



# BRETENHAM

NON-DESIGNATED HERITAGE  
ASSETS ASSESSMENT



Brettenham Parish Council

JANUARY 2024

## Introduction

The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a “positive contribution” to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets.

This Appraisal has been prepared to assess candidate buildings and features in Brettenham and how they meet the criteria set out as an example in Historic England's guidance on Local Heritage Listing (January 2021).<sup>1</sup>

Policy LP19 of the Babergh Mid Suffolk Joint Local Plan Part 1 (November 2023) states that “the Councils will have regard (or special regard consistent with the Councils’ statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests<sup>31</sup> and their significance, including consideration of any contribution made to that significance by their setting.”

Paragraph 209 of the National Planning Policy Framework states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”



Local Heritage Listing:  
Identifying and Conserving Local Heritage

Historic England Advice Note 7 (Second Edition)



## Appraisal

The following pages provide an assessment of each building or feature identified in the Pre-Submission Draft Neighbourhood Plan against the Historic England criteria.

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: ‘Heritage assets ... can also provide meaning for communities derived from their

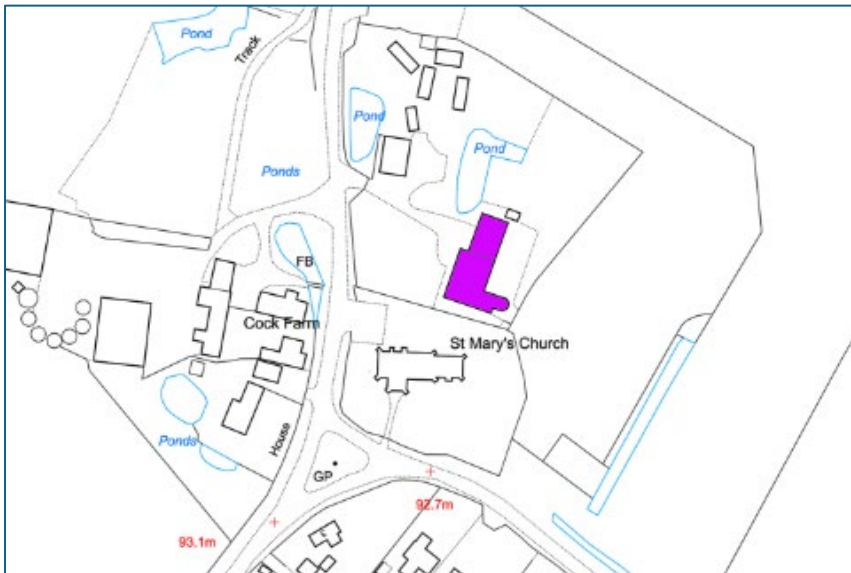
<sup>1</sup> [Historic England 2021 Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 \(2nd ed\). Swindon. Historic England.](#)

Criterion	Description
	collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Maps in this document are reproduced from the Ordnance Survey Map.

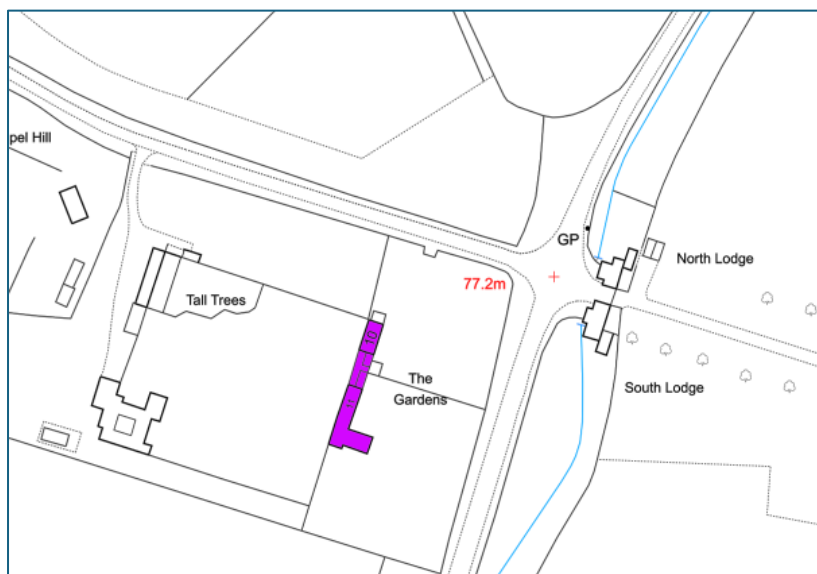
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## 1. Centre Academy



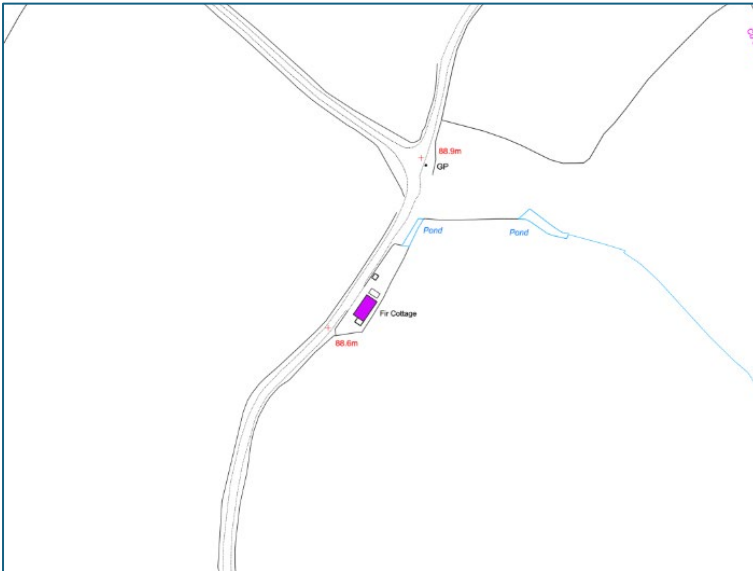
Building / Feature	Centre Academy
Address	Church Road, Brettenham. IP7 7QR
Description	A large attractive building of light Suffolk brick built in the 1860s, now housing a successful and unique special needs school.
Archaeological Interest	None known
Architectural Interest	The current building replaced the original Brettenham Rectory which originally served St Mary's Church to which it sits adjacent.
Artistic Interest	
Historic Interest	The building served as a Rectory until 1960 and after 20 years as a private house it became The Old Rectory School prior to becoming known as The Centre Academy. It is also the site of an ancient Windmill demolished in 1939.

## 2. 10 & 11 The Gardens, Bury Road



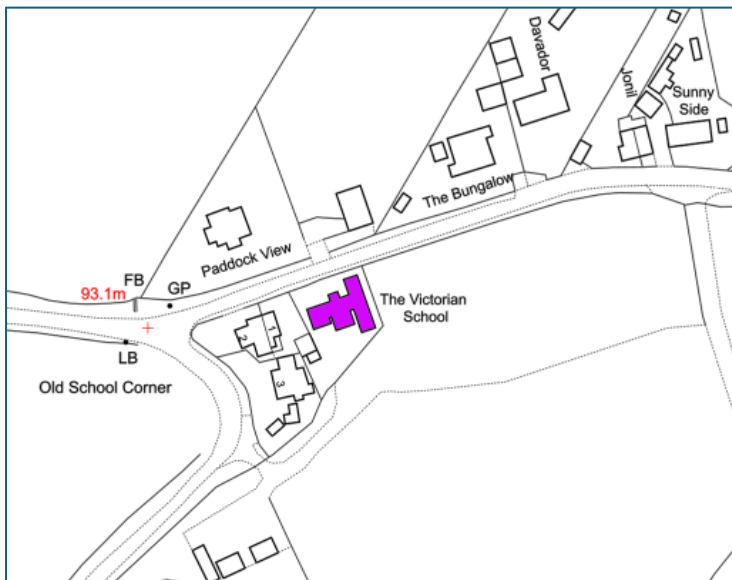
<b>Address</b>	<b>10 and 11 The Gardens, Brettenham. IP7 7PJ</b>
<b>Description</b>	A pair of Suffolk Red Brick cottages, circa 1911
<b>Archaeological Interest</b>	None known
<b>Architectural Interest</b>	Built by the Warner Family of Brettenham Park Estate to accommodate the Estate gardeners. The rear walls of the building incorporate the impressive wall of the extensive vegetable gardens.
<b>Artistic Interest</b>	
<b>Historic Interest</b>	The Head Gardener, a Mr Bly, lived at number 10 and used to sell the produce from the gardens from a stall between the two cottages.

### 3. Fir Cottage, Church Road



<b>Address</b>	Church Road, Brettenham IP7 7QR
<b>Description</b>	A detached, two floor, timber framed cottage with pebble dash render, painted. A mansard roof, now slate but originally thatched, built between 1700 and 1800.
<b>Archaeological Interest</b>	
<b>Architectural Interest</b>	Timber frame with original features, this cottage sits in open countryside and is the first property welcoming you in the village at the north-east end.
<b>Artistic Interest</b>	
<b>Historic Interest</b>	The cottage represents past life in the village, originally two farm worker cottages. The oldest deed relating to it shows it sold for £70 in 1882.

#### 4. The Victorian School, Old School Road



Building / Feature	The Victorian School
<b>Address</b>	Old School Corner, Brettenham IP7 7PB
<b>Description</b>	A single storey building of flint and light brick, incorporating the original school building dated 1841
<b>Archaeological Interest</b>	
<b>Architectural Interest</b>	The building still incorporates many of the external original features of the school, sited on what is now known as Old School Corner in the village.
<b>Artistic Interest</b>	
<b>Historic Interest</b>	The village school was enlarged in 1871 to accommodate 80 pupils. By the end of the 19 <sup>th</sup> century there was an average attendance of 50 pupils per week. It closed in 1908 when a new one was built – that school closed in 1959 with just 12 pupils.

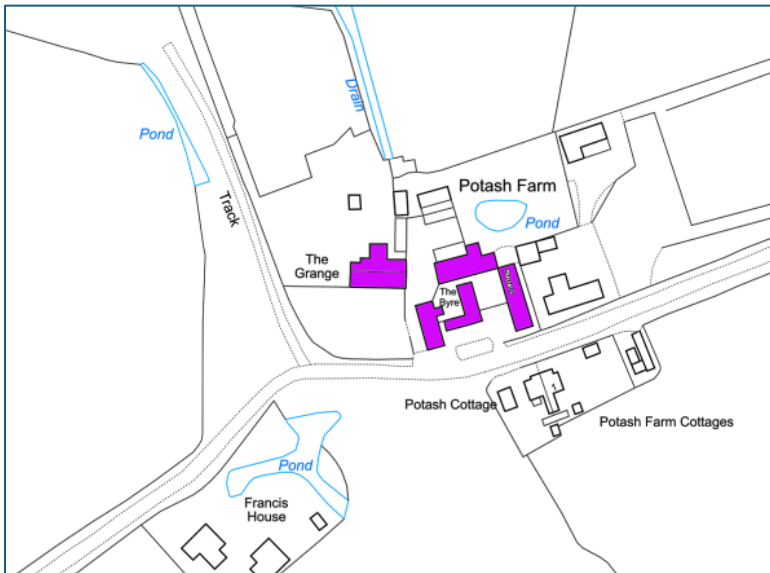
## 5. Village Hall, The Street



<b>Building / Feature</b>	<b>The Village Hall</b>
<b>Address</b>	<b>The Street, Brettenham</b>
<b>Description</b>	A Suffolk Red Brick single storey building built in the early 1900s. Situated in the middle of the village, a busy community hub used extensively for many occasions and events.
<b>Archaeological Interest</b>	None known
<b>Architectural Interest</b>	Built by the Warner family of Brettenham Park Estate originally as a reading room and public hall for the villagers. The building also incorporates one of the gateposts to the rear entrance to the original Brettenham Hall, now Old Buckenham Hall School.
<b>Artistic Interest</b>	None known
<b>Historic Interest</b>	As a reading room, newspapers were provided every day for the villagers to read. The Hall was conveyed to the village for £100 in 1956. In the 1970s adjacent land was acquired to provide car parking and the building was further extended in 2004 with the facilities and internal space being greatly improved to provide what the village enjoy today.



## 6. The Grange/Potash Farm



Building / Feature	The Grange and Potash Farm Buildings, Brettenham IP7 7PA
Address	
Description	A red brick house with dormer windows
Archaeological Interest	None known
Architectural Interest	This is a group of traditional farm buildings comprising the main house along with adjoining red brick buildings originally for housing livestock and a timber frame barn behind.
Artistic Interest	
Historic Interest	Date of build of house not known but records show it has occupied the site for many centuries. The stock buildings were built in the 1860s.