detached dwellings known as Pond Hill Cottage and Hall Cottage. The replacement estate cottages appear to date to the 1870s (possibly late 1860s). The Old Vicarage was built in 1875 as a gift of King's College Cambridge and closed in 1956.

3.2.4 Only minor changes to the surrounding setting of the development site were carried out between 1885 and 1904 as shown in Figs. 3 and 5.

3.2.5 Figure 7 illustrates the 1921 Sale Particulars Map of Hall Farm which was to be sold as a freehold property. The farm was let to Mr. H.S Bryant who agreed to terminate his tenancy later the same year. In 1921 Hall Farm comprised 385 acres of arable and pasture land. The sale included Great Bricett Hall and farm, a shop, and 13 cottages to be sold in Lots. As illustrated on the 1921 Map the proposed development site, St Peter's Court, Pond Cottage, The School House, Pound Hill Cottage, Hall Cottage, and a cottage to the North of the latter two, which was demolished between 1952 and 1972, all formed part of the Great Bricett Hall Estate. These properties appeared to have been acquired by the Provost and Fellows of King's College Cambridge between c.1844 and the 1860s.

3.2.6 During the Second World War, the farmhouse was used to house Italian

prisoners of war. In 1947 Hall Farm was acquired by Rupert Cooper (and his father Percy) and the land holdings extended to around 1250 acres. Rupert Cooper bought the lordship of the Manor of Great Bricett in 1996 from King's College Cambridge and passed it to his son Oliver Cooper. Hall farm was put up for sale in June 2018 and purchased by Nick Thomson in August of the same year.

4. Site Photographs



Figure 8: Proposed development site to North of Pound Hill Cottage.



Figure 9: View to South from the edge (access track) of the proposed development site to North of Pound Hill Cottage.



Figure 10: View towards Bricett Hall Farm Buildings to the South West of the development site.



Figure 11: View towards Bricett Hall Farm Buildings to the South West of the development site.



Figure 12: View towards Great Bricett Hall and the Church of St Mary & St Lawrence to the South West of the development site.



Figure 13: View from the nearest edge of the development site to Great Bricett Hall and the Church of St Mary & St Lawrence to the South West.



Figure 14: South view towards The Street from Pound Hill and The Old Vicarage.



Figure 15: North view along The Street, St Peter's Court to left.



Figure 16: View from the East corner of the Church of St Mary & St Lawrence's churchyard towards the proposed development site.

5. Statement of Significance

5.1. A heritage asset is defined within the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (NPPF Annex 2: Glossary)

5.2. The significance of the heritage assets within the proposed site require assessment in order to provide a context for, and to determine the impact of, the current development proposals. Significance is defined as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* (NPPF Annex 2: Glossary). The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings. Impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.

5.3. Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England’s Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

- **Evidential value** – *“derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand*

and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.” (Page 28)

Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

• **Aesthetic Value** – *“Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.” (Pages 30-31)*

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Historic Value – *“derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Pages 28-30)*

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural

period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

- **Communal Value** – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.”* (Pages 31-32)

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

5.4. Historic England’s Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.

- *“‘Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*

- *“‘Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to*

assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.” (Page 39)

5.5. In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change, or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

5.6. Refer to Section 2 para. 2.3.

6. Impact Statement

Refer to drawings;

- 21/011/01 Site Plan
- 21/33/02 Proposed Site Plan
- 21/011/03 Proposed Plans and Elevations

6.1. The statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 informs to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess.

6.2. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 & 8). The significance of listed buildings can be harmed or lost by developing in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 193 and 194). This weight and the justification for harm should be especially convincing where harm to buildings of a high grade of listing is concerned. Paragraph 200 also states that the council should favour those proposals for development that preserve those elements of the setting that make a positive contribution to the heritage asset or better reveal its significance. This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

6.3. Paragraph 196 of the National Planning Policy Framework states: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

6.4. Paragraph 197 of the National Planning Policy Framework states: *‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*

6.5. It is proposed to erect 4No. ‘Estate’ cottages (2No. semi-detached pairs) for long-term rental on land to the North of Pond Hill Cottage.

6.6. Within the context of the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and Historic England’s Conservation Principles I consider that the scale of harm posed by the proposed development scheme on the setting and therefore the significance of the Grade I designated Church of St Mary and St Lawrence and Great Bricett Hall is within the scale of very low less than substantial harm. This level of harm is due to the change of use of a pastoral field that was historically and functionally associated with the designated heritage assets and which makes a positive contribution to their setting. The impact is also related to views from the Grade I designated heritage assets to the countryside beyond the undeveloped paddock. The proposal has responded well to this potential impact by retaining gaps between the existing and proposed dwellings which retains the open and partly dispersed character of the immediate setting of the undeveloped paddock. The proposal will therefore create a sense of openness and retain a visual connection between the Grade I listed heritage assets and the open countryside beyond the proposed development.

The proposed development does not pose any harm to the immediate setting and therefore the significance of the Grade II listed St Peter’s Court. There are three non-designated heritage assets to the North (The Old Vicarage, Pound Hill Cottage, Hall Cottage) and one to the West (Pound Cottage) of St Peter’s Court as shown in Section 2, para 2.2. These can be considered to be potentially impacted by the proposed development. The potential harm is similar to that of the Grade I designated heritage assets

and is related to views and change within the setting of the non-designated heritage assets which may detract from the significance and character of place and of the heritage assets. In terms of scale, character, materials, and appearance the design and character of the proposed semi-detached dwellings were informed by the Victorian architectural character of The Old Vicarage to the North and Pound Hill Cottage and Hall Cottage to the South which harmonizes well within the setting of the named non-designated heritage assets. The placement of the development will reflect and sustain the hierarchy of the historic buildings and the development character at the North end of the settlement. The proposed gaps between the heritage assets and the development site will not only retain the openness of the setting but the green buffers will mitigate any sense of encroachment on the non-designated.

As shown in the Proposed Street Scene (Drawing 21/33/02), the spacing between the two pairs of semi-detached 'estate cottages', the use of post and rail boundary fencing around the development, and concealed parking will retain a sense of openness to the setting.

Bricett Hall Barn, a non-designated heritage asset, will not be affected by the proposed development.

Overall I find that the proposal for the erection 2No. pairs of semi-detached dwellings will have a very low impact on the setting and therefore the significance of the designated and non-designated heritage assets within view of the proposed development. The proposal will make a positive contribution to the architectural interest and general setting of Pond Hill.

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