

Initial Heritage Assessment for 

LAND AT CLAYDON HILL & NORTHEAST OF OLD IPSWICH ROAD, CLAYDON



Ariel view of the Claydon Hill area
National Grid Reference (centre of the photograph)
613438 - 249235

May 2019

V.4.21-05-19

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Initial High Level Heritage Assessment Land at Claydon Hill and Northeast of Old Ipswich Road, Claydon, Suffolk

1. INTRODUCTION

1.1 Bob Kindred Heritage Consultants were commissioned by Bidwells LLP to undertake an initial High Level Heritage Assessment [HLHA] for land in the parish of Claydon, Suffolk to the northeast of Old Ipswich Road including Claydon Hill to the south of dwellings in Hazel Rise and Willow Close as shown in Figure 1.



Fig.1 Location plan - not reproduced to scale

1.2 There are no designated or undesignated heritage assets located on the land and there is no designated conservation area in the vicinity. This assessment therefore evaluates the setting of Grade 2 listed buildings near to the site located in Old Ipswich Road; on the Grade 1 Church of St Mary, Church Lane and adjacent Grade 2 listed buildings; and more remotely, the distant Mockbeggars Hall (Grade 2*) southwest of the site and west of the A14 Trunk Road.

1.3 Preliminary observations are also made about archaeology.

1.4 An inspection of the area to assess the potential impact of future development on designated and potential undesignated heritage assets was undertaken on 11th December 2018 and involved walking the surrounding roads, bridleways and public footpaths.

1.5 All the photographs in the assessment were taken with a DSLR camera with a 50mm lens unless otherwise stated. This lens most closely replicates the view seen by the human eye.

2. NATIONAL POLICY

2.1 The law relating to listed buildings is enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and of their settings (Sections 16 and 66). The law relating to archaeology is enshrined in the Ancient Monuments and Archaeological Areas Act 1979.

2.2 As the site has no direct physical impact on any designated or undesignated heritage assets, this High Level Heritage Assessment is intended to evaluate the potential impact of future development on the setting of those buildings identified in paragraph 1.2 and described in more detail in Section 4 and follows the approach set out in Historic England's *'Historic Environment Good Practice Advice in Planning 3'* [GPA 3] Second edition December 2017 as set out in Section 3.

2.3 The aim of GPA 3 is to assist in implementing historic environment policy in the National Planning Policy Framework [NPPF] although this guidance also states that the implications of development affecting the setting of heritage assets should be considered on a case-by-case basis¹.

2.4 Notwithstanding that GPA 3 defines the character of a historic place as the sum of all its attributes: its relationships with people, now and through time; features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes; and although Historic England's advice encompasses such matters as architectural, artistic or historical significance; the purposed of this initial High Level Assessment is to consider the potential visual impact (or otherwise) and initial archaeological matters from which further work might subsequently be necessary in the light of specific future proposals.

¹ Paragraph 17 (p.8)

3. ASSESSMENT PROCESS FOR ISSUES OF SETTING

3.1 The guidance in GPA 3 sets out a five-step process to assess the potential impact of sites proposed for development on the setting and significance of the designated heritage asset identified.

Step 1: Identification of built heritage assets and their settings

3.2 The map search facility of the National Heritage List identifies all statutorily designated national heritage assets but does not define their curtilages² or their settings [and does not identify locally designated heritage assets i.e. conservation areas].

3.3 The distribution of designated heritage assets in the southern part of the parish of Claydon is shown in Figure 2 in Section 4 and can be seen to fall principally into two small clusters: those along the Old Norwich Road to the northwest of the site and those in the vicinity of the redundant former parish Church of St Peter, but there is also the more remote, isolated listed Mockbeggars Hall situated a minimum of 420m to the southwest and separated from the site by the A14 Trunk Road and its long-established accommodation planting.

3.4 The setting of other listed buildings in the southern part of the parish including Claydon Hall on the plateau a minimum of 550m to the east, and Rise Hall and the redundant former parish Church of St Mary, Akenham - in a tributary steam valley to the River Gipping and in excess of 1,100m to the south west of the site - are not considered would be affected by any development of the site and have been excluded from this assessment.

3.5 No conservation area designation has been made on or near the site and it is understood that no draft or provisional list of non-designated heritage assets has been prepared or is under consideration³ for any properties in the vicinity.

Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

3.6 There is no proscriptive method for assessing significance, but heritage values are set out in Conservation Principles, Policies and Guidance (English Heritage, 2008)⁴, and this considers each heritage asset against these values. Whilst the British Standard Guide to the conservation of historic buildings [BS 7913: 2013] suggests a variety of additional potential values, the ones set out in Conservation Principles are generally recognised as those that are appropriate and proportionate to assess in this instance.

3.7 As an initial high-level assessment, architectural, artistic or historical significance is not being considered but their potential influence is noted, particularly archaeology (Section 5) as being matters that might fall for further consideration should detailed development proposals come forward.

Step 3: Assess the effect of the proposed development on the significance of the heritage asset

3.8 GPA3 sets out a suggested but not exhaustive list of potential factors that may affect the setting of a development site. These include location and siting; the likely form and appearance of the development; other effects such as landscaping and planting; lighting; change to the area's general character; changes to skylines or silhouettes; and other longer term or consequential

² Curtilage relies on case law, which in turn relies on professional opinion.

³ Where such non-designated heritage assets had been identified this would normally form part of the analysis of Step 1 under GPA3.

⁴ Anticipated to be re-issued by Historic England as a revised consultation draft in mid to late 2019.

effects. This initial high-level assessment is intended to scope out those designated heritage assets that might require such considerations (where appropriate) at a future pre-application or submission stage.

3.9 In any event, the list of potential factors set out in GPA 3 is intended to be use only as a guide dependent on the circumstances and needs to be applied on a case-by-case basis with a degree of common sense and not proscriptively.

Step 4: *Maximizing enhancement and minimizing harm*

3.10 This step generally relates to identifying and assessing potential impact during design, and the subsequent mitigation of harm through the design response to the heritage asset[s] concerned. This high-level assessment is considered to be a preliminary input to that process.

Step 5: *Making and documenting the decision and monitoring the outcomes*

3.11 This step has no relevance for the evaluation at this stage but is in any case a matter for the local planning authority to address should development proceed and upon its completion in conformity with the legislation and government policy at both national and local level.

3.12 Examination of the nature, extent and level of a heritage asset's significance are encouraged by GPA 3 but this should be considered proportionately (as is the precept in the NPPF) as it is recognizing that where proposals are not likely to be prominent or intrusive the potential effect on setting may often be limited to the immediate surroundings and may not involve development proposals.

VISUAL ASSESSMENT PRINCIPLES

3.13 The setting of heritage assets is the surroundings in which they are experienced but the extent of this is not always fixed and may make a positive or negative contribution to significance or may be neutral and may also change over time, for example in response to evolving villagescapes or landscapes.

3.14 In considering matters of villagescapes and landscapes two long-established visual principles are considered to apply namely:

[a] strategic or specifically significant views are sometimes defined (but often not) in planning policy documents and may have a heritage value in making places memorable but although such places may be experienced from single viewpoints, streetscapes and landscapes are appreciated dynamically and viewpoints constantly change when the roads and footpaths are traversed. Buildings or sites that may appear prominent in one location can promptly 'disappear' merely, for example, by the viewer crossing from one side of a roadway or footpath to the other or walking a short distance from one specific viewpoint to another or by the opening and closing of views consequent upon changes of topography.

[b] in some instances there may be screening (e.g. a nearby building, boundary hedge or other planting) between the viewer and the object. If the screening is close to the viewer the object behind will be often be completely obscured. As distance increases it is likely that more of the object will be revealed at least in part, but if the distance is considerable, the visual impact is correspondingly also reduced.

4. DESIGNATED HERITAGE ASSETS SETTING

4.1 The general distribution of the formal national heritage designations for the southern part of the parish of Claydon (and the western part of the parish of Akenham) is shown in Figs.2 to 4 by red dots.



Fig.2 Distribution of heritage assets in the southern part of the parish of Claydon in relation to the site

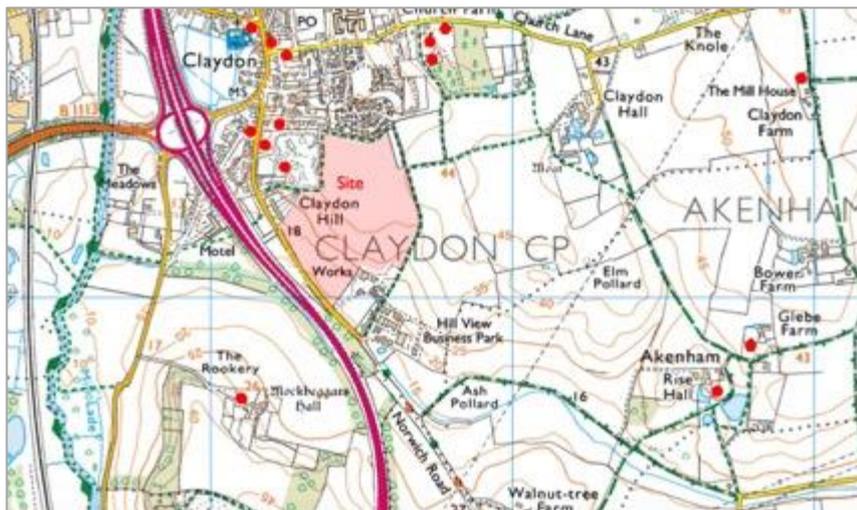


Fig.3 Distribution of heritage assets in the southern part of the parish of Claydon



Fig.4 Landscape setting in relation to distribution of heritage assets in the southern part of Claydon

4.2 For the purposes of this initial high-level assessment the designated heritage assets are principally considered and described here as two distinct clusters: those listed buildings to the northwest in Old Ipswich Road in the vicinity of the former chalk workings and those to the north in Church Lane around the former parish church and the more distant, isolated Mockbeggars Hall west of the A14 road.

The Old Ipswich Road Cluster

4.3 This comprises three listed buildings and a listed structure on or to the rear of Old Ipswich Road in the general vicinity of (the old) Paper Mill Lane. Land east of the main road was at one time a working chalk pit worked into the hillside from the road as shown on the Twenty Five Inch Ordnance Survey Map of 1883. (Fig.5) Comparison with Figure 4 above shows this land now substantially overgrown.



Fig.5 25 Inch Ordnance Survey Map 1883 showing clay pit - not reproduced to scale



Fig. 6 Current overgrown state of former chalk pit in Fig.5 with Listed buildings circled in red

'Limekiln', Old Ipswich Road

4.4 This dwelling was Listed Grade 2 in December 1955 [List Entry Number: 1251231, National Grid Reference: TM 13184 49511, Legacy System No.433462]. The listing was amended in January 1986 but only in so far as relating to the address (having been known until that point as Limekiln Farmhouse).



Fig. 7 'Limekiln' Old Ipswich Road, front elevation - note trees in grounds

4.5 This two storey detached former a farmhouse is of early or mid 15th century origin with mid 19th century alterations. It has an H-plan of the open-hall house type and a plain tile roof. It is timber-framed but was encased in red brick in the mid 19th century when the cross wings were given flat pilaster-buttresses and a dentiled eaves course. The wings have been hipped since 18th or 19th century and although the rear and side chimneys are 16th century or later, the fenestration comprises 19th century small-pane sash windows with cambered or flat brick arches and the six-panelled door (in the cross-entry position) are also 19th century.

4.6 In the vicinity of the building Old Ipswich Road has a gently curving alignment and runs downhill northward towards Claydon village from Whitton. 'Limekiln' sits at about 15m OD, slightly above the road, with the principal elevation facing to the west.

4.7 The curtilage is heavily landscaped with large mature trees to the frontage and this has established a curtilage with a secluded character when viewed from the road. To the rear the land is heavily overgrown and the rear face of the former chalk pit rises steeply to about 35m OD along the line of the public footpath skirting the west and north sides of the site.

4.8 Many of the self-sown trees within the chalk pit are long established and rise above the line of the footpath flanking the pit. This completely obscures the former farmhouse from the public footpath. The site itself is situated on a shallow plateau and comprises essentially flat topography from the public footpath eastward. The distance from the rear of 'Limekiln' to the footpath above the chalk pit is about 200m at the closest point.

4.9 A public footpath runs uphill from Hazel Rise, Claydon south and southwestward to Old Ipswich Road emerging adjacent to the business park access. There is no view of the listed building to the northwest along the valley side from the public footpath, not least because of the extensive intervening tree cover within the former chalk pit. Therefore it is concluded that prospective future development of the site would have no visual impact of the setting or heritage significance of 'Limekiln' as a building of special architectural and historic interest.

A limekiln, approx. 80m south east of Limekiln House

4.10 The name of this structure in the statutory list should not be confused with 'Limekiln' the former farmhouse (above). It was Listed Grade 2 in January 1986 [List Entry Number: 1262695, National Grid Reference: TM 13235 49430, Legacy System No.434324]. The listing address (cross referring to 'Limekiln House') did not reflect the change to the name of the farmhouse in 1986.

4.11 The kiln structure is described as a late 18th or early 19th century brick retaining wall to the front of bank [chalk pit face], with 1724 on a date stone that had been reset over a segmental-arched doorway. The structure was presumably more easily visible at the time of the 1986 listing survey than today as it is now subsumed within the dense undergrowth and self-sown trees within the chalk pit. The building could not be photographed from the public domain.

4.12 Because of the dense vegetation, the structure is entirely undetectable from the Hazel Close to Old Ipswich Road public footpath and consequently it is considered that there would be no inter-visibility between the listed structure and the site and there would therefore be no visual impact of the setting or heritage significance of the limekiln as a structure of special architectural and historic interest.

The Beeches, Old Norwich Road

4.13 This building is assigned a postal address in Old Norwich Road in the statutory list but faces north on to a narrow cul-de-sac of the same name comprising the listed dwelling and five other modern houses, all located on the south side.



Fig.8 The Beeches front elevation to eponymous cul-de-sac [35mm lens]

4.14 The Beeches was Listed Grade 2 in January 1986 [List Entry Number: 1263021, National Grid Reference: TM 13234 49582, Legacy System No.433461] is a two storey detached house of c.1840 with an asymmetrical front brick façade with a four window range. It has a double pile plan under hipped two-span slated roofs with chimneys of gault brick. There are nine bays divided by flat pilasters with simple capitals and bases and elliptical arches of gauged brick forming a blind arcade beneath the eaves along the whole frontage.

4.15 The listed dwelling backs on to the rear of the Chalk Pit and is at about 20m OD some 15m below the height of the northwest extremity of the site at a distance of about 130m. The landscaping within the rear curtilage together with the dense vegetation within the former chalk pit is such that there is considered to be no inter-visibility between The Beeches and the site viewed from the Hazel Close to Old Ipswich Road public footpath and therefore no impact of the setting or heritage significance of the dwelling as a building of special architectural and historic interest.

The Rooks, Old Paper Mill Lane

4.16 This is a small one-and-a-half storey early 17th century house with 19th and 20th century alterations originally comprising a hall and a two-cell cross-wing. It was Listed Grade 2 in January 1986 [List Entry Number: 1250928, National Grid Reference: TM 13142 49557, Legacy System No.433463].

4.17 Although it is timber-framed and plastered the north elevation to Old Ipswich Road was encased in red brick in the 19th century. It has a thatched roof with an axial red brick 17th century chimney and modern fenestration.

4.18 This dwelling is situated on the northwest corner of Old Paper Mill Lane and Old Norwich Road and sits below the road level and is well screened by boundary hedging and cannot be easily seen from the public realm on either Old Paper Mill Lane or Old Ipswich Road.



Fig.9 'The Rooks' elevation to Old Ipswich Road [35mm lens]

4.19 The building sits slightly northwest of 'Limekiln' [q.v.], which as noted above is secluded by virtue of its own heavily landscaped curtilage and the overgrown state of the former chalk pit. It is therefore considered to no inter-visibility between The Rooks and the site and there would therefore be no visual impact of the setting or heritage significance of the dwelling as a building of special architectural and historic interest.

4.20 None of these four listing entries or the site are covered by a designated conservation area, nor is there any draft or approved schedule of non-designated heritage assets (buildings of local interest) for any properties within the parish of Claydon.

The Church Lane Cluster

4.21 This comprises three listed buildings: the parish church of St Peter (Listed Grade 1), the Old Rectory, and garden wall structures 100m to the south (both Listed Grade 2). The churchyard, and land to the south is heavily landscaped or wooded with numerous mature trees and scrub under-planting, and the curtilages sit primarily within a topography that rises gently to the east around 40m OD.

Church of St Peter, Church Lane

4.22 The church was Listed Grade 1 in December 1955 [List Entry Number: 1250925, National Grid Reference: TM 13729 49846, Legacy System No.433454]. The church is now redundant and in the care of the Churches Conservation Trust.

4.23 Although mediaeval in origin, the church underwent major alterations in the Decorated Gothic style designed in 1850-52 for Revd. George Drury by the

Ipswich architect Richard Makilwaine Phipson who was Diocesan Surveyor. The original building consists of nave, chancel, west tower and north porch but the alterations include virtual rebuilding of most chancel and vestry, and addition of transepts and organ chambers.

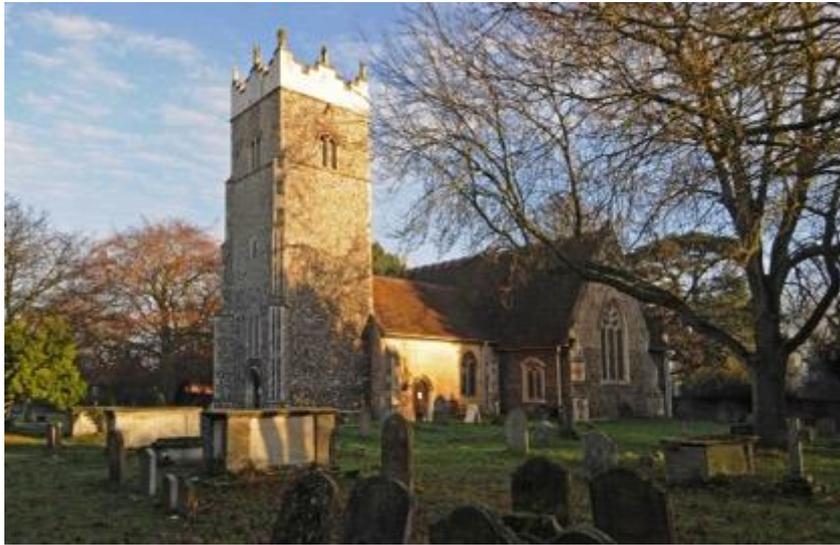


Fig.10 Church of St Peter, Church Lane, south elevation [28mm lens]

4.24 The building has flint walls, mainly rendered, with limestone dressings and at both west corners of the nave there are exposed long-and-short quoins of the 10th or 11th century. The 19th century work is in un-coursed small flints. The roof is plain tiled with crested ridge tiles and parapet gables and the tower is 15th century.

4.25 The church centrally sits within a large well-landscaped churchyard with a number of large trees and there is a separate landscaped curtilage to the rear (where a listed garden wall structure is located – see below). In a line from the church south west towards the site, at a further distance there are other scrub hedge boundaries, then the eastern extremity of the Hazel Rise residential development (albeit set into the hillside) and a long, north-south shelter belt of coniferous planting east of the site, the nearest point of which is over 300m from the church.

4.26 It is considered that visual principles [a] and [b] in paragraph 3.14 (page 6) would apply and there would therefore be no visual impact of the setting or heritage significance of the redundant church as a building of special architectural and historic interest.

The Old Rectory, Church Lane

4.27 The Old Rectory was Listed Grade 2 in December 1955 [List Entry Number: 1251130, National Grid Reference: TM 13788 49904, Legacy System No.433453]. At the time of listing this was described as a company headquarters.

4.28 The formerly rectory is of mid 16th century origin with major alterations of several periods. It is two storey with a 16th century parlour wing and 18th century service range with the central hall range rebuilt in c.1930.

4.29 The pre-20th century work is timber-framed and plastered and the building has mainly early 19th century fenestration to the (north) road front and 18th century fenestration to the (south) garden front. Some of the mid 19th century alterations to the house may have been designed by the Diocesan Surveyor Richard Makilwaine Phipson for the incumbent in association with the church works.



Fig.11 The Old Rectory, Church Lane from the churchyard

4.30 The house sits close to Church Lane to the northeast of the church and churchyard in a landscaped curtilage that extends well to the south. The comments in 4.25 about a lack of inter-visibility apply equally about the screening effect to the churchyard, land to the rear and other interposed field boundaries and tree belt and it is considered that there would therefore be no impact of the setting or heritage significance of the former rectory as a building of special architectural and historic interest.

Garden Walls, Towers & Grotto 100m SSW of the Old Rectory

4.31 The structures were Listed Grade 2 in January 1993 [List Entry Number: 1262545, National Grid Reference: TM 13741 49777, Legacy System number: 434326].

4.32 The works were carried out in the mid 19th century for the Rev. George Drury and comprise high walls around an approximately rectangular garden enclosure built in flint and brick with stone dressings. Drury was a Tractarian and eccentric and reputedly built the garden as a Biblical allegory.

4.33 There are pyramidal towers projecting on the northeast and southeast corners with another tower and polygonal spur-wall on the northwest corner with an underground grotto (now filled in). Some of the material for construction is said to have come from the transepts and chancel of St Peter's Church when they were demolished in 1850-52.



Fig.12 Garden Walls from public footpath to west [35 mm lens]

4.34 Although described as being situated south-southwest of the former rectory, the structures also sit south of the churchyard and are within an

encircling densely planted landscaped curtilage. The structures are closer to the site than the redundant church and former rectory, but the comments made in 4.25 about a lack of inter-visibility apply equally regarding the location of this garden structure.

4.35 As a consequence of the dense screening immediately to the rear and other interposed field boundaries and the more distant north-south coniferous tree belt to the east it is therefore considered that there would be no impact of the setting or heritage significance of the garden walls and towers as structures of special architectural and historic interest.

4.36 A public footpath runs from Church Lane, west of the churchyard and due south, emerging into an essentially flat landscape at the top of the plateau.

4.37 The farmland land to the south of the cluster of three listed buildings essentially a flat plateau landscape from the point where the public footpath emerges from the tree belt surrounding the listed garden walls. This effectively obscures the site completely from the north. Towards the south west a there is a screening, dense shelter-belt of trees in the middle distance seen from NGR 613758 – 249625. (Fig.13)



Fig.13 View from public footpath from Church Lane looking west with Hazel Rise (right) at NGR 613758 – 249625

Individual isolated buildings

4.38 Although there are other scattered, isolated listed buildings in this part of the parish and the adjacent parish of Akenham as shown in Figure 2, Claydon Old Hall (Listed Grade 2) to the east and Rise Hall (Listed Grade 2) and the redundant Church of St Mary, (Listed Grade 2*) [both in Akenham] as note in paragraph 3.4 (page 5) are considered to be physically and visually too remote to be affected by any potential development of the site. But consideration has been given to Mockbeggars Hall (Listed Grade 2*) west of the A14 Trunk Road.

Mockbeggars Hall, Paper Mill Lane

4.39 Mockbeggars Hall [List entry No: 1263022 UID: 433464 National Grid Reference: TM 13113 48664] was listed Grade 2* in December 1955. The list entry was amended in January 1986 and although the reason for this is not made explicit in the statutory list entry, it is thought to relate only to a change of address (as the property was initially defined as Old Hall).

4.40 The Hall dates from c.1621 (dated on the gables) and is a manor house of two storeys with attics built in local red brick under a plain tile roof. At each side are taller flanking cross wings with Dutch gables that sit slightly forward of the central entrance façade. (Fig.14)



Fig.14 Mockbeggars Hall Entrance Front facing north-northeast [Source: Google Images]

4.41 Originally there was extensive quoining and other plaster ornament to simulate limestone dressings, but this was noted as much decayed in 1955. To the first floor there is a complex moulded band of brick, and another of simpler form at the attic floor. The cross wings have substantial but truncated octagonal chimneystacks to the outer slopes and there is a central axial chimney, also with octagonal flues over the entrance front but this is a 19th century insertion.

4.42 The north (entrance) elevation is fenestrated by mullioned and transomed windows with iron casements and leaded lights. The window surrounds were originally of plastered brick, but four were renewed in limestone in the late 19th or early 20th century. The upper floor examples have moulded pediments.

4.43 There is a fine central entrance porch, also truncated above the first storey. The moulded round-arched outer doorway has a pair of Doric columns on square plinths, supporting a deep cornice. Above this is a remnant of a raised plasterwork motif.

4.44 The principal, entrance front elevation of the Hall faces north-northeast towards Claydon Hill on the east side of the A14 above the valley of the River Gipping to the west. The

4.45 There was an absence of planting immediately around the Hall in the mid 19th century but by the end of the century extensive woodland had been established to the west of the Hall on the escarpment and a tree belt to the northwest and appears from mapping evidence to have become more extensive in the inter-war era.

4.46 The tree cover has enveloped the sides of the Hall and tightly constrains the vista from the north front and is curtain-like in its effect in views towards the Hall from selective vantage points in the Gipping Valley to the north. By being set back within the escarpment tree belt there is a singular outward view perpendicular from the Hall entrance front directed north-northeast towards Claydon Hill.

4.47 The site slopes down from the plateau north of Claydon Hill at about 45m OD to about 15m OD at Old Ipswich Road and although the distance from the Hall to the southern extremity of the site is approximately 400m, the lower part of the site is obscured by the dense shelterbelt planting to the A14 Trunk Road and only the upper part of the site can be seen at a distance of approximately 700m as it rises above and behind the shelterbelt planting in the middle distance.

4.48 The location of the Hall discerned from the dog-leg on the public footpath on the east side of the valley on Claydon Hill [National Grid Reference 613366 – 249363] at 40m OD, as the human eye would see it, is shown in Figure 15.



Fig.15 View to Mockbeggars Hall and the Gipping Valley at NGR: 613366 – 249363

4.49 At a distance from that point of approx. 700m and separated by the A14 Trunk Road and the long-established deep lines of shelterbelt tree planting to the trunk road established in the 1980s.

4.50 It is therefore considered that there would be no material visual impact of the setting or heritage significance of the Hall as a building of special architectural and historic interest from the possible future development of any part of the site with the possible exception of the plateau part of the site above about 40m OD where the impact would be tempered by distance and would only represent a very low level of less than substantial harm.

4.51 The relative disposition of all the listed buildings relative to the site and the topography and other landscape features is shown in Figure 16.



Fig.16. Listed buildings (red dots) in relation to the site

5. ARCHAEOLOGY

5.1 The mapped distribution of archaeological records held in the Historic Environment Record for Suffolk⁵ is shown in Figure 17.

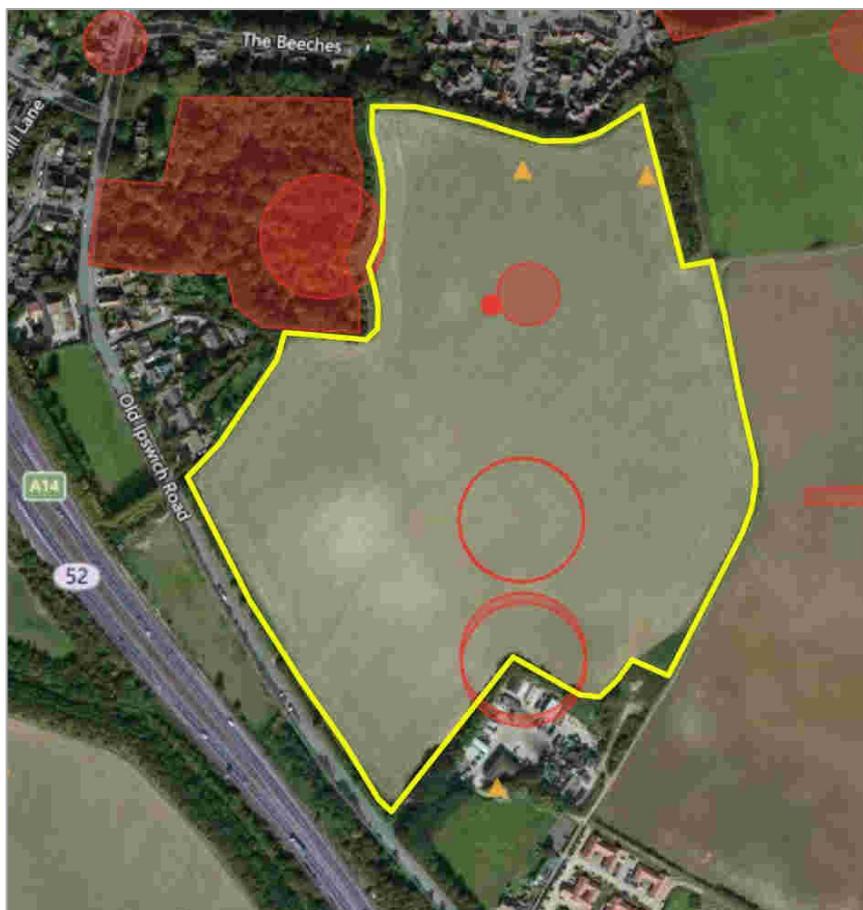


Fig. 17 HER record Source: Suffolk Heritage Explorer Map, Suffolk CC

5.2 This indicates the presence of spot archaeological finds [as yellow triangles] and areas of archaeological interest as red circles – to the centre and southern part of the site.

5.3 These records may require further detailed assessment and analysis and may indicate the potential for the presence of other buried archaeology.

5.4 The absence of any record of identified archaeology in the HER should not be taken as signifying that archaeological deposits might not be present.

⁵ <https://heritage.suffolk.gov.uk/map> Accessed 20-05-19

6. SUMMARY AND CONCLUSION

6.1 No designated or undesignated heritage assets are directly affected by the site.

6.2 It is considered that the principal heritage issues are ones of potential inter-visibility (or otherwise) regarding the setting of listed buildings and the potential for the presence of below ground archaeology.

6.3 This assessment therefore has evaluated the heritage impact on the setting and significance of designated heritage assets in four broad groups:

- the small cluster of three Grade 2 listed buildings and a listed structure in the near vicinity of Site A1 in and around Old Ipswich Road;
- the small cluster in Church Lane including the Church of St Peter (Grade 1) and adjacent Grade 2 listed building and walled structures;
- the potential impact on individual, widely scattered more distant buildings, particularly the Mockbeggars Hall (Grade 2*) west of the A14 Trunk Road; and,
- more remotely Claydon Hall (Grade 2) and buildings in the parish of Akenham including the Church of St Mary (Grade 2*) and Rise Hall (Grade 2) considered to be too remote from the site to have any heritage impact.

6.4 The small cluster of listed buildings in and around Old Ipswich Road are within an edge of village setting and are to the northwest of the site and separated by a large abandoned and heavily overgrown former chalk pit.

6.5 It is considered that by reasons of: relative location; distance; the undulating nature of the valley farmland topography and flatter plateau above; and the impact of field boundaries and shelter belts, landscape screening - particularly within the chalk pit but also within well established domestic garden curtilages - there would be no inter-visibility between the listed buildings clustered along Old Ipswich Road and the site. There would therefore be no visual impact on their setting or heritage significance as buildings of special architectural and historic interest.

6.6 The small cluster of listed buildings around the redundant Church of St Peter on Church Lane sit on the relatively flat plateau above and to the eastern edge of the village of Claydon. They are located to the north-northwest of the site and are separated from it by the well-established mature planting of the churchyard and within the rear (south) curtilage of the former rectory and the associated listed garden structures.

6.7 The secular curtilages in particular are deep and heavily planted to the south providing an effective and complete screen from the adjacent farmland. Additionally there is a long, north-south shelterbelt of coniferous tree planting (shown in Figure 13) constraining views from these locations.

6.8 It is considered that by reasons of relative location, distance, the undulating topography and the impact of informal landscape screening in deep rear curtilages, particularly surrounding the churchyard and to the former rectory, that there would be no inter-visibility between these buildings and the site and there would therefore be no visual impact on their setting or heritage significance as a buildings of special architectural and historic interest.

6.10 With regard to Mockbeggars Hall sitting to the west side of the A14 Trunk Road off Paper Mill Lane, the landscape falls gently to the north and although the house elevated it is not positioned at a height sufficient to enables the village of Claydon to be clearly seen.

6.11 Woodland that has largely enveloped the Hall since the 19th century forming a curtaining effect where only the north entrance front has a vista and can only be clearly seen from the surrounding farmland immediately below or

at considerable distance from Claydon Hill. The Hall is not visible from the A14 road and almost all the farmland east of the A14.

6.15 While there would be a specific long distance view to the upper northerly part of the site from the Hall, constrained by the tree curtaining to either side of the north front and the view would be further tempered by the lower part of the site closer to Old Ipswich Road being screened by the dense shelterbelt planting associated the A14 Trunk Road.

6.16 Consequently it is considered that there would therefore be negligible impact on the setting or heritage significance of Mockbeggars Hall as a building of special architectural and historic interest.

6.17 With regard to three other widely scattered listed buildings noted in this assessment, that are all considered that as a consequence of distance, orientation and topography they would be too remote from the site for there to be discernable impact from any future development proposals.

6.18 Claydon Hall sits well to the east of the site at a minimum distance of 550m on flat plateau landscape and is also partly screened by shelterbelt planting to the north east part of the site and by curtilage landscaping to the Hall.

6.19 Rise Hall and the Church of St Mary, Akenham sit well to the southeast of the site a minimum distance of approximately 1.1Km from the site and are obscured in the landscape by the easterly slope a shallow valley formed by a tributary stream of the River Gipping. Both the Hall curtilage and the churchyard also have long established mature boundary screen planting and field hedgerows and it is considered that there would therefore be no visual impact on the setting or heritage significance of these two buildings of special architectural and historic interest.

6.20 The Historic Environment Record for Suffolk indicates the presence of past spot archaeological finds and areas of archaeological interest to the northern extremity of the site and this may require further detailed analysis regarding the potential for further spot archaeological finds. The absence of any identified archaeology in the records of the Suffolk HER for the remainder of the site should not be taken as signifying that archaeological deposits might not be present.

Summary

6.21 Overall, it is considered that in heritage terms the likely impact of the development of the site would have no material impact on the setting and heritage significance of the designated heritage assets in Old Ipswich Road, Church Lane and that with regard to Mockbeggars Hall there would potentially be a possibility of a very low level of less than substantial harm to the setting and significance of Mockbeggars Hall from the upper, northern plateau of the site, tempered by distance [and that this would be capable of potential amelioration by the appropriate siting and landscaping by condition in any future development proposals were these to be submitted and approved]. The heritage setting of Claydon Hall and the two listed buildings in the parish of Akenham are not considered would be affected by any future development proposals.

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Authorship of this Assessment

The author of this report is Bob Kindred MBE BA IHBC MRTPI - the former Head of Conservation, Urban Design & Planning Policy at Ipswich Borough Council with nearly 40 years experience in the heritage sector. He was awarded the MBE for services to heritage in 1999.

He is a member of the Council of the Institute of Historic Building Conservation; a Trustee of the Ancient Monuments Society; a Casework Panel member of the Society for the Protection of Ancient Buildings; a member of the RIBA Suffolk Design Review Panel and, a member of the St Edmundsbury & Ipswich Diocesan Advisory Committee.

He was the Standing Special Heritage Advisor to the House of Commons Culture Media & Sport Committee 2005 to 2012]; part of the UK Commission for UNESCO 1999 to 2010]; and on the Main Committee of the Victorian Society 1987 to 1997.