

# HERITAGE STATEMENT

Land at School Road, Elmswell

JCH02054  
Land at School Road  
Elmswell  
December 2023

# CONTENTS

	CONTENTS	Pages
Prepared by:	1.0 Introduction	3
	2.0 Legislative and Planning Policy Framework	
	2.1 Legislation and National Planning Policy	4
Thomas Copp	2.2 National Planning Guidance	5
	2.3 Local Planning Policy and Guidance	7
	3.0 Architectural and Historical Appraisal	
	3.1 Historical Development: Elmswell	8
	3.2 Historic Map Progression	10
	4.0 Assessment of Significance	
Report Status:	4.1 Site Assessment	13
	4.2 Statutorily Listed Buildings	15
FINAL	5.0 Proposals and Assessment of Impact	
	5.1 Development Proposals	18
RPS Ref:	5.2 Assessment of Impact	19
	6.0 Conclusions	20
	Appendices	
	Appendix A: Statutory List Description	
	Appendix B: References	
JCH02054		
Issue Date:		
December 2023		

© Copyright R P S Group Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by R P S for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. R P S does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

R P S accepts no responsibility for any documents or information supplied to R P S by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. R P S has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of R P S Group Limited.

# 1.0 INTRODUCTION

The following Built Heritage Statement has been prepared by RPS Group Ltd, on behalf of Christchurch Land and Estates (Elmswell) Ltd as part of an outline planning application for the construction of later living accommodation on land at School Road, Elmswell, Suffolk, IP30 9EN. The land, henceforth known as the Site, is located west of School Road and south of Parnell Lane (fig. 1).

The Site comprises arable farmland which gently undulates and is generally open in character. The Site forms part of the setting of the following listed buildings:

1. Church of St John and associated monuments; Grade II\* listed building, NHLE 1032468. Located south-west of the Site
2. The Almshouses; Grade II listed building, NHLE 1181926. Located south of the Site
3. Church Cottage; Grade II listed building, NHLE 1352411. Located east of the Site
4. Elmswell Hall; Grade II listed building, NHLE 1032472. Located north of the Site

This report has been prepared to address the requirement under paragraph 194 of the NPPF for an applicant to describe the significance of any heritage assets affected by development proposals, with regard given to any contribution made by their settings. This assessment also assesses how, and to what extent, the development proposals will affect that significance. This assessment is undertaken in accordance with relevant Historic England guidance (notably *GPA3: The Setting of Heritage Assets; 2nd edition*) and has been informed by site visits undertaken in 2022 and 2023, previous assessment work and historic research.

This report meets the requirements of paragraph 194 of the NPPF and provides sufficient information to inform the determination of this application.

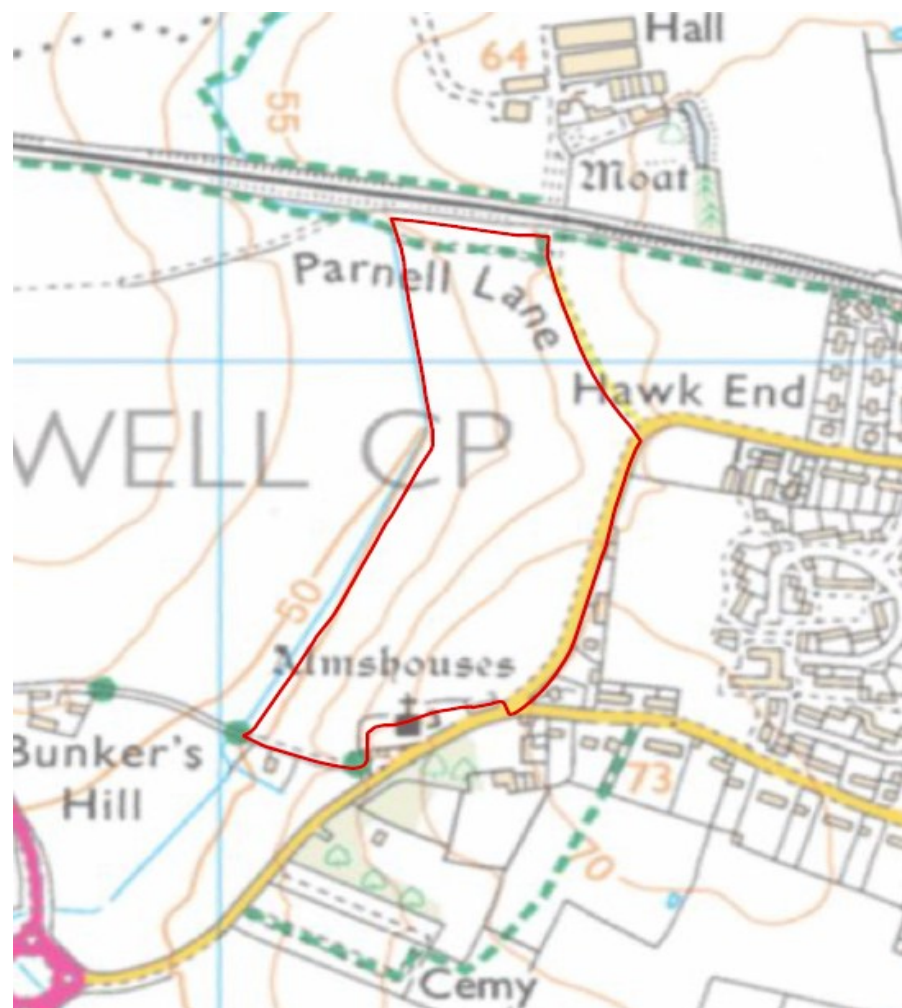


Figure 1: Site as Existing (topography)

## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

---

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

#### Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

#### National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Paragraph 197 states that local planning authorities should take account of, amongst other things, the desirability of new development making a positive contribution to local character and distinctiveness.

Under 'Considering potential impacts' paragraph 199 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (DCLG)

The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

The PPG defines the different heritage interests as follows:

**archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

**historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### Overview: Historic Environment Good Practice Advice in Planning

Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

#### GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

#### GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.



# 2.2 NATIONAL PLANNING GUIDANCE

---

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

## HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

---

### Current Local Planning Policy

#### Extant Local Plan

The existing Local Plan includes the Mid-Suffolk Core Strategy (adopted 2008) and the Core Strategy Focused Review (adopted 2012). These contain policies for development and some major development sites.

#### The Core Strategy (adopted 2008)

Mid Suffolk's Core Strategy was adopted in September 2008. As the key Development Plan Document it sets out the vision, objectives, spatial strategy and core policies that will guide development across the district until 2025, and beyond. The Core Strategy is a Development Plan Document and as such is part of the Development Plan for the District and is one of the documents that make up Mid Suffolk's Local Development Framework (LDF). It is used in the determination of planning applications. The relevant policies are the following:

##### *Policy CS 5: Mid Suffolk's Environment*

This policy states that “*all development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area*”.

With regards to the historic environment, this policy also states that “the Council will introduce policies in the other DPDs of the Local Development Framework to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains. These policies will seek to integrate conservation policies with other planning policies affecting the historic environment”.

#### The Core Strategy Focused Review (adopted 2012)

The Core Strategy Focused Review was adopted by Council in December 2012 and now forms part of the Mid Suffolk Core Strategy and the Mid Suffolk Development Plan. It updates the Core Strategy adopted in September 2008.

The Core Strategy Focused Review does not have any policies related to built heritage and conservation.

### Emerging Documentation

#### Mid Suffolk & Babergh District Council Local Plan

The emerging Local Plan is a series of documents for the future development of Babergh and Mid Suffolk up to 2031. This includes the Mid Suffolk Core Strategy (adopted 2008) and the Core Strategy Focused Review (adopted 2012) and contains policies for development and some major development sites. The Councils consulted on a new combined Local Plan document covering both Council areas — Babergh and Mid Suffolk, to complete the current Local Plan planning frameworks.

The Part 1 of the local plan has been through examination, with the latest draft published in November 2023. This includes Policy LP19—The Historic Environment, which seeks to safeguard the heritage assets within Babergh and Mid Suffolk. It requires an appropriate assessment to be provided where an application has the potential to affect a heritage asset, and states that, where an application will lead to harm to the significance of a heritage asset, this will be considered in accordance with relevant national policy.

#### Neighbourhood Plan Documents

The Elmswell Neighbourhood Plan was formally “made” in November 2023. The plan does not contain any heritage-specific policies, but does seek to ensure that new development respects and responds to a series of key views within the parish, under Policy ELM2.

The key views are identified at pp.13-15 and include a view take from School Road adjacent to the Site. This is a panoramic view across the Site, which includes the Church of St John, though the direction of the view indicated is more to the west, over the surrounding landscape, than towards the church to the south-west.

## 3.0 ARCHITECTURAL & HISTORIC APPRAISAL

### 3.1 HISTORIC DEVELOPMENT: ELMSWELL

#### Early history and medieval development

A church at Elmswell was established in the Anglo-Saxon period. The Domesday Survey of 1086 records “A church with 20 acres of free land in alms” and documents confirm that the manor of Elmswell was given to the Abbot of the Abbey at Bedericsworth (Bury St Edmunds) shortly after its re-foundation as a Benedictine House in 1020. This was during the reign of King Canute. Elmswell remained in the hands of the Abbey until the Dissolution in 1539. The present church of Saint John the Divine (fig. 3) was largely the result of a rebuilding campaign undertaken during the mid-fourteenth century, though further alterations and much restoration of the fabric was undertaken during the 1860s and 1870s.

In 1433 the then Abbot of Bury St Edmunds entertained Henry VI at Elmswell, on the site of the present Elmswell Hall, a moated site (now partially in-filled) which likely served as a monastic grange prior to 1539. The present Elmswell Hall was rebuilt c.1550-80 and is of timber frame construction but completely encased in gault brick during the nineteenth century, largely concealing its early development (see fig. 4).

#### Early-modern Development

Elmswell developed as a dispersed rural settlement during the post-medieval period. A characteristic of this expansion was the separation of the parish church from the nucleus of the settlement which occurred some distance to the east. This is in contrast to the surrounding villages, such as Woolpit, which are built around the local parish church on a more common settlement pattern. The notable dislocation between church and village at Elmswell is a legacy of Monastic ownership which after the Reformation passed by way of sale or inheritance to various individuals. As the church at Elmswell and surrounding land comprised a benefice or private land subsequent settlement was concentrated around a large area of common land at *Boten Haugh Green* to the north east.

The Almshouses on Church Road provide an exception having been built immediately east of the churchyard c.1614 for Sir Robert Gardener for the benefit of widows in the local parish (fig. 5). Very few houses were subsequently built near the church and its setting remains uncluttered, characterised by relative isolation in a rural setting. This is accentuated by its elevated position. Church Cottage is the only other building of any significant age in the vicinity of the St John's churchyard, built in the mid-sixteenth century possibly for the benefit of the incumbent of the parish before the days of the large Victorian Rectory. There has been later ribbon development along School Road.



**Figure 3:** Church of Saint John the Divine, looking east towards the chancel. The present extent of the church was established during the 1400s but a north aisle (to the left) was added in 1872 (Source: Elmswell History Group)



**Figure 4:** Elmswell Hall—photographed in 1914. Source: Elmswell History Group



## 3.1 HISTORIC DEVELOPMENT: ELMSWELL

### Nineteenth Century Development

The development of the modern settlement of Elmswell accelerated after the arrival of the railway in 1846. A station was built to serve the village in the same year on the line connecting Bury St Edmunds with Ipswich. Agricultural produce was the main source of freight with coal being imported from the Midlands. The route remains very busy in terms of both passenger services and freight traffic today.

In 1881 the dwellings in the village numbered 196 spread out in ribbon form along the main north-south route either side of the railway crossing. By this time there was some sense of nucleated settlement on the south side tending towards the Church though still some distance away. A large Victorian rectory was also built to the south of Church Road opposite St John's church. The population recorded during the 1881 census was 761.

### Twentieth Century Development

The construction of a bacon factory in 1911 and other light industrial facilities bolstered the local economy and led to subsequent development in Elmswell. These industries were introduced to the locality because of the good transport links provided by the railway line. The most significant expansion, however, occurred during the second half of the twentieth century during which time the size of the settlement increased five-fold. The most recent housing takes the form of dense arrangements of detached and semi-detached housing to the eastern side of the settlement comprising a series of serpentine cul-de-sacs. Twenty first century expansion was more limited and today there are 1300 dwellings and a consolidated population of 3350. (*"Civil Parish population 2011". Neighbourhood Statistics. Office for National Statistics. Retrieved 20 August 2016.* ) The bacon factory closed in 2006 and the extensive site to the north of the railway station is now largely derelict.



**Figure 5:** Robert Gardener's Almshouses (built 1614) photographed in 1934. Source: Elmswell History Group



**Figure 6:** Elmswell station as it appeared in 1914 looking towards Bury St Edmunds. (Source: Elmswell History Group)

### Historic Map Regression

The Map regression presented at figs 7-14 overleaf illustrates the changes to the Site and immediately surrounding area from the mid eighteenth century.

It demonstrates that the by the early nineteenth century the core of the present village of Elmswell was well established, consisting of detached cottages either side of modern day School Road and spreading northwards on the lane towards the common at Boten Haugh Green. The context of the Site is completely rural, surrounded by open fields except for the surrounding buildings which continue to define its setting today; the Church of Saint John and its churchyard, the Almshouses, Church Cottages and Elmswell Hall. All the roads and watercourses present today were already long established by 1820.

The 1841 Elmswell tithe map and apportionments illustrate that the Site at this time was divided into six field parcels, with part of a seventh also included, at the northern end of the Site. The apportionments record that the whole of the Site, together with a considerable amount of land to the north surrounding Elmswell Hall, were under the ownership of Sir George Seymour and occupied by John Stedman. The Hall was converted to a school by Seymour shortly after this date and it does not appear to have formed part of a working farm, with the surrounding land all occupied by Stedman as his tenant.

The apportionments record that the majority of the Site was in pastoral use at this time, with the exception of the eastern field which was in arable use. The small area of land at the north extent of the Site was recorded as allotment.

The 1883 Ordnance Survey depicts the railway line, which severed the Site from Elmswell Hall to the north. There is little further change recorded until the 1973 Ordnance Survey which shows the loss of the majority of field boundaries within the Site and the amalgamation into a single large field, commensurate with modern farming practices. This map, and the later aerial photography, show the gradual development of Elmswell to the east of the Site, with further change now due to the construction of the land to the east of Parnell Lane, which is nearing completion.



3.2 HISTORIC MAP PROGRESSION



Figure 7: 1766 Kirkby Map of Suffolk



Figure 8: 1783 Hodkinson Map of Suffolk

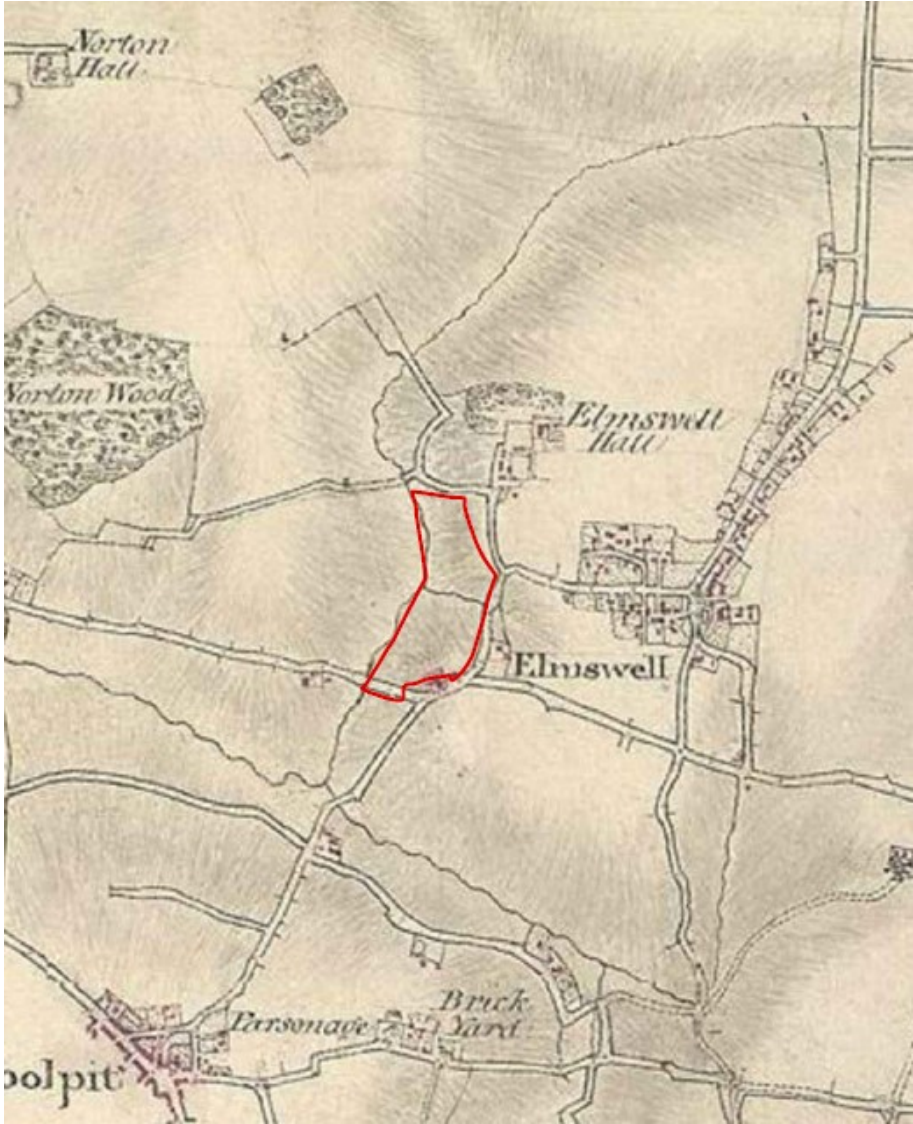


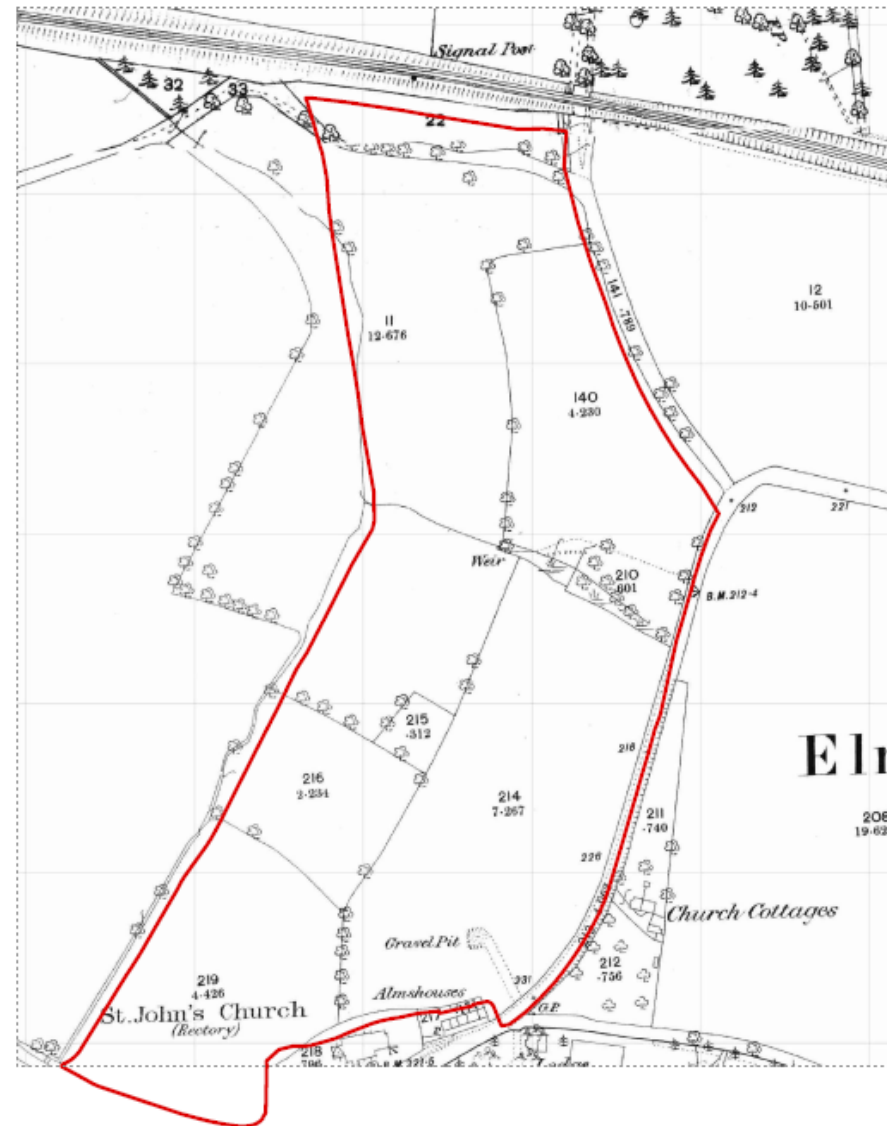
Figure 9: 1820 Ordnance Survey Drawing



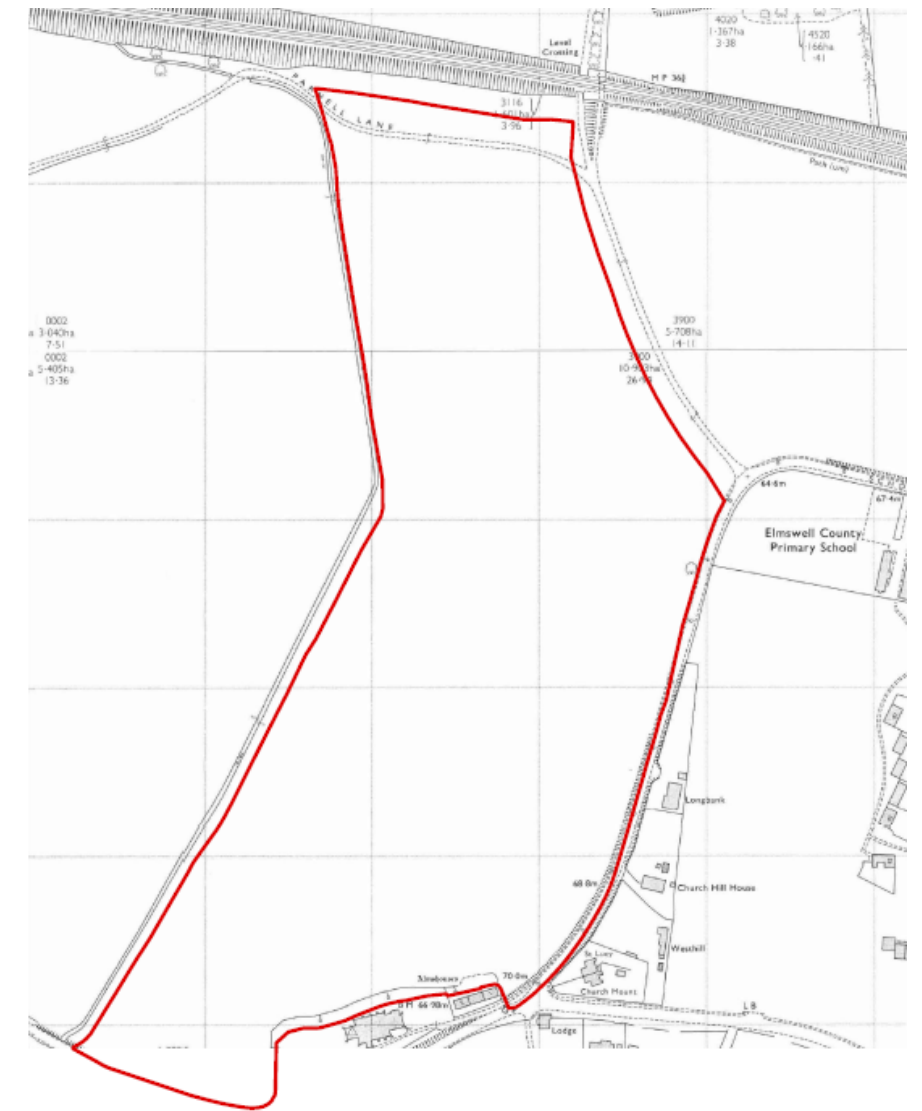
### 3.2 HISTORIC MAP PROGRESSION



**Figure 10: 1841 Elmswell Parish Tithe Map**



**Figure 11: 1883 Ordnance Survey Map**



**Figure 12: 1973 Ordnance Survey Map**

3.2 HISTORIC MAP PROGRESSION

---



Figure 13: 1999 Google Earth Image



Figure 14: 2021 Google Earth Image



# 4.0 ASSESSMENT OF SIGNIFICANCE

## 4.1 SITE ASSESSMENT

The Site comprises an undulating field parcel, which is located west of School Road and south-west of Parnell Lane. It is currently in arable use. There is no defined boundary to the road, with the land generally sloping down away from School Road, with a valley running across the Site on an approximate east-west alignment. The north and west parts of the Site sit lower than the majority of it, and the land rises to the south-east where it adjoins the Church of St John.

The Site has virtually no tree cover, with the exception of some tree lining Parnell Lane and trees which bound the churchyard to the Church of St John. Views into the site are therefore very open and its extent defined by the surrounding topography and water-courses rather than walls or hedges. This is likely the reason for the identification of the important view within the Neighbourhood Plan, which provides a view from close to the settlement across the surrounding countryside.

The railway line creates a strong visual break, significantly reducing inter-visibility with the land to the north and the moated site at Elmswell Hall from low lying parts of the Site. There is also substantial tree cover provided by mature oak trees to the south east of the hall.

Tree cover at the southern edge of the site defines the high ground and extent of the enclosure around St John's Churchyard. This mature wooded area is of mixed composition with evergreen and broadleaf species. The general mass of the large parish church is therefore partly screened throughout the year with filtered visibility to and from the Site, although there are still relatively full views of the building, which acts as a prominent local landmark, from across large parts of the Site.

There is a public footpath running across the northern edge of the Site and connecting with School Road via Parnell Lane. The footpath allows sweeping views of the land to the south towards St John's Church wherefrom the building's isolated rural setting can be appreciated, particularly to the west of Parnell Lane.



**Figure 15:** Looking south from the north-east corner of the Site towards the Church of St John and Almshouses.



**Figure 17:** Looking south from the low-lying land at the north-west corner of the Site, with the undulating topography and prominence of the Church of St John both appreciable.



**Figure 16:** Looking north from the north extent of the Site, across Parnell Lane towards Elmswell Hall. This view has undergone change recently by virtue of the development of part of the neighbouring field parcel.



**Figure 18:** Looking north from the south-east corner of the Site, from close to the churchyard. Elmswell Hall and the surrounding countryside is visible, with the undulating topography of the Site also appreciable.



# 4.1 SITE ASSESSMENT

The proposed development of the Site has the potential to affect the setting and significance of the following built heritage assets:

- 1. Church of St John and associated monuments; Grade II\* listed building, NHLE 1032468. Located south-west of the Site
- 2. The Almshouses; Grade II listed building, NHLE 1181926. Located south of the Site
- 3. Church Cottage; Grade II listed building, NHLE 1352411. Located east of the Site
- 4. Elmswell Hall; Grade II listed building, NHLE 1032472. Located north of the Site

The following section provides an assessment of the significance of these heritage assets, with regard given to any contribution made by their settings. This is undertaken in accordance with Steps 1 and 2 of GPA3. Section 5 of this report subsequently sets out how, and to what extent,. The proposals will affect that significance, with reference to relevant design and mitigation measures.

The Site also forms a small part of the extended setting of the Church of St Mary, a Grade I listed building located within Woolpit, approximately 1.3km south-west of the Site. These views (see fig. 20) are distant and partial views of the spire. Although they allow the spire to be seen in the context of the Church of St John, the distance between the Site and the spire, coupled with the limited appreciation of the listed building permitted, mean that these views are not considered to contribute to the significance of the Church of St Mary. This is consistent with GPA3 (see inset box at p.7) which is clear that church spires and towers often have vast settings, but that elements of the wider setting and long-distance views will not necessarily contribute to their significance as heritage assets. It states:

*Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.*

In this case, the experience of the church through these incidental, long-distance views of its spire permitted from within the Site and its near surrounds, is an example of a such a landscape view which does not contribute to the heritage significance of the listed building and does not allow the architectural and historic interest of the listed building to be appreciated. Consideration is not therefore given to the Church of St Mary below, although reference to any contribution it makes to the significance of the Church of St John, which shares a much stronger visual relationship with the Site, is provided below.



Figure 19: The Site and local heritage assets.



Figure 20: A view south from within the Site which includes the tower of the Church of St John and a distant view to the spire of the Church of St Mary.



## 4.2 STATUTORILY LISTED BUILDINGS

### 1. Church of Saint John (Grade II\*) - 281128

#### Background

The Church of S John was first added to the National Heritage List for England in November 1954. A church has stood on this site since Anglo-Saxon times but the present building is the result of mid-late fourteenth century rebuilding and subsequent enlargement and restoration between 1862 and 1872. The exterior is characteristic of East Anglian churches being faced in flint (including much decorative flushwork) and septaria rubble with freestone dressings. The nave roof is of slate but the chancel and aisles covered in plain tile. The dominant west tower was added in the late fifteenth century (after 1476) and takes advantage of the elevated site overlooking the surrounding countryside.

The church is disproportionately large considering the small population of Elmswell during the medieval period. Its size can be attributed to ties of ownership with the Benedictine Abbey at Bury St Edmund's, one of the wealthiest religious houses in England up to the Dissolution, and the thriving local trade in wool. It is likely to have served a widespread local population but also provided a place of worship for the Abbot of St Edmund's who at various times resided at the manor at Elmswell. Abbot William of Exeter, for example, is known to have written letters from *his manor of Elmswell* in 1410 and 1419 to ordain certain priests who were not connected with the monastery.

The association between the Church and Elmswell Hall depended less on common ownership after the Reformation but nonetheless continued into the seventeenth century. This is evidenced by the founding of the Almshouses in 1614 on land immediately east of St John's by then lord of the manor, Robert Gardener (1540-1619). Gardener served as Lord Chief Justice of Ireland for 18 years and was a trusted political advisor to both Elizabeth I and James I. His memorial in the south aisle of the church, a recumbent figure within a large coffered niche all of marble, is a fine period example.

Formal ties between the Church, Elmswell Hall and the surrounding acres no longer exist, however, historic associations with Elmswell Manor and the Site are well documented as an the endowment of land gifted to St Edmund's Abbey during the eleventh century, and which would have included the Site.

The building's heritage significance therefore derives strongly from its historic interest, including its important function and the extent of surviving medieval fabric. The building also possesses architectural interest, tied to the quality of its design, the artistic interest of its tracery work, and its landmark function. These subsist to a significant degree in the building's good state of preservation and continued use as a place of Christian worship in the local community.



**Figure 21:** The Church of St. John from the north-east, showing the aisles and tall nave, with the west tower beyond.



**Figure 22:** A zoomed view of the Church of St. John from the north, within the Site, with the Almshouses to the left.

Its historic interest is both illustrative and associative on account of documentary evidence and also the visual relationship between the Church and Elmswell Hall. The latter remains intact in spite of the routing of the railway line through the intervening land in 1846.

#### Setting

The Church of St John occupies higher ground and its situation commands long ranging views through a broad arc moving anti-clockwise from north to south-west. It is a prominent site and hence the tall west tower is visible from long distances and from all parts of the Site, as well as from School Road, although views of it from Elmswell are limited by the distance to the core of the settlement and strength of intervening development.

The mature evergreen and deciduous trees which enclose the churchyard provide an attractive foil to the church's stonework and are an important element of its setting both within the churchyard, the immediate context, and in terms of how it is experienced in the surroundings. The trees conceal elements of the building, but much of the church remains appreciable from the lower land to the north and north-west.

The building's relative isolation and the lack of development within the immediate and wider setting is unusual for a large parish church. This contributes to the building's significance in terms of its historic and architectural interests. For example, the long standing historic associations with Elmswell Manor (now Hall) and its owners account for the development of Elmswell as a settlement some distance to the east of the church, near to the common land at Boten Haugh Green. The Almshouses to the east also contribute to the significance of the church and reinforce its long history as a charitable institution within the local community. The Almshouses are also illustrative of historic associations with the former lord of the manor at Elmswell, Robert Gardener, who founded the Almshouses in 1614.

The setting of the building is therefore strongly influenced by, and related to, its prominence and relative isolation. The isolation of the building reflects the historic development of the manor, with the settlement of Elmswell developing some distance from the parish church. Its prominence also reflects the historic development and interest of the building, which dominates the local landscape and is highly visible from the surrounding land.

The Site forms part of the rural setting of the listed building and contributes to its historic interest, providing surrounding open land and contributing to the isolation of the building. The views of the listed building also allow for its prominence, and architectural interest, to be appreciated. This includes key views from the higher ground at the eastern extent of the Site and closer views from the land due north of the listed building. The undulation of the Site means that these views vary across the Site and allow for different elements of the building to be appreciated.



## 4.2 STATUTORILY LISTED BUILDINGS

The Site also permits distance views to the spire of the Church of St Mary (discussed above) and the Almshouses, while also facilitating views from the church towards Elmswell Hall. The distant views towards the Church of St Mary allow these two landmark buildings to be experienced alongside one another and reflect the historic development of the local area. They make a limited contribution to the significance of the Church of St John, though the closer physical and historic relationship with the Almshouses mean that these closer views make a greater contribution. The visual connection with Elmswell Hall also makes some contribution to the significance of the Church of St John, though this is limited by the lack of current functional association, the significant changes seen to Elmswell Hall and the physical separation of the railway line.

### 2. Almshouses, 1-3 Church Road (Grade II) - 281131

#### Background

Nos. 1-3 Church Road (the Almshouses) were first added to the National Heritage List for England in November 1954. They were built as six almshouses but now comprise a terrace of 3 cottages. They are constructed from narrow red/buff bricks and stone trim with parapet gables, slate roof and clustered brick chimney stacks. They have two light mullion windows and paired doorways with chamfered stone surrounds all trabeated except to the central bay which is cambered.

The single storey building has a symmetrical frontage to Church Road and displays some appreciation of Renaissance principles, which in the early-seventeenth century were beginning to circulate and influence provincial building design. The central doorway has a small gable / pediment above containing a vertical declining sundial and a stone panel with an inscription confirming the building's foundation in 1614 by "Sir Robert Gardener Kt" as almshouses in perpetuity. Gardener is described as "Lord of these manors of Elmswell and Wolpit" demonstrating the historic association with Elmswell Hall and the wider manorial holding.

The building stands immediately east of St John's Churchyard in the traditional manner of almshouses within rural parishes. Its charitable status reinforces a strong visual connection with the Church with which it forms a clearly identifiable group of historic buildings.

The building's heritage significance derives respectively from its historic (particularly illustrative), architectural and artistic interests, as well as its important historic role on account of its well preserved fabric, clearly documented origins, considered design and continued charitable purpose.



**Figure 23:** The Almshouses viewed from the ravel path that leads to the churchyard, looking north.



**Figure 24:** The Almshouses viewed from the south-east part of the Site, with the trees within the churchyard forming the backdrop to the view. The Almshouses have a rural outlook to the north-west.

#### Setting

The Almshouses are built on top of a small embankment. The immediate curtilage is enclosed by a low brick wall with rounded coping and approached via steps from Church Road. The Site forms a backdrop to the principal frontage and a foreground setting to the more simply treated rear elevation. A strip of private garden separates the building from the Site boundary.

The historic group comprising the Almshouses and Church of St John is appreciable from Church Road but more clearly discernible as a group from the north, when viewed from the Site and along School Road. The rural setting of the Almshouses is considered to contribute to the integrity and historic interest of the buildings when seen in conjunction with each other. The documented historic associations with the surrounding open land, which includes the Site, and inter-visibility shared with Elmswell Hall also contribute to the building's significance, though to a lesser degree.

### 3. Church Cottage (Grade II) - 281136

#### Background

Church Cottage was first added to the National Heritage List for England in May 1988. The building dates from the mid-sixteenth century and is of timber framed construction consisting of a 3-cell cross-entry plan. It is single storey with attic to the large roof space lit by gabled dormers. A single brick ridge stack marks the position of the original hall. It is externally plastered and painted. The pantile roof was formerly thatched.

The building was restored c.1980 after a period of dereliction at which point the service cell was rebuilt and other alterations made. The name of the house suggests that it was built for the incumbent of Elmswell Church after the parish passed from Monastic ownership following the Dissolution of Bury St. Edmund's Abbey in 1539. The proposed date of construction indicates that this is likely and also why it was the only dwelling built near to the parish church until the mid-nineteenth century. The building's significance derives from its historic interest embodied by the surviving primary construction and historic associations with the local parish Church of Saint John.

#### Setting

The building occupies higher ground to the east of the Site and sits within its own garden, enclosed by a strong hedge line to School Road. It is also screened by semi-mature deciduous and evergreen trees situated within its grounds resulting in limited inter-visibility with the Site. A number of other houses built during the latter half of the twentieth century to the north and south of the cottage provide a changed context. The building is no longer perceived, as it would have been up to the mid twentieth century, as an



## 4.2 STATUTORILY LISTED BUILDINGS

isolated dwelling forming part of a historically related group that included the parish church and almshouses.

The Site provides a foreground as open space within the building's wider setting but this is not considered to contribute to the building's significance due to the changes which have occurred during the twentieth century and the extent to which the building is screened. Inter-visibility between the upper floors of the building and the Site is nonetheless apparent and has been taken into consideration as part of the formulation of the outline development proposals.

### 4. Elmswell Hall (Grade II) - 281137

#### Background

Elmswell Hall was first added to the National Heritage List for England in November 1954. The present building was built c.1550-80 and occupies the remains of a moated site of eleventh century origin. The building is of timber framed construction but was significantly remodelled during the early nineteenth and mid-twentieth century confining its historic character and appearance to the interior. Externally it is faced in gault brick and the principal elevations express little in the way of architectural ambition. The hipped roof is covered with concrete tiles and confers a decidedly modern appearance.

The building's significance is derived from its historic interest in terms of surviving primary construction and the associative value embodied in its relationship with the historic manor of Elmswell with its historic ties to the Benedictine Abbey of Bury St. Edmunds as well as the Church of St. John and the local Almshouses. The medieval manor is likely to have been rebuilt after the Dissolution of Bury St. Edmund's Abbey in 1539 due to its reversion to Crown property and its possibly being plundered at the time of the Reformation. It is likely the sixteenth century building made use of materials taken from the original Manor house.

The building's historic interest is illustrative on account of what remains of the medieval moat and inter-visibility with St. John's Church and Almshouses and associative through documentary evidence of historic ownership and patronage of the surrounding land, church and Almshouses. The Manor of Elmswell was one of several endowments made to the monks of Bury St Edmund's Abbey after it was re-founded as a Benedictine Abbey c.1020. Various abbots, including William of Exeter and William Curteys, are known to have resided at Elmswell Manor during the first half of the fifteenth century. Sir Robert Gardener, who founded the Almshouses, also resided at the property and was a significant political figure during the late-sixteenth and early-seventeenth centuries. These associations contribute in no small degree to the building's significance.



Figure 25: Elmswell Hall viewed across the railway line from the south.



Figure 26: A view of Elmswell Hall from Parnell Lane, with the planting forming the foreground and lining the approach to the building.

#### Setting

The present day Hall is essentially a farmhouse that preserves its historic rural setting. There are associated farm buildings situated to the north west of some considerable extent. There is significant tree cover to the south / south east of the hall, in the vicinity of the medieval moat. This wooded area provides an indication of the much greater extent of the earlier manor house. The tree cover is largely composed of mature oak trees and forms a dense screen.

The railway line constructed in 1846 separates Elmswell Hall from the Site. This diminishes its historic association with the land due to the loss of inter-visibility with the lower lying ground to the north west part of the Site. As noted above, the dense tree cover south east of the Hall also greatly reduces inter-visibility. The railway does not, however, obstruct the visual relationship between the Hall, or site of the medieval manor of Elmswell, and the Church of St. John and also the Almshouses.

In the context of the building's setting the Site as a whole comprises the open land in between Elmswell Hall, St. John's Church and the Almshouses. The natural topography of the Site and continued use as agricultural land ensures uninterrupted views between the buildings. Due to documented historical ties arising from common ownership and the function associated with each building, the setting afforded by the Site is considered to contribute to the significance of Elmswell Hall. However, the current differences in ownership, the physical separation and the local land uses mean that this historic association is not readily appreciable on the ground today. The contribution of the Site is more related to its openness and the visual connection between the church and Elmswell Hall.



# 5.0 PROPOSALS & ASSESSMENT OF IMPACT

## 5.1 DEVELOPMENT PROPOSALS

The proposals are for the construction of later living accommodation within the north-east part of the Site, with associated access, hard and soft landscaping. The wider part of the Site will be used as informal open space, including informal footpaths and a new cycle link and footway link. This space will be managed, but will retain an informal and open character.

The proposals have been informed by prior heritage and landscape assessment to identify key constraints and ensure that any potential impacts to the significance of the surrounding heritage assets can be minimised. Key design principles include:

- Retention of the key view identified in the Neighbourhood Plan, to allow the continued appreciation of the Church of St John
- Retention of the majority of the Site area as informal open space, retaining the relative isolation and prominence of the Church of St John and the immediate rural setting of the Almshouses and Church Cottage
- Development focused on the lower lying areas of the Site, to minimise the visual impact and retain the prominence of the Church of St John, with development also kept as single-storey in places
- Buildings aligned to retain the view between Elmswell Hall and the church, with the buildings informally lining this route to retain visual permeability

The landscaping proposals have also been carefully considered to reduce visual impacts and ensure that the proposals are well integrated into the local landscape. This is explained more fully in the LVIA (Pegasus; 2023) submitted as part of this planning application. For the purposes of this report, the following measures are important:

- Provision of new native hedge on the southern edge of the proposals to provide a degree of enclosure and screen low level activity, while still retaining views from the development towards the Church of St John and retain visual permeability through the Site
- Provision of individual feature trees and native shrub to provide some enclosure and filter, but not remove, views through the Site
- New footpath links through the open space to provide public access

These measures have all been introduced in accordance with Step 4 of GPA3: The Setting of Heritage Assets, which encourages applicants to explore options to remove, or minimise potential harm, noting that (paragraph 37): *Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development*

Although it is acknowledged that, in some cases, these measures would not remove harm in its entirety, the embedded design and mitigation measures do assist in reducing impacts and integrating the proposals within the local landscape.



Figure 27: Illustrative Landscape Masterplan for the Site

## 5.2 ASSESSMENT OF IMPACT

---

### 1. Church of St John

The proposals will further alter an element of the listed building's rural setting, with built development brought slightly closer to the church to the north-east. The proposals also include the change of land-use within the setting of the listed building through the loss of arable land, which will instead be used as public open space. Although this represents a change within the setting of the building, the current far more intensive arable use of the land, which is farmed using modern machinery across a single large field (in contrast with the smaller field parcels previously shown which were principally in pastoral use) means that this use does not contribute to the significance of the listed building. The importance of this land relative to the church's significance lies primarily in its relative openness and in supporting the isolation of the church, not in its arable, or agricultural use. The loss of this modern, arable use will not therefore diminish the historic interest of the church and will allow opportunities for increased public access and appreciation of the listed building.

The wider development will lead to the loss of an element of the listed building's rural setting and bring built development closer to the building. Views from the public footpath immediately north of the Site, as well as views from within the Site, will be affected and will reduce the ability to appreciate the building's architectural interest. Views from the churchyard (as demonstrated by Viewpoint 3) will also be affected, with an element of the listed building's rural outlook and views reduced. This development will be seen against the backdrop of the existing development on land east of Parnell Lane and, in time, will be partly screened by planting, with low-level views reduced by the combination of the planting and local topography. These measures assist in reducing the visual impact of the proposals, though there will still be some encroachment into the setting of the listed building, slightly diminishing the rural character and extent of its setting to the north.

The key elements of the listed building's setting which relate to its prominence, relative isolation set away from the main development within Elmswell and the association with nearby buildings such as the Almshouses, will all be unchanged. There will also be no impact to the highly-significant built fabric of the church, or its architectural qualities. The proposals will accordingly result in a low level of less than substantial harm to the significance of the listed building. This impact has been minimised by the provision of embedded design and mitigation measures to ensure that the impact will remain "less than substantial" and within the lower range of less than substantial harm. This impact engages paragraph 202 of the NPPF, requiring this harm to be weighed against the public benefits of the proposed development.

### 2. Almshouses, 1-3 Church Road

The proposals will reduce, to a limited degree, the rural context of the Almshouses with the neighbouring land altered to provide informal open space and the northern extent of the Site developed. This will alter the rural setting within which they are experienced, though the relative isolation of the listed building and the close association with the neighbouring parish church, a key element of its setting, will be unchanged.

The development will not diminish the ability to appreciate the architectural interest of the listed building, due to the limited nature and extent of the current views of the building. The erosion of an element of its rural setting will, however, have a slight impact on the historic interest of the listed building result in a very low level of less than substantial harm to the significance of the Almshouses.

### 3. Church Cottage

The proposals will have no impact on the enclosed, immediate setting of the listed building or on its relationship with the Church of St John. It will still be experienced as part of the general run of buildings along School Road, while the development will not diminish the currently limited ability to appreciate the architectural interest of the building from within the Site and its near surroundings. The proposals will therefore have no impact on the significance of the listed building, with its special architectural and historic interest preserved.

### 4. Elmswell Hall

The proposals will alter part of the wider setting of the listed building, through the development of part of its historic landholding and the alteration of views from and to the listed building. The impact to the historic interest of the building will be limited, due to the changes seen to the building, its setting and the Site which mean that the historic association is no longer appreciable.

The most notable change will be in the view between the listed building and the Church of St John which contributes to the respective significance of the two buildings by illustrating their historic connection. The legibility and importance of this connection is, though limited by the changes to the listed building and particularly its external fabric. A sightline between the buildings will be retained by the siting of development, though there will be some encroachment on this. The proposals, through the development of a small part of the building's historic landholding and the alteration of this view will therefore result in a limited impact to the historic interest of the building and a very low level of less than substantial harm.

### Summary

The proposals will affect the significance of three designated heritage assets, with the impacts to the Church of St John considered to be low, within the spectrum of less than substantial harm, and those to the Almshouses and Church Cottage remaining very low and at the bottom of the spectrum of less than substantial harm.

This low harm is caused by the alteration to an element of the buildings' historic, though much altered, rural setting and the impact on certain views. However, it remains low due to the changes seen to the Site and the setting of the heritage assets and the design measures embedded within the proposed development to minimise potential harmful impacts.

In accordance with paragraph 202 of the NPPF, this very limited harm should be weighed against the wider public benefits of the proposals. This planning balance is set out in the Planning Statement that accompanies this application, but includes the provision of large areas of publicly accessible land and the greater ability to experience and appreciate these historic buildings, notably the Church of St John, from this surrounding land.

## 6.0 CONCLUSIONS

---

This assessment has demonstrated that the Site forms an appreciable part of the setting of four listed buildings within the local area.

The Church of St John is a Grade II\* listed building which has a prominent setting to the south of the core of Elmswell. It sits in an elevated position, in a relatively isolated location, with its tall late-fifteenth century west tower providing a prominent landmark in the local landscape, visible from much of the Site. It is a dominating presence when viewed from the north and on the approach to Elmswell from the south west.

The Almshouses date from 1614 and are also closely connected to both the Church and Elmswell Hall for similar reasons of ownership, patronage and setting. The principal sensitivity arising from the development proposal stems from it occurring on land that connects these three heritage assets, enables reciprocal views and establishes part of their rural context.

The development proposals have been informed by an assessment of the significance of these heritage assets and follow clear principles to minimise potential harm and retain those elements of setting that most strongly contribute to the relative significance of each of the assets.

The proposed development will alter an element of the rural setting of these three listed buildings, affecting views between them and reducing, to a limited extent, their current rural settings. However, the relative isolation of the Church of St John and its adjoining Almshouses will be retained. The landmark qualities of this listed building will also not be affected by the development proposals, while a visual link to Elmswell Hall will be retained within the development.

The impacts arising from the proposed development will remain limited as a result, with a low level of less than substantial harm identified to the Church of St John and a very low level of harm to Elmswell Hall and the Almshouses.

In accordance with paragraph 202 of the NPPF, this very limited harm should be weighed against the wider public benefits of the proposals. This planning balance is set out in the Planning Statement that accompanies this application, but includes the provision of large areas of publicly accessible land and the greater ability to experience and appreciate these historic buildings, notably the Church of St John, from this surrounding land.



# APPENDICES

## APPENDIX A: STATUTORY LIST DESCRIPTION

### CHURCH OF SAINT JOHN

List entry Number: 1032468

Grade: II\*

Date first listed: 15/11/1954

Parish church, medieval. Restored 1862/64 by E.C. Hakewill and 1872 by J D. Wyatt. Nave, chancel, north and south aisles, west tower, south porch, north vestry and organ chamber. Flint and septaria rubble with freestone dressings (C19 work has knapped flint and rubble). Slated nave roof, plaintiled chancel roof. Flat aisle roofs behind parapets. Parapet gables. Mid and late C14 work in chancel: hoodmoulded south doorway, reticulated traceried east window and two south windows, ogee-headed piscina. Mid C14 south nave arcade of 5 bays, with fluted octagonal shafts and moulded capitals. Reset and restored late C14 aisle windows. Fine late C15 tower, with twin belfry windows on each face under a single hoodmould. Good flushwork tracery to parapets, and on buttress faces: at the head of each buttress is a canopied image niche. A frieze around the base has more panels with intricate tracery. West doorway with grotesque hoodmould corbels. Good C15 nave clerestory: 5 bays of traceried windows, between each is a pillar once supporting a figure, and beneath is a frieze moulded and with fleurons of a wide variety of designs. Tall C15 shafted tower arch. In 1872 the north aisle was added: the north doorway and several windows, all of late C13, were re-set in its walls: Y- traceried windows, and the doorway which has a heavy hoodmould with grotesque corbels. The C15 porch has 3 image niches over the entrance, whose jambs and shafts remain. Otherwise the porch was restored in 1862. Mid C14 inner south doorway. Interior fittings: The northern arm of a C15 parciose screen in the south aisle: 4 traceried panels with cresting above, the solid panels below have C20 painted figures. C15 octagonal limestone font: the sunk faces of the bowl have shields each bearing a letter, beneath it are angels, and birds support the stem. 5 good C15 poppyhead benches with traceried ends and buttresses in the north aisle, and 5 more in the south. A fine monument in the south aisle to Sir Robert Gardener (d.1619): a coloured reclining figure with his kneeling son beside him and an empty gown lying below. A coffered canopy on Corinthian columns and his Coat of Arms forming a crown. A C15 slab in the south aisle floor with large brass sinking: a figure within a large cross. The C19 work was as follows: Virtual rebuilding of south aisle by E.C. Hakewill in 1862, and remodelling of chancel in 1864. Addition of north aisle and rebuilding of main roof by J.D. Wyatt in 1872.

Listing NGR: TL9820263599

### THE ALMSHOUSES, Nos. 1-3 (consec) CHURCH ROAD

List entry Number: 1181926

Grade: II

Date first listed: 15/11/1954

5/28 Nos. 1 to 3 (consec) The 15.11.54 Almshouses (formerly listed as Elmswell Hill Almshouses) GV II

Terrace of 3 cottages. Built as 6 almshouses, c.1614 for Sir Robert Gardener. Narrow red/buff bricks, with parapet gables. Slated roof: two internal chimneys of red/buff bricks with sawtooth shafts and a similar chimney rising from apex of each gable. One storey. 6 windows. Two-light mullioned windows with plastered surrounds in simulation of ashlar work. An ovolo-moulded label at the head: C20 steel casements with leaded lights. A central entrance doorway: plastered outer frame with cambered head and heavy wooden inner frame, and C18/C19 boarded door. A pair of doorways to each of the end cottages: plaster-work and label to match windows. Flat chamfered head supported by heavy wooden frame. The right-hand pair of doors are of battened plank form and may be original. The left-hand pair of boarded doors are unoriginal: one blocked, the other C18/C19. Over the central doorway is a gable, within which is a square sundial. Beneath the sundial is a square limestone panel inscribed: "SIR ROBERT GARDENER KT. SOMETIME LORD OF THESE MANORS OF ELMSWELL AND WOLPIT FOUNDED THIS ALMSHOUSE IN YE TIME OF HIS LIFE AN° 1614 AND GAVE UNTO IT SUFFICIENT MAINTENANCE FOR SIX POORE WOMEN WIDOWS TO CONTINUE FOR EVER".

Listing NGR: TL9826263616

### CHURCH COTTAGE

List entry Number: 1352411

Grade: II

Date first listed: 09/05/1988

House, mid C16. One storey and attics. 3-cell cross-entry plan. Timber-framed and plastered. Pantiled roof, once thatched: gabled C20 casement dormers. An axial chimney, the shaft rebuilt in C20 red brick. Mid C20 casements. A C16 ogee moulded mullioned window is exposed and glazed, and another of early C17 ovolo-mullioned type in the parlour. A C20 half-glazed panelled door on the garden side at cross-entry position. C20 gabled entrance porch at lobby-entrance position with panelled door. Interior: Typical modest but heavy mid C16 framing throughout. Unchamfered square-sectioned floor joists. A pair of 4-centred arched service room doorways (one restored). Clapsed purlin roof; windbracing at gable only.

Central over the hall is a heavy collarbeam truss, in place of a tie beam. Evidence for a timber-framed chimney on the site of the present one, which is of c.1600 with back-to-back lintelled fireplaces. Restored c.1980 after a period of dereliction, when the service cell was rebuilt and other alterations made.

Listing NGR: TL9836863683

### ELMSWELL HALL

List entry Number: 1032472

Grade: II

Date first listed: 15/11/1954

Farmhouse, formerly manor house. Circa 1550-80 with major remodelling of early C19, and mid C20. Timber-framed, encased in early C19 gault brick with dentilled eaves cornice; some earlier plasterwork at rear. Concrete tiled hipped roof. Two external C16/C17 chimneys of orange/buff brick and an internal chimney of gault brick rebuilt in C20. 2 storeys. 3 windows. Early C19 window openings with flat arches of painted finely-gauged brick: mid C20 aluminium casements. C19 entrance doorway with C20 half-glazed panelled door: an open pediment of painted limestone on enriched console brackets: probably reset from an C18 building. Interior: a late C16 crosswing of about 4 bays to left has partially exposed framing: heavy principal posts and cambered tiebeams. Close studding with evidence for ogee-moulded and 4-centred arched doorways. Windbraced clapsed purlin roof. To rear right is further C16 work, much altered. A little C17 wainscoting. A partially infilled medieval moat.

Listing NGR: TL9841664278

## APPENDIX B: REFERENCES

---

### *Planning*

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF), 2023

National Planning Practice Guidance (NPPG)

Historic Environment Record

National Heritage List

### *History*

'Houses of Benedictine monks: Abbey of Bury St Edmunds', in *A History of the County of Suffolk: Volume 2*, ed. William Page (London, 1975), pp. 56-72. *British History Online* <http://www.british-history.ac.uk/vch/suff/vol2/pp56-72>

St. John the Divine , Elmswell—Douglas Lewis, May 1996 (updated June 2003) - church guidebook

Suffolk: East: The Buildings of England (Pevsner Architectural Guides), James Bettley, Yale University Press, 2015

Suffolk: West: The Buildings of England (Pevsner Architectural Guides), James Bettley, Yale University Press, 2015



[www.rpsgroup.com](http://www.rpsgroup.com)