

Suffolk View

The publication of the Suffolk Preservation Society

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- **New SPS President takes the stand**
- **Suffolk 'Wealden' House traditionally repaired**
- **The new NPPF – winners and losers**
- ***Suffolk Beauty* photographic competition encore**
- **Society's 90th Birthday party 2019**

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Front: Great Bevills, Bures St. Mary

Back: River Deben



Founded in 1929, the SPS Charitable Incorporated Organisation Number 1154806 is working to safeguard the buildings and landscape of Suffolk.

SUFFOLK
PRESERVATION SOCIETY

Foreword

SPS Director, Fiona Cairns, writes



This summer saw changes at the top of the SPS - Lord Marlesford stood down as our President after twenty-one years of dedicated service and we now welcome Geoffrey Probert as our **new President**, see pages 5 & 26. Geoffrey will be known to many of you – a former High Sheriff of Suffolk, a businessman and a farmer, and also a SPS Trustee. He brings to the role immense knowledge of the County, its people and its values. We are delighted that he has accepted the role and I, and the Board of Trustees, very much look forward to continuing to work with him to promote the charitable objects of the Society.

An important part of our offer to members is **training** in areas relating to our work as a planning campaigning organisation. To date, the training we have provided has been very well received and the feedback has been most encouraging. This year we have extended the range of topics covered and have, for the first time, provided media training to groups regarding giving television and radio interviews, preparing press releases and handling the media. Mastering these skills is crucial to an effective campaign and we are busy preparing further training

relating to social media - stay in touch through our website. This autumn, for the first time, we are joining up with local landscape architect, Ruth Elwood, who will provide training for parish councils on landscape mitigation of residential development. This is a growing problem for communities across Suffolk who are facing challenges of medium to large scale housing estates on the edge of their villages. Understanding how to achieve a well-landscaped housing scheme that integrates effectively into the countryside is vital if our County is to retain the qualities that make it so beautiful. See pages 25, 26 and 27 for details of our events, past and future.

On the subject of development, this summer has seen the final release of the revised **National Planning Policy Framework (NPPF)**. A broad ranging document, see page 6 for analysis, that will alter our planning system to sanction even higher levels of housing provision. More significantly it places onerous duties upon local authorities not just to approve, but to deliver housing. A task that appears to many as impossible. CPRE declared the new NPPF as "*a speculative developers' charter that will lead to the death of the Plan-led system*". Perhaps those charged

with implementing the new rules will wonder if such campaigning hyperbole is really so far from the truth.

The Society was pleased to have been invited to the recent launch of the **Suffolk Design Guide Review**. The combined Suffolk Councils have been awarded a grant from central government to raise the standards of design of new development and a panel of experts has been commissioned to prepare guidance to support planning officers in the delivery of better quality design. We at the SPS have been calling for the updating of the old guidance, now over 18 years old and very much support this important initiative. It has never been more relevant or more timely, see pages 6 & 7 for more information.

Finally, on the subject of design, don't forget to submit your entry to our **Suffolk Beauty photographic competition**. We are celebrating good design, so please get involved and share with us what you think good design looks like. One thing is for sure – sooner or later there is bound to be a housing development appearing in your neighbourhood – show us what you think it should look like, see details on page 24 of the SPS **#suffolkbeauty** Competition.

Suffolk Design

Design is subjective – what is your view of good design?

Comment

SPS Chairman, Andrew Fane, writes



SPS Chairman, Andrew Fane, OBE

One issue on which all political parties and commentators seem to be agreed is that housing provision in Britain is a top priority and is often recognised as being in crisis, and yet despite almost relentless interventions the 'problem' doesn't seem to get any better. Despite the critical nature of this issue we have as a country now had 16 housing ministers in 17 years (so it is clearly not a party political point) and 5 of those passed through in the last 3 years following ministerial reshuffles. Observers with a close interest like SPS have difficulty reconciling the clear importance of the issue with the merry-go-round in leadership that makes a solution so much harder.

Let me put a few more local factors

into perspective. First, SPS has never been NIMBY about house building in Suffolk. We know that to house its people properly our county needs to deliver more truly affordable houses in our towns and villages for local people, particularly the young who will have to move away from home if we collectively fail them. What we argue relentlessly is that all new houses must be built in the right locations and they must be built to a good standard. Big estates of poorly designed, mostly market price housing attached to ancient towns and villages that lack jobs, schools, roads and other vital infrastructures are not good planning and we raise well-informed objections to them. Good housing which is well landscaped and respects the vernacular of its setting can always be designed and built and we complain vigorously when the planners fail to insist on this. They have the necessary powers and must summon the willpower to demand on good design.

Equally, planners must resist attempts from developers to reduce the proportion of affordable houses built on

their schemes after they have received planning permission. Newly announced initiatives from the Government to prevent developers from trying to restrict the numbers of affordable houses on viability grounds sound not unreasonable. Viability assessments will be standardised, more transparent and the price paid for the site will not be relevant but will these moves not reduce the appetite to actually build? And, furthermore, we can demonstrate that existing consents issued will take years to be built at current rates and so the planning system cannot be blamed for failing to give sufficient approvals.

By any measure we have a log-jam on a vital national resource and the merry-go-round at national leadership level can only be making the situation worse. A number of the recent occupants of this really important ministerial position have been highly able and motivated individuals but they cannot possibly show their worth as they spin in and out of office.

Our plea is to leave them in place and give them a chance to deliver for all of us.

The seat of Government



SPS – changes at the top

Lord Marlesford steps down as SPS President



Lord Marlesford

Speaking at the Annual General Meeting at Cockfield Hall, Yoxford on Friday, 8th June the President, Lord Marlesford, told Members that after 21 years' service it was time to 'move on'. He stated that it had been a great honour and privilege to serve and support the Society, and that it had been 'mentioned in dispatches' at the House of Lords on frequent occasions when he had had to declare an interest before speaking. He stressed that the SPS was a hugely important organization being the only defender in the County for the retention of beauty, through the planning system, endeavouring to hand on the special character of Suffolk. This was an important time, the planning system

was broken, but the SPS was, nevertheless, continuing to fight the battle to safeguard and promote the best for the Suffolk interest, and the County would not be as it was today but for this professional pressure. Knowing of the huge challenges ahead Lord Marlesford wished the SPS much future success in its aim to secure a County worth passing to the next generation. He also offered his successor in the post many good wishes.

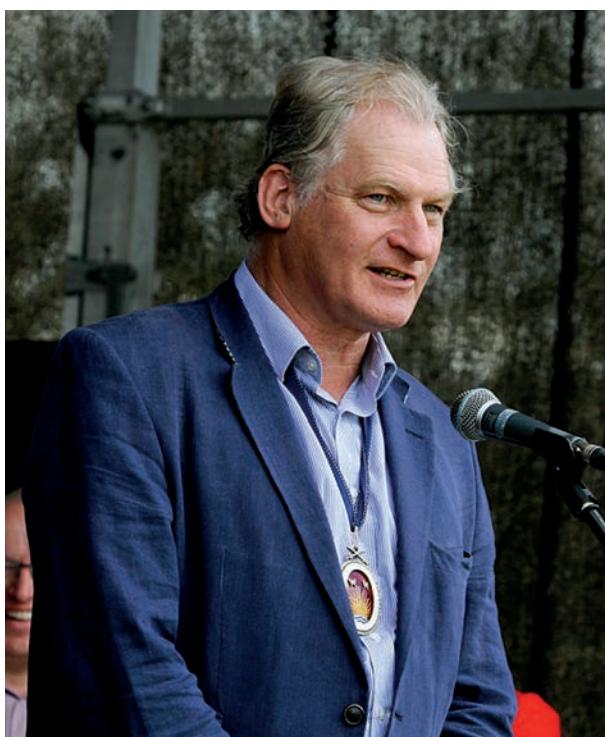
Before continuing with the business meeting Andrew Fane, Chairman, said how generous Lord Marlesford had been in giving his time and energy to the Society over such a long period. He had led many national charities and organizations and continued to be a distinguished

member of the House of Lords. The Society had been fortunate in all that he had been able to bring to the position. Lord Marlesford was presented with a small gift, a framed 17th century antiquarian map of Suffolk, in appreciation of his long and valuable service, with many thanks and good wishes from its Members.

Geoffrey Probert to become President

Geoffrey Probert was the former Executive Vice-President for the global company Unilever Corporate Holdings Ltd. His business experience, from 1976 to 2012, on all sides of commerce and industry saw him become the director of a £3.5 billion corporate company. He now runs the family farm in the Stour Valley, and is custodian of a Grade II* Tudor house with a 13th century chapel. In 2017 he was privileged to hold the Office of High Sheriff for Suffolk which he considered a great honour.

Geoffrey has been a Trustee of the SPS CIO since 2014 giving his experience and support to the Board for the last five years, so the Trustees are particularly delighted that he has agreed to become the new President and they look forward to his continuing support for the future of the Society.



Geoffrey Probert Photographs: courtesy of the EADT

Quote of the Issue

"Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society."

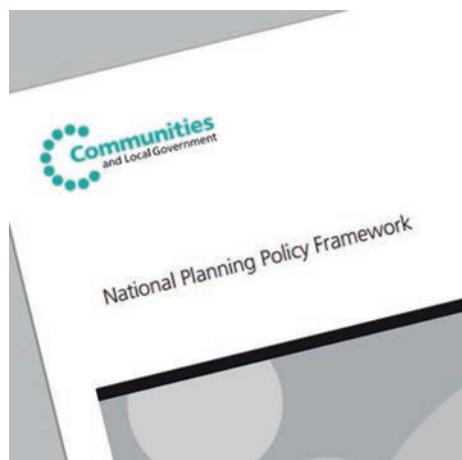
– I.M. Pei, FAIA, RIBA – International Architect

"There is nothing so beautiful, lovable and moving as the English countryside."

– Stendhal, (Marie-Henri Beyle) *The Red and the Black* published in 1830

The new National Planning Policy Framework – winners and losers

SPS Director, Fiona Cairns, steers us through the guidance



NPPF - the guidance document

In July, just as Parliament broke for a long leisurely summer, the long awaited revised National Planning Policy Framework (NPPF) was issued leaving planning professionals grappling with the implications. I will not impose such herculean labours upon you dear reader, but highlight the key messages that just might have a bearing on you, your family or your little patch of Suffolk.

Good News for –

Those in need of a home

In 2014 it was estimated that 1,900 homes per annum were being built across the county (Suffolk County Council Housing Survey 2014). The new framework specifies a method for calculating ‘housing need’ which, in short, will see an increase to over 3,000 houses a year (various 2018 Annual Monitoring Reports and Strategic Housing Market Assessment 2017). While this will almost certainly include an increase in the delivery of affordable housing, it will only do this as a bi-product of increased supply of private market housing, making even greater demands on our countryside, something which CPRE has voiced recently in the media.

Neighbourhood Plans

In practice, Neighbourhood Plans will be given greater weight in determining where communities want to see development, especially in cases where planning authorities have failed to allocate enough land for housing.

For those communities engaged in preparing Plans, Para 66 will be welcomed, which is a new requirement for local planning authorities to set out a housing requirement figure for each neighbourhood plan area. This will help to clarify how much land should be allocated for housing and will avoid the risk of developers seeking to exploit the situation with speculative proposals.

Lovers of good design

The importance of high standards of design is emphasised and a commitment to the creation of high quality buildings and places is recognised as ‘fundamental’ to delivering more homes. This clear pledge to raise standards in the built environment is very welcome. However, the capacity and loss of skilled design officers in the last ten years will make this a real challenge for many Suffolk local planning authorities. Chapter 12, ‘Achieving well-designed places’, is where this commitment is translated into policy. Effective engagement e.g. with local communities (including through workshops), the use of ‘local design standards or style guides’, and the refusal of permissions for developments of poor design are some of the ways the revised NPPF aims to achieve this objective. Crucially, the new framework requires local planning authorities (LPAs) to make sure that the quality of approved developments does not materially

diminish ‘between permission and completion, as a result of changes being made to the permitted schemes’.

Veteran Trees

The new document says that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees should be refused. The inclusion of individual trees is a significant improvement from previous versions of the framework which referred only to woodland.

Our heritage

The new document helpfully clarifies that all harm to heritage assets is undesirable regardless of whether it is ‘substantial’ or ‘less than substantial’. Paragraph 193 states that ‘great weight should be given to the asset’s conservation [...] irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. The binary option provided by the earlier version of the NPPF has caused much consternation for conservationists and this clarification is welcomed. Other good news is the requirement for all local planning authorities to have access to a Historic Environment Record (HER), a collection of information about the nature and location of archaeological sites, to ‘predict the likelihood that currently



Pollarded Oaks, Mildenhall Picture: Paul Reed

unidentified heritage assets [...] will be discovered in the future'. Suffolk County Council maintains the County's HER which is a publicly accessible resource and can be found at <https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/what-is-the-historic-environment-record>

Non-Statutory consultees

Local Amenity Societies such as SPS are non-statutory consultees which means that our views are not always accorded the weight in decision making that we would like. The new NPPF encourages local planning authorities to encourage any applicants, who are not already required to do so by law, to engage with the local community and where relevant with statutory and non-statutory consultees, before submitting their applications. By involving local communities at the earliest stages of the planning process more influence on proposals is likely.

Bad News for –

Our Countryside

The new NPPF reaffirms the Government's commitment to 'significantly boosting the supply of homes' stating the importance of releasing a sufficient amount and variety of land for the delivering of more houses 'without unnecessary delay'. The *presumption in favour of development* is the overwhelming message of the document, merely clarifying the very limited exceptions where this will not apply such as in cases of designated landscape and heritage.

Policy Planners

The new document calls for updating of local plans every five years but if there are significant changes to local housing need then more frequent review will be necessary. This will place further strain on departments that have suffered massive cuts in government settlement over the last decade, directly affecting the number and quality of planning staff that remain in our planning departments.

Developers who avoid infrastructure payments

A new approach to viability is provided in the revised NPPF whereby 'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan'. In practice, this will reduce the likelihood of developers relying on their own viability assessments which minimise the financial contributions required by their proposals. This is good news for communities and good news for beleaguered local planning authorities who spend disproportionate amounts of their precious time arguing about who should pay how much to whom. Where viability assessments are



More large scale building developments

deemed necessary they will be based upon standard inputs and made publicly available.

Communities located near infrastructure

New guidance on the strategic planning for large scale developments and major extensions to towns and villages will be encouraged in locations where there is existing or planned investment in infrastructure. In practice, this means that parishes close to A-roads, train stations or major employers should prepare for the possibility of increased pressure for development, regardless of how small their settlement is.

Small and medium developers

A previous requirement for 20 per cent of local authority housing requirement to be delivered on small sites less than half a hectare has been reduced to only a 10 per cent requirement. This will directly affect small and medium sized builders who have been seriously impacted by the large volume housebuilders. According to the National Housebuilding Federation the number of housebuilders delivering 30 or fewer homes has more than halved from 5,156 in the last decade. By contrast the number of volume builders, those that registered 500 or more completed homes, stayed relatively constant, dropping by just one from 37 in 2007. The NHBC says larger housebuilders had increased their share of homes sold from 62 to 71 per cent of the market. As recently as 1995, firms building fewer than 100 homes were delivering more than a quarter of the UK's housing stock, but now they deliver just one unit in eight. A report from homelessness charity *Shelter* concluded that housebuilding in the UK is now the 'most concentrated and least diversified it has ever been' and that this is reducing our ability to meet housing targets; (source *Building Magazine*).



"We designed this house to fit sympathetically into the countryside...and now we can't find it."

Planning, Conservation and Heritage Overview

Update and comment
SPS Planner, Bethany Philbedge, writes

All SPS letters are available in full on its website.

HERITAGE AND TRAFFIC

Top of the list of objections to new housing developments from local residents is often '*our roads cannot cope with any more cars*'. Noise, congestion and a lack of parking are all cited as being reasons to object to development proposals. However, SPS has also been looking at the issue of traffic in terms of how it impacts on Suffolk's built heritage. Increasingly, we are arguing that the historic environment simply cannot accommodate any more development. Our historic streets were not designed for the quantity of vehicles and certainly not for the size of some vehicles which struggle through on a daily basis. We have all witnessed some very concerning examples of historic fabric materially damaged by vehicles where drivers have knocked into a brick wall or misjudged the overhang of a timber framed building – see *Heritage Matters* on page 19, the Wealden House. Local residents regularly take a photograph of the chaos caused by a long vehicle wedged in a tight place on a narrow street. Listed buildings, which are frequently located on the back edge of the pavement and are clustered within the historic centres of villages, are being blighted by the increased number of cars and larger vehicles using these roads.

Is this considered by the planning system? When consulted on applications which will generate more traffic movements, highways departments focus on safety issues, capacity of junctions and visibility. Conservation departments are limited in their responses to the direct impact of the proposed development on the historic environment. Rarely do we read opinion from consultees on the impact of the consequential increase in traffic, and guidance from Historic England or previous case law is also scant.

SPS regularly highlights the impact of the traffic on the historic environment as we feel this issue should not be ignored when deciding where to

locate new housing. The location of a proposed site for nearly 300 new houses in **Debenham** would result in a significant increase in traffic funnelling along Gracechurch Street, a narrow road lined with listed buildings. SPS objected to the size of the scheme as this will inevitably impact on the setting and character of Debenham's Conservation Area and listed buildings. In **Woolpit**, Mid Suffolk, councillors turned down an application for 50 houses to the south of the village on the basis that all additional traffic would pass through the centre of the village to reach the A14. The strength of this decision, the sole reason given for refusing the application, is to be tested at Appeal. In **Boxford** the nature of the historic environment at Swan Street lead to the refusal of an application for 27 houses which has also been taken to Appeal by the developer. Most of the traffic from the new development would have to negotiate Swan Street to the village centre and destinations beyond. Swan Street is a narrow medieval street lined with listed buildings many of which do not have off-street parking. The potential increase in congestion due to the character of the historic environment was key to the application being turned down by Babergh District councillors. We await the outcomes of these applications with interest.



Above: Debenham under pressure Picture: EADT

Below: A tight squeeze in Woolpit!



HOUSING DESIGN

We welcome the strengthened requirement for high-quality design in new housing development in the revised National Planning Policy Framework. While the need for new housing is accepted, SPS has long called for design standards to be raised. Suffolk deserves better than the ‘anywhere’ developments increasingly appearing on the edges of our towns and villages. The solution is to genuinely aim to incorporate local materials and details or innovative modern design. SPS argues against the bland off-the-peg schemes frequently offered by the larger house builders such as the Persimmon scheme at Thurston. We were therefore pleased when one developer was encouraged to amend its design for 45 houses on a village-edge site in **Woolpit**; their initial submission being a very dense grid layout more akin to a city centre location. We also applaud the Mid-Suffolk District councillors who refused to approve designs for new housing in **Elmswell** – referring to the development of 240 houses as ‘bland’ and ‘akin to homes built in the 60’s’. The developer, Crest Nicholson, has been instructed to come back with significant improvements. We need more decision makers to take this tougher stance. Meanwhile, **Hemingway Design** has been commissioned to produce a new **Suffolk Design Guide**. SPS was invited to attend the project launch event and will contribute towards the new online resource, due out in 2019, which aims to positively guide and support the design of future developments across the county.

5 YEAR HOUSING SUPPLY

Although communities in Babergh and Mid Suffolk were relieved earlier this year that both District Councils could now demonstrate a five-year supply of housing land, there is concern that this reprieve may be temporary. In practice, it should mean that fewer speculative proposals are put forward as applications can again be determined according to the Local Plan. However, the revised National Planning Policy Framework specifies a method for calculating housing need which will see an increase from approximately 1,900 to over 3,000 new houses a year in the county. All local authorities are likely to have revised housing targets as a consequence.

ENERGY INFRASTRUCTURE

Scottish Power Renewables (SPR) proposed two large offshore wind farms located off the Suffolk Coast and known as **East Anglia One North** and **East Anglia Two**. The scale of the turbines is unprecedented at around 300m and will have a visual impact on the Heritage Coast. Whilst not objecting to offshore wind generation, SPS has particular concerns regarding the significant onshore infrastructure required to support these schemes. SPS has noted that the scale of the onshore development tends to be downplayed in the media but the impacts on the area obliged to host it are substantial. SPS has objected to SPR’s preferred site for onshore substations very close to the village of Friston and supports the view of Suffolk County Council and Suffolk Coastal District Council that work should be carried out to explore the possibility of siting this significant energy infrastructure closer to the Sizewell site.

Local Planning Policy

In September SPS responded to the **First**

Draft Suffolk Coastal Local Plan.

Having reviewed the final draft local plan policy documents, it commented on the proposed sites allocated for new housing and on the District Wide Strategic Planning Policies on landscape and heritage. These follow on from its response to the Issues and Options consultation in 2017 - see page 12 and website for full response.

The Society has also responded to consultations on an Archaeology Supplementary Planning Document by Ipswich Borough Council, and the Final Draft Local Plan at Waveney – we also commented on the County’s Minerals and Waste Plan.



Friston – infrastructure in the wrong place? Picture: SASES



Scottish Power Renewables



County Courier

News and issues from the districts, amenity societies and members

Borough of St. Edmundsbury

Report by David Rees

Bury St. Edmunds is booming and thriving according to the press and local television, but as in other places shops are closing. Palmers, an old fashioned department store has shut and a large prominent site in the **Buttermarket** is vacant without a replacement plan. Argos, which was sited next door, has moved out of town and its location, once the Playhouse Theatre, is empty. The newly refurbished kitchen design shop in **Hatter Street**, once Tools & Things and later Bonhams, the auction house, has closed. The fabulous Art Gallery has been shut by the Borough Council and no use has been found for the fine Adam-designed first floor.

Some encouraging news is that the Queen's Head public house, one of the few free houses in the town which has been almost derelict for two years, is being refurbished and is opening as a venue/bar under the same ownership of a thriving restaurant a few properties along **Churchgate Street** – but do we need more eating places?

The solicitors too are abandoning the town centre. Burnetts have left Hatter Street and their offices have been transformed into an elegant residence and the huge historic premises of Ashtons Legal in Guildhall Street are now empty as they move to an industrial estate out of town. Bury is changing – **Guildhall Street** once full of professional premises is now largely residential. Change is inevitable but it is sad that the variety of uses in most town centre streets has now disappeared. Probably we shall get used to it all as things come full circle and Ashtons Legal are replaced by smart houses emulating the original dwelling of James Oakes in the 18th century.

At last the Borough has realised the need for an attractive functional link between the old centre and **The ARC**, a theme SPS and the Bury Society campaigned for decades ago. Now the purchase of the redundant Victorian Post Office enables this to happen, hopefully the plans will not disappoint.

We have been reminded recently of

our rich heritage of Georgian buildings by the use of Angel Hill and Chequer Square for filming of *The Personal Life of David Copperfield*. Artificial horse manure covered the roads and the modern lamp posts were discretely hidden by posters and drapes. Hordes of actors in Victorian dress filled the streets and then moved on to the Theatre Royal for further filming.

The Guildhall has been refurbished most elegantly and the ancillary buildings have been restored to their original functions. The rarely seen garden has been beautifully redesigned and the whole complex will soon be a great complement to the Bury tourist trail.

Greene King has finished their housing development in **Westgate Street** and **Marham Park**, a huge housing scheme towards Fornham, is well underway but housing schemes at **Station Hill** and **Tayfen Road** are yet to start.

After endless debates the waste disposal centre off **Compiègne Way** is going ahead with the support of some amenity societies but not by the SPS who did not consider this location to be the most appropriate planning resolution.

The Cathedral is now without

Palmers fashion clothing store has closed its doors after more than half a century trading in Bury St. Edmunds. Picture: courtesy of EADT newspaper



scaffolding for the first time in thirty years. The refurbishment and cleaning of the clerestory windows has been a revelation. The building is under fresh management with the appointment of a new Dean.

Borough of Ipswich

Report by Mike Cook, Ipswich Society

Ipswich Borough Council (IBC) bought the old sugar beet factory at Sproughton using their ability to borrow money at low rates. It was one of Babergh District Council's major employment zones and they have previously refused permission for a largely residential application but have now granted IBC permission to develop an Enterprise Park which will attract central government funding. Amongst the proposals for the 130 acre site are a car show room, a local retail centre, restaurant, pubs, takeaways, and an 80-bed hotel.

In 2006, consent for a 20-storey, 290 apartment building on the waterfront, with a theatre (the theatre having now been accommodated elsewhere), was granted. The project stalled because of financial difficulties in the 2008 recession finally resting with the Irish

National Bank. It has taken all this time and a £20m grant from Government funds to finish the skeletal '*winerack*' building which has been a prominent eyesore for ten years. Two additional storeys, and changes to the roof profile have been approved since. The developer is optimistic that the project will be completed next year.

Suffolk County Council's proposals for three new bridges were shown at the *DanceEast* building in Ipswich, early in March. The line of the main road bridge from **Rapier Street**, off Wherstead Road, to **Holywells Road** near Cliff Lane junction is projected to reduce traffic in **Star Lane** by 20 per cent but is cause for much concern for the residents of Gainsborough. Discussions continue on the regime for opening the centre section, vital for taller craft. The amended solution for the pedestrian/cycle crossing at the lock could well be the refurbished Ransome's swing bridge.

A fixed cycle/pedestrian bridge across **New Cut**, from **Felaw Street** to the Island site is planned but this would be disastrous for the future use of **St. Peter's Dock** by Stoke Bridge, (this area is reportedly the site originally settled by "The Angles in 600 AD" has been in continuous use ever since). It is vital that this useful bridge should be able to lift or swing so that vessels higher than 6 foot high can pass. The Ipswich Maritime Museum has a scheme which would restore St. Peter's dock at small cost but it would not be operable if the bridge is fixed.

'The Hope' (formerly Orwell Church), currently based on **Bishops Hill**, was granted permission to convert the former Odeon building at **Major's Corner** into a Church to open by summer 2019. The Hope Church is an evangelical, apostolic Presbyterian Church founded in Richmond, USA 30 years ago. They have attendances of 320 adults and 100 children at their two Sunday morning services. Additionally, they hold different events for children of all ages, daily small meetings and have a food bank and a charity shop. Thus another disused eyesore will find a good reuse.

Faithful's, the floor covering business in **Hadleigh**, wishes to move nearer to the national road network and work from a more modern warehouse. They have now received planning permission for a site to the north-east of the **Bury Road Retail Park**. There were objections locally and from SPS because it represented in planning



View of the Winerack development from out of town when work began on this project. It is a prominent build situated along the Ipswich waterfront. Picture: Angela Sharpe photography

terms 'creeping industrialisation'. They have now applied to use the old bacon factory site on the **Hadleigh Road** to erect a vast warehouse of 18,000 sq. metres, equivalent to two-and-a-half football pitches 120m x 150m x 20m high. If successful, this will be a relief to residents of **Old Norwich Road** but not to those in Hadleigh Road.

supply in excess of the Government's required five-year target. Babergh has now confirmed it has enough housing land supply for 6.7 years, while Mid Suffolk has 6.5 years.

Until now the number of speculative large scale housing applications has continued with SPS reviewing and submitting comments on applications in particular for **Bacton**, **Botesdale**, **Debenham**, **Elmswell**, **Glemsford**, **Stowmarket**, **Stradbroke**, **Weybread** and **Woolpit**. But now with a five-year land supply available the planning officers should once again be able to review all applications with confidence against the local authority's adopted planning policies, giving appropriate weight to these requirements and, hopefully, recommending refusal for the more unsustainable proposals from developers – that is, of course, if the 'goal posts' are not moved again!

In **Bures**, at Cuckoo Hill, SPS has supported residents in respect to six dwellings under construction by the Stemar Group located within the Conservation Area. The plans had significantly strayed from the originally approved ones, being constructed too high and too close to the neighbouring listed building. Despite Babergh's planners being advised back in autumn 2017, the developer was allowed to continue the build. The local MP, James Cartlidge, cited this case in Parliament when raising the issue of local authorities' reluctance to apply 'stop' notices on developers. The developer has since submitted an application for retrospective amendments to the consented scheme, which SPS objected to on the basis of the heritage harm and impact on

Babergh and Mid Suffolk Districts

Report by Phil Butler

You may recall my previous comments in early 2016, my previous comments highlighting the consequences of both Babergh and Mid Suffolk District Councils not having an adequately defined five-year land supply to meet their respective housing targets. Within the National Planning Policy Framework it states that in these circumstances the local authority's adopted planning policies will carry less weight in the decision-making process against the public benefit of delivering new housing needs, leading often to a presumption in favour of approval. This has resulted in a number of large scale applications, including ones that would normally be deemed unsuitable or inappropriate under the local authority's existing planning policies, securing approval.

However, as some of you will be already aware from the local media, from the beginning of July both Babergh and Mid Suffolk believe, as noted in their joint Annual Monitoring Report, that they can now adequately demonstrate a deliverable housing land



Bures, Cuckoo Hill Pictures courtesy of EADT

residential amenity, which has now been refused by Babergh's Planning Committee Members. It is possible that the Stemar Group will Appeal placing the blame on the planners for incorrect interpretation of the scheme.

At **Boxford Fruit Farm**, SPS has commented on the application from Konings Juices & Drinks UK Limited for extensive new warehouse and storage buildings to extend the former *Copella* juice complex and introduce a canning facility on the site within the Dedham Vale AONB. The Society argued that the enlarged business had outgrown this unsustainable and sensitive location and urged that relocation to a site nearer the main road network and outside the AONB should be sought. The application has now been withdrawn and a scaled down scheme is being proposed. SPS has been examining the new proposals and commenting as appropriate on aspects impacting on the landscape and AONB character.

Finally, I feel that local members should be made aware that over recent months the Society has become particularly alarmed over some poor decisions and recommendations being made by some planning officers with respect to applications effecting aspects of heritage. As a consequence SPS Director, Fiona Cairns, has written to the joint Chief Executive of Babergh and Mid Suffolk District Councils raising these concerns, citing recent examples at **Botesdale, Hadleigh and Chelsworth** where officers recommended approval despite clear harmful impacts to listed buildings. In the letter the Director has urged that the decision makers give due weight to heritage advice where heritage assets are impacted upon.



Suffolk Coastal District

Report by Phil Butler

Jo Rogers in her last report as Chair of the SPS Suffolk Coastal Committee, mentioned her concerns over the potential impacts from the on-shore grid connections required to support off-shore wind farms and in particular **Scottish Power Renewables' (SPR) East Anglia One North and Two**. To allow connection to the National Grid SPR will need to construct two connection stations alongside a new substation, the overall area required being the equivalent of some fifteen football pitches with buildings of up to 5 storeys high. Although not confirmed yet it is highly likely that this substation will also be utilised for the two new interconnectors being proposed to bring additional power from mainland Europe, requiring further above-ground infrastructure.

At the beginning of the year our Director, Fiona Cairns, met with representatives from SPR to raise SPS's general concerns regarding the substantial nature of the infrastructure. As a consequence of this meeting one of our trustees, Dr. Jess Tipper, now sits on SPR's Cultural Heritage Expert Topic Group, alongside the statutory consultees, including Historic England. This group is reviewing the approach SPR intend to take in assessing how their proposals impact upon the local archaeology and built heritage for any environmental studies undertaken.

Shortly after this meeting SPR set out for public consultation an area of search for the onshore infrastructure site comprising seven locations: three in the AONB and four outside.

However, this has been quickly refined down to one area, **Friston**, and they have now been consulting solely on this as the preferred location.

The Friston site raises serious concerns and SPS believe that this selection has been unnecessarily skewed through prioritising the integrity of the AONB without taking a more balanced assessment. SPS's view is that Friston, albeit outside the AONB, is still of significant scenic value, and worthy of protection. The approach is therefore wholly unacceptable. It is understood that Suffolk County Council and Suffolk Coastal District Council may have similar concerns and that further work to explore the wider strategic needs for energy infrastructure in the context of the Sizewell project is required, see also page 9

As with all National Infrastructure Projects the Inspectors take note of the weight of public opinion, so if you have a view it is important that you participate and make known your views. A campaign group (*Substation Action Save East Suffolk*), which SPS remain in contact with, has been established by local residents regarding the selection of Friston. SPR are currently suggesting that the final public consultation on the projects will happen early in 2019 with an intention to submit the Development Consent Application a few months later.

In September SPS responded to the consultation on the **Draft Suffolk Coastal Local Plan** which includes the preferred strategy for future growth, policies to help determine planning applications and sites to deliver new homes, employment land and community uses.

From the News-stand

Copy and comment



"To assist making the unacceptable acceptable we are issuing these rose-tinted spectacles."

Housing at 10 year high

Despite what we hear in the media, research published recently showed the number of housing units given planning permission had reached the highest level for at least a decade. Most of the increase, however, is still coming from larger housing development sites. The head of policy, Hugh Ellis, at the Town & Country Planning Association put this down to policy changes in the NPPF to ease the planning system for developers. "This is the product of straight down the line deregulation, and there's nothing good to be said about it. It's leading to permissions creating the slums of the future."

Hard words - but the rise in permissions reflects developers submitting more applications in response to strong housing demand, evidenced by sustained house price growth since 2010. This date coincides with the Government's introduction of 'the presumption in favour of sustainable development' which penalised local authorities that could not demonstrate the five-year housing land supply, leaving them vulnerable to speculative applications. But the areas that need housing have not necessarily seen the growth.

Housing is not being 'planned' but dumped, speculatively damaging sensitive places in the process. To reiterate CPRE's mantra "if we are to solve the housing crisis, we have to build more genuinely affordable homes, make the most of wasted brownfield sites and have policies that force developers to

build the right mix of housing across the country."

The recommendations of the *Raynesford Review of Planning*, expected towards the end of 2018, aims to inform short-term changes to the planning system, and its primary focus will be to provide a holistic appraisal of the kind of planning system that England needs. This document will come at a time when good planning is probably at its lowest ebb since 1947. The new NPPF is now finalised, for an assessment see pages 6 & 7.

Seventeen of the best?

In case you missed this Historic England has listed 17 bold, playful, brightly coloured post-modern buildings of the late 1970's to 1990's across six categories: culture, housing, education, civic, commercial and law, and ranging from Crown Courts in Cornwall, warehouses in Slough and housing schemes in London Docklands.

Post-Modern architecture emerged in the 1970s as a critical reaction to Modernism. In Britain it was closely associated with the economic boom of the 1980s. After a period out of favour, the 2011 exhibition 'Style and

Founders' Hall Photo: Chris Redgrave/Historic England

Subversion' at the V&A marked a revival of interest in Post-Modernism. The style was an important strand of late 20th century architecture, but post-modern buildings can be vulnerable to change and loss which is why the best examples have been selected for listing, see what you think. <https://historicengland.org.uk>

Founders' Hall, 1 Cloth Fair, London (Listed Grade II)

Built to the designs of Sam Lloyd of Green, Lloyd and Adams between 1984 and 1990, 1 Cloth Fair is a sophisticated late-20th century reinterpretation of the City livery hall. Lloyd's design incorporates fixtures from the company's former home, including ornate stained-glass windows and panelling oak doors. The gabled roofline echoes historic buildings in this part of the City.

Independent Review of build-out rates and post-Brexit regulation

Sir Oliver Letwin's interim report to the Chancellor of the Exchequer and the Secretary of State for Housing, Communities & Local Government identified that the "fundamental driver of build-out rates, once detailed planning permission was granted for large housing development sites, appears to be the *absorption rate* – the rate at which newly constructed homes



are believed, by the house-builder, to be able to be sold successfully into the local market without materially disturbing the market price. The absorption rate of homes sold on a site appears, in turn, to be largely determined at present by the 'type' of home being constructed ie: its size, design, context and tenure, and the pricing of the new homes built".

Oliver Letwin is also conducting a review into post-Brexit regulation with the Red Tape Initiative (RTI) which will identify the most important, least controversial opportunities for cutting red tape in a post-Brexit Britain. He is said to be particularly interested in Habitat Directives and the disparity between VAT charged on new build and on the repair and maintenance of historic buildings.

Green Action Plan Lost and Found?

In the last Issue of *Suffolk View* the Director, in her *Foreword*, welcomed the Government's 25 Year Environment Plan (25YEP) published just a few weeks before the draft revised National Planning Policy Framework (NPPF) in March, which has now been adopted. It set out how the Government would meet its objective to leave our environment '*in a better condition than we inherited it*'. The 25YEP is based on the recognition that the country's financial success depends on the 'natural capital' that nature provides free of charge, assets such as forests, minerals, fertile soils and without which our economy would fail.

Delivering the 25YEP, and securing our nation's economic success, will depend to a considerable extent on the planning system. The 25YEP contains references to planning and to working with Government to align planning policy with the aims and objectives of this Plan. We note that a number of disparities appear to have been reconsidered in the adopted version.

Given the profound influence that land-use planning has on the quality of our lives and the appearance of our counties, government departments should be aligned. Good planning has important benefits that affect both the built and natural environment, and all of us.

Let's pay for protection?

A World Wildlife Fund poll undertaken by *Populus* has found that 91 per cent of the UK public want the UK Government to pay farmers to protect nature. The poll also showed that people saw an urgent need for steps to protect our



natural world, with 85 per cent saying they believe there is less wildlife in the country than when they were children.

The UK Government is currently consulting on a new Agriculture Bill for England, which proposes that farmers be paid to take steps, such as planting hedges and farming organically that provide them with no direct income but help protect wildlife and nature. The new policy will replace the EU's Common Agricultural Policy (CAP), which will no longer apply in the UK, post-Brexit. This includes the future of payments to farmers which under the CAP total about three billion pounds per year in the UK. The CAP has been repeatedly attacked for the

Water Farm proposal for the Dedham Vale AONB Picture: Studio Bark, London



damage it has caused to wildlife and the environment with many calls for reforms.

Suffolk Design Review Panel

London based architects, *Studio Bark*, has a 'Paragraph 55' project before the *Suffolk Design Review Panel*. (Under the newly adopted National Policy Planning Framework Paragraph 55 is now Paragraph 79). This relates to building new isolated homes in the open countryside which would not normally obtain planning permission because of the sensitivity of the location. To pass this test the design should be truly outstanding or innovative; help to raise the standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.

The project proposed, named '*Water Farm*' is, say the architects, for a "new off-grid home for a young family with a strong connection to the area. Overlooking the Dedham Vale Area of Outstanding Natural Beauty, the proposal takes reference to the local vernacular to create a unique and innovative home in a rural setting, and suited to the practical needs of the family."

So a policy which was originally adopted for exceptional architecture in sensitive and designated locations has increasingly become one 'worth a punt' by enterprising architects. We would be interested to know whether *Suffolk Design Review Panel* think this new build proposal located in a designated AONB landscape is a worthy contender.

Heritage matters

Suffolk's 'Buildings at Risk'

- it is not all doom and gloom

Travelling around Suffolk what strikes you most is its wonderful variety of older buildings. They can be grand or humble, built of fine materials or just simple ones but they contribute hugely to its appearance and create a 'sense of place' that tells us where we are located in the Country, and something of the area's geological makeup. They are an important part of our vernacular inheritance and it is important that we pass on to the next generation this eclectic mix of historic examples from our past and avoid neglecting them which can so often lead to their deterioration and eventual demolition.

The Government's adviser on older buildings is Historic England and after assessing their worth compiles an 'At Risk of Dilapidation List' of Grade I, and II* and Grade II in London. Elsewhere Grade II buildings are covered by county Lists. They are graded

depending on their 'significance and type'. This could be historic, vernacular, industrial or social – the best examples which need to be saved and retained for the future. This List is retained by each local planning authority with a statutory duty to monitor them, and is of use to owners, developers, the general public and building preservation trusts.

National amenity societies also play their part in protecting special buildings from the past. The Society for the Protection of Ancient Buildings produces a quarterly list featuring old buildings that are in need of re-use and restoration which can be purchased at auction. SAVE Britain's Heritage has also been campaigning for historic buildings since its formation in 1975 by a group of architectural historians, journalists and planners and can respond rapidly in emergencies by speaking out for environmental

protection. Knowing what is out there and its historic value, whether grand or modest, is important.

The SPS works to defend, through the planning system, Suffolk's old buildings from demolition and harmful alteration and encourages appropriate repair.

Here we celebrate some of our County's traditional buildings which have been saved. They reflect sympathetic traditional repair methods and materials and honour the original in re-use. We applaud the owners who have had the foresight and enterprise to take on these buildings at the expense of their time and bank balance, and the craftspeople involved in continuing our traditional working methods, and the local authority specialist staff who have overseen their rescue. All have done such an important job in bringing our heritage back from the brink and we salute them.

BARN 30M SOUTH OF BARROW HALL, BARROW



A large semi-aisled barn dating from the early C19th, this was added to the At-Risk Register in 2000 following deterioration of the thatched roof. Consent was granted for conversion to office use, but this was not implemented. Following a new consent, the barn has been converted to a retail outlet for equine accessories, with the village

post office and a café in a later lean-to addition. Apart from the replacement of the original roof covering with clay pantiles, changes have been kept to a minimum. The interior has been enhanced by the removal of eight timber props. This is an unusually successful non-residential re-use of a large barn, with very little internal subdivision.

LAWSHALL HALL, THE STREET, LAWSHALL



Lawshall Hall was once a large mid C16th house of high status. It was reduced in size and remodelled in the C18th. When first added to the register in 2000 it had stood empty for about 50 years and was in very poor condition, with problems of access. The house then changed hands several times. It was re-roofed in 2005, and the main access brought into the same ownership. A major programme of structural repairs, including reinstatement of two C16th stone windows in the west wing, was completed in 2016. The cost of this work far exceeds the market value of the house.

16 MILL STREET, MILDENHALL



This C18th house stood empty and in poor condition for over ten years after the builders merchants use ceased. In 2011 consent was granted to a housing association (working with a private developer) for conversion to five affordable dwellings, with seven new affordable dwellings in the yard behind. The street frontage was enhanced by removal of paint from the gault brickwork and paired sash windows on the ground floor. The attached rear outbuildings, partly of C16 date, were also sympathetically repaired. The scheme includes a new shared-surface pedestrian link to the churchyard.



BADLEY GREEN FARM COTTAGES, BADLEY GREEN, BADLEY

Last used as farm cottages, this timber-framed house had stood empty for over fifty years when added to the Register in 2012. The lower portion is part of a medieval open hall house, to which a rebuilt parlour block was added in the early C17th. The house was sold along with surrounding farm land, and in 2015-16 was repaired for occupation by the farm manager. The work, to a high specification, included repairs to the timber frame, new breathable ground floors, replacement of cement render by lime plaster on timber laths, new single-glazed windows and re-roofing with new traditional clay pantiles. All serviced accommodation is within a new single-storey addition wrapping around the south-east corner of the building.



HOME FARMHOUSE, SOUTH ELMHAM ST. CROSS



This is a large timber-framed farmhouse dating from the late C16th with a C17th cross-wing. The decorative brick gable end forms part of a new parlour added circa 1580. Repair work has been exemplary throughout, with extensive work to the timber frame; replacement of concrete floors in *limecrete* and brick; reinstatement of arched wind bracing in the roof in reclaimed elm; new pargetted lime plaster; careful repair of the end gable including full reinstatement of the windows with handmade leaded glass. C17th schemes of internal paintwork were identified and conserved.

WALLED GARDEN AND SLIP WALL, FORNHAM PARK, FORNHAM ST. GENIEVE



Fornham Hall was demolished in 1951, leaving several late C18th outbuildings, now successfully repaired and/or converted to residential use. The most challenging of these buildings was the walled kitchen garden. This encloses 0.36 hectares with tall red brick walls, and is surrounded by an outer circuit of slip walls, an unusual feature. A range of lean-to bothies along the north wall was carefully repaired, reproducing features such as the horizontally-sliding sash windows. The south side of the wall had once supported glasshouses, and this was the inspiration for a fully glazed lean-to addition on the same footprint. This is triple-glazed, with blinds controlling solar gain. It contains the principal rooms of a distinctive new dwelling which responds positively to its splendid setting.



Heritage matters

Daubing Delights

- Sarah Partridge, from community-run Orchard Barn Environmental Education Centre at Ringshall, writes

The old daub is the best daub

Earlier this summer, a 'Wealden' timber frame house in Boxford was badly damaged by a supermarket home delivery van reversing against its front elevation, causing considerable damage. The owners, SPS Members, asked if I could reinstate wattle and daub panels in their building which dates back to the 1400s – the timber frame being repaired by K.E. Jones & Son Limited based at Newton Green. Old daub is always the nicest to work with because it has weathered for centuries and remixes well so I approached this task with delight.

Building with the local landscape

When people ask me what I do, I frequently tell them I build with mud and sticks. There are many things about this medieval form of construction that I love. Not least its green credentials

'Wealden' House in Boxford under-going repair

using a coppiced [woodland product](#) that supports traditional woodland management, and the low carbon footprint of digging one's own daub.

Harvesting the sticks

I visited Raydon Great Woods as I had estimated that I needed six hazel rods per panel and harvested four bundles of ten rods. The diameter varied from 1-2cm and the length needed to be as straight as I could find.

Close timber framing

Typically, our timber frame buildings in Suffolk comprise vertical wattles bound to three horizontal spars. The width of the panel varies according to the wealth of the person who had the house built and how much timber they could afford. The panels I reinstated were 30-40cm wide.

Flexibility needed

Hazel is coppiced on a seven-year rotation and it was the young and still flexible rods that I needed as I wanted to 'spring' them into place. I also needed 18 shorter but stouter pieces for the horizontal spars.

Instructing the builders

The builders engaged on site agreed to save all the old daub they had taken out of the wall. So instead of dumping this in a skip, as often happens, this veteran building material was salvaged for my use. Tip number one, if you ever have to disturb a vintage wattle and daub panel, always keep the daub. You can re-use every last bit of it.

Uncovering the past

Protecting my eyes and using my experience and judgement, and wishing to retain as much building material as possible, I took my lump hammer to the old daub panels and smashed it off



its medieval wattle revealing remarkably well preserved sticks, possibly 600 years old. I also found 'treasure' in the form of historic fabric.

Lime bast as a binder

I had read about the use of Lime bast, and only this year had started to harvest Elm bast. However, I'd never seen Lime bast before, and certainly not dating back as far as this did. This was my 'treasure'. What is bast? It's the layer just below the bark of the tree.

Elm bast

Earlier in the year I had harvested Elm bast for a craft project. I took a draw knife and removed the bark, then with a Stanley knife scored the bast with parallel cuts about 1cm apart along the trunk of the previously felled tree. Bast is 2mm thick and when the sap is rising will peel beautifully. It looks like leather.

Demolition time

Having broken up the old panels and removed the sticks and bast (and the occasional errant lumps of concrete and hard render) I was left with the most beautiful daub complete with 600 year old straw. I damped it down and set to installing new wattle.

Creating the infrastructure

There is an art to getting the horizontal spars to stay in place with minimal intervention from modern fixings. It involves an auger hole both sides and a chiselled groove from above one of the holes, not easy when the spacing between studs is only 30cm.

Stick management

In order to get a good fit the spar is cut over-size, inserted into the hole without the groove and then 'encouraged' down the groove with a maul. It was necessary to cut six sticks to length (or slightly longer than needed) and aim to wedge them into



Wattle sticks



Recycling old daub



Vintage mud and sticks

place between the sole plate and the wall plate. The pre-existing medieval shutter groove helped here as I was able to use it to hold the top of the sticks in place whilst I tied them onto the mid spar.

Modern versus traditional

I had to compromise on the choice of binding agent. I used baler twine. At least in a couple of centuries' time it will tell the story of the evolution of the building. And yes, there is an art to getting sticks to stay still long enough to bind them in place.

Foot power

With sticks restrained in place I set about reconstituting the daub. Without the provision of cattle or horses hooves, which would have been the method, I stomped fresh straw and a little newly dug boulder clay into the damp medieval daub. It developed really well, smooth and creamy and a delight to apply to the new wattle frame.

Challenges of retrofit

'Retrofitting' from just one side of the wattle framing is always a challenge and I was glad I had left hand holes between the sticks – that way I could prod the daub down behind the wattle and into the external lathes. It is a slow and exacting process for the fingers and whole body.

Mark in time

All in all, it is a great 'green gym' activity with sound environmental credentials. Not only have I left my mark on the fabric of this lovely building but I can honestly say it was a delight to do so.

Want to have a go?

If you are interested in learning more about this traditional craft, contact Orchard Barn, where I run [Wattle and Daub](#) classes – vital to keeping our old vernacular buildings in good order and this ancient craft alive. www.orchardbarn.org.uk



Vintage panel with fingerprints



Vintage panel with Lime bast binding



Recycled daub in new panel

Heritage Matters

News and update from the heritage sector

Heritage 2020 is the successor of the National Heritage Protection Plan (2011-2015). It sets out shared strategic priorities for organisations working together to maximize the public benefit of the historic environment in England, extending beyond protection to sustaining and promoting the historic environment in England, encouraging access to it and broadening knowledge for a variety of audiences. It provides a framework for collaborative working by the sector and involved around 46 people from 33 organisations through its working groups, and more through its events and social media, www.heritage2020.net The *Heritage Alliance*, of which SPS is a Member, sought input to an interim review that helped to assess sector engagement with the framework, the impact of the activities of the working groups, priorities for the remaining two years of the framework period, and view on the sector's priorities for collaborative working for 2020-2025.

Heritage 2020 - statutory duties

Heritage 2020 is the sector's collaborative initiative to sustain and promote the historic environment of England, encourage access and broaden knowledge for a variety of audiences. Many organisations within the heritage sector are concerned at the loss of heritage skills and expertise working within or advising Local Authorities. The Heritage 2020 Capacity Building working group has been seeking expressions of interest in a project to update an existing list of statutory services

One of Cressing Temple's Barns

imposed by Government on local authorities, as they relate directly or indirectly to heritage. This work will focus on the duties imposed on them by Parliament and, therefore, the need to retain the skills and expertise necessary to successfully discharge them. The future aim is for a sustainable network of local authority expertise available to developers and communities, much needed as the loss of professional advice at key planning stages is evident and regrettable.

The Society for the Protection of Ancient Buildings (SPAB) has put together a free downloadable *Campaign Toolkit* which is designed to give communities and campaigners the information they need to kick-start a local project. It contains guidance on how to be an advocate for the historic environment, how to get your voice heard and how to run a successful media campaign. It also gives guidance on how the planning system works and strategies for engaging with your local authority, MP and councillors with regard to proposals affecting your local area. Also there is guidance on how to acquire and repair a 'building at risk'. You can download the *Campaign Toolkit* from – www.spab.org.uk/campaigning/campaign-toolkit

Editor's note: The SPS has held heritage planning workshops for Member town and parish councils to provide an update on important recent changes in the heritage sector and assist councillors with 'best practice' when responding to heritage-related applications. We will be running another similar course in the Spring, see details on page 26.

SPS also held a practical training workshop on how to write the perfect media release for

Member amenity groups to demonstrate the ways in which they can make more effective use of mainstream media and social media to raise awareness of their heritage campaign, highlight their concerns about proposed developments, build a campaign team and target their messages to different audiences. For practical reasons numbers for this type of workshop were limited, but because of its popularity SPS will hold another session in the Spring, see information on page 27.

Sitting targets in tight spots

It has come to the notice of the SPS that there have been a growing number of incidents involving overly-large vehicles accessing narrow roads in villages damaging our built heritage. On page 19 there is a photograph showing the damage sustained by a commercial delivery van backing into an old timber framed house in Stone Street, Boxford, now requiring extensive repair. There are many examples of large vehicles trying to negotiate streets and lanes that are too narrow to accommodate them at the cost of our built heritage – let us have your examples to help us assess the vulnerable places.

Traditional building skills and building conservation courses 2018 – 2019

Cressing Temple Barns

New Design in Building
16th November, 2018

Timber Frame Repairs Lecture
1st February, 2019

Heritage Interpretation & Design
8th March, 2019

For details view website -
<https://www.placeservices.co.uk/courses>



Membership –

A gift or bequest leaves a lasting legacy – please get in touch

Membership Information

To discuss legacies and bequests or request an additional *Suffolk View* please telephone 01787 247179.

New Joiner's Membership – available by *standing order* online:
 Household - £30 per annum
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 Life Member - £500

CPRE membership available *online* from £3 a month via the SPS website link www.suffolksociety.org also direct www.cpre.org.uk

A warm welcome to new members

To new members of the SPS we extend a warm welcome and hope you enjoy your *Suffolk View* publication which you will receive twice a year as part of your subscription. It aims to keep you informed and up-to-date on many of the subjects we believe will interest you and should you wish to comment about any article or add to the debate please do not hesitate to contact us. If you would like us to forward a further copy of this publication to pass on to a prospective new member, please telephone 01787 247179, or email sps@suffolksociety.org

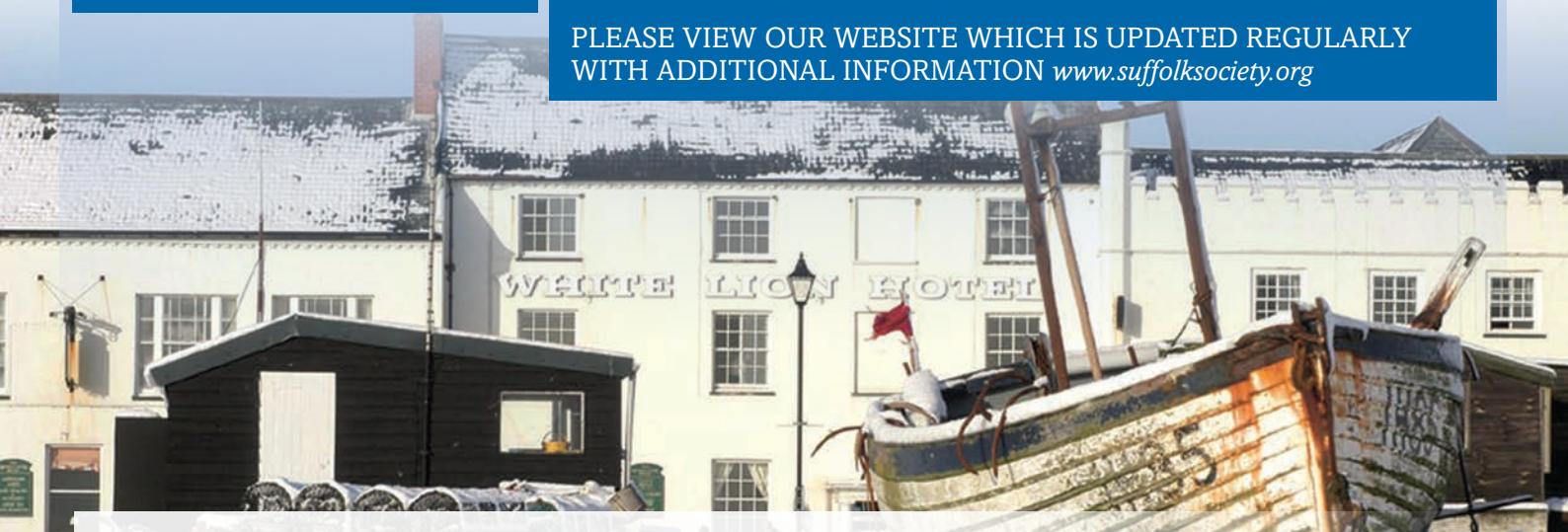
Please note that in May 2018 the EU General Data Protection Regulation came into force and replaced the Data Protection Act (1998), as explained in Issue 131. If you are no longer receiving information from us that you wish to receive please contact us.

GIFT AID is important to us. If you are an SPS member and a UK taxpayer, we can claim 25% of the total value of your donation/subscription in the tax year through Gift Aid. Please email or telephone the office to request a Gift Aid form if you have not already notified us, or download and print one off from the SPS website for completion and return to the SPS Lavenham office; this will enable us to claim the Gift Aid from HMRC.

The Charity Tax Group has highlighted new research on Gift Aid commissioned by HMRC which has found that there is an opportunity to increase Gift Aid claims among eligible donors. Donations to the value of 25% did not have Gift Aid added to them where the donor was eligible, contributing up to £560m to the value of unclaimed Gift Aid. As a follow-up to the research, there was a Gift Aid Awareness Day on 4th October, 2018.

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Suffolk Beauty Photographic Competition launched!

The second *Suffolk Beauty* photographic competition went live on 1st July on Radio Suffolk with the County's many skilled photographers being set the challenge of capturing beautiful examples of modern architecture.

The SPS is asking for photographs of a single or group shot of modern buildings which entrants really like and which exhibit good design. These can be located within Suffolk or beyond its boundaries.

As we know Suffolk is facing unprecedented levels of new housing in coming years and we are looking for

images that reflect fresh and exciting architecture that people are happy to live with and that Suffolk is, or would be, proud of. This could be anything from a single house to an entire housing estate or even a public building such as a doctor's surgery, community centre, new school or a pub!

For this particular *Suffolk Beauty* competition, the Society has partnered up with the **Suffolk Design Review Panel**, which was established to encourage high levels of design in new development, and **Archant Limited**, publishers of the EADT newspaper.

The deadline for submissions is 28th February, 2019. A panel will then select a short-list with the winner being announced in Spring 2019.

Any amateur photographer interested in submitting images should share them on the SPS twitter feed @SuffolkSociety using the hashtag #suffolkbeauty or send them via email as a jpeg image to bethany@suffolksociety.org

The full competition rules and regulations can be found via the Society's website: <http://www.suffolksociety.org/suffolkbeauty-photographic-competition-2018>

In our last competition we had a tough job whittling down the entries to a shortlist of 10. It was a difficult task as there were many excellent entrants with interesting and attractive photographs and they varied in their range. We are hoping to be faced with a similar set of difficult decisions this time around!

The SPS office has come up with some of their own ideas of good modern buildings in Suffolk to give a feel for the subject, but we feel sure there are hundreds of people out there who can do better. Capture your picture while you can - it's time to get snapping!"

Remember #suffolkbeauty



Cornard, Sudbury

Fiona Cairns, Director of the Society, explained the rationale for this year's focus.

"We are deeply concerned about new housing developments that have low levels of design quality and originality and make little or no effort to reflect or enhance the unique qualities of our County. But that isn't to say that there aren't examples of good modern buildings, both in their design and how they fit in with other buildings or the natural landscape."



SPS Events Review

All our events aim to raise funds for the work of the SPS.

The Evolution of Suffolk's Historic Landscape



Dr. Richard Hoggett

In April, a wide ranging audience including architects, landscape architects, academics and those simply with an interest in Suffolk, gathered together at Haughley Park Barn to hear **Dr. Richard Hoggett's** expert interpretation of the *Evolution of Suffolk's Historic Landscape*. Over the course of three hours this wide ranging lecture covered material from the Iron Age to the Cold War period, identifying every major cultural milestone of human history and examining how it was reflected in the ever-changing face of Suffolk's landscape. Richard's skill as a speaker was evident, keeping his audience hooked on the fascinating, unfolding story.

As a former lecturer on the Landscape History Master of Arts Post Graduate Degree at the University of East Anglia, it was evident that Richard's grasp on the breadth of man-made activity in the County was truly exceptional. Such was the success of the event that further talks are planned examining different aspects of Suffolk's absorbing evolution. Don't miss the chance to hear Richard's next lecture in May 2019 discovering the fascinating evolution of Orford, one of Suffolk's most historic coastal towns.

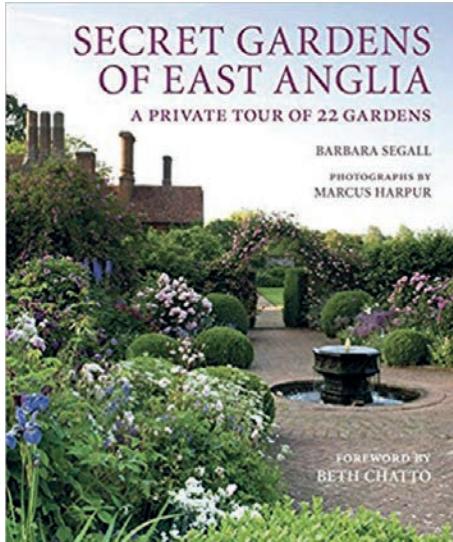
SPS CIO – Annual General Meeting

The June AGM was a particularly memorable, enjoyable but also poignant one. In the wonderful location of Cockfield Hall, Yoxford, Members wished the President, **Lord Marlesford** a very fond farewell after he had indicated that it was time for

him to move on. Before continuing with the business agenda Andrew Fane, Chairman of the Trustees, spoke of Lord Marlesford's generosity in giving his time and energy to the Society over such a long period. The Society had been fortunate in all that he had been able to bring to the position. He was presented with a small gift in appreciation of his long and valuable service, with many thanks and good wishes from its Members – see page 5.

The business meeting was followed by drinks and canapes which were served in the wonderful courtyard and surroundings of Cockfield Hall, a Grade I listed private house, dating from the 16th century, standing in 40 acres of historic parkland, by kind permission of Jon and Lois Hunt – the SPS is grateful to them for their continuing support.

This was followed by a very uplifting and enjoyable presentation given by **Barbara Segall**, distinguished horticulturist and garden writer, who had worked both in this country and abroad in pursuit of her passion. Her recently published book '*Secret Gardens of East Anglia*' was the subject of her illustrated talk which covered many beautiful gardens, and their equally lovely houses, both large and small, in Suffolk, Norfolk and Cambridgeshire and to which she added that although many of these were open to the public they each had their 'secret' interpretation, which she revealed in her knowledgeable approach to the subject. It was a most relaxing topic providing an interesting and enjoyable insight.



'Secret Gardens of East Anglia' by Barbara Segall

Media Training for Amenity Groups

In July, people campaigning on a variety of local planning issues came together for SPS's first Media Training practical workshop at the Riverside Centre, Stratford St. Andrew. The training was led by **Paul Simon**, of Isiah Consulting Limited who, having first identified the specific requirements of each delegate, showed ways to develop an understanding of how the media works and how to use different types of media outlets to communicate a message effectively. This was followed by a series of role-play exercises with volunteers giving interviews which were then analysed by the group. Finally, all the skills learnt were pulled together and the group was invited to write their own media release. The feedback was really positive and this style of small scale, interactive, practical hands-on training session will be adopted again for future training events, which will include managing social media. This is a subject we cannot know too much about as we face a future of increasing information interpretation. The success of your message is in the skill and understanding of how you present it. The next media training will be held at the Ansell Centre, Hadleigh on 2nd July, 2019.



What's your media message? Paul Simon shows how to deal with all things media.

Diary Dates

Support and enjoy events while raising important funds for the SPS!
Check the website for full details www.suffolksociety.org

BOOKING INFORMATION

All SPS events are open to members and their guests unless stated otherwise. However, some events may take limited numbers for obvious reasons so early booking is advisable. Please book through the SPS office, unless an alternative is given – Little Hall, Market Place, Lavenham CO10 9QZ, email address sps@suffolksociety.org or telephone 01787 247179. Cheques are payable to 'SPS' and upon receipt names will be placed on a list – tickets not usually issued. However, where tickets become necessary for a particular event, this will be indicated, and we request you enclose a stamped addressed envelope.

Events 2019

HERITAGE TRAINING DAY FOR CONSULTEES, COUNCILS & AMENITY GROUPS

LAVENHAM VILLAGE HALL

High Street, CO10 9QT

(Entrance through car park by The Cock Horse Inn
opposite Church)

March: Tuesday, 12th

Time: 10.00 am – 1.00 pm

Cost: £40.00 for up to 2 delegates

Free to Members

Increasingly, town and parish councils are the new front line in heritage management and play an important role as statutory consultees when changes are made to the historic environment through the planning system. This seminar, through case studies, will provide essential advice and skills, delivered in a practical way, when facing the challenge of safeguarding Suffolk's special heritage, its protected buildings, designated areas and their setting.

Heritage professional, **Bob Kindred** is a founding director of the Institute of Historic Buildings Conservation (IHBC). He is a casework panel member for the Society for the Protection of Ancient Buildings and a Member of the Royal Town Planning Institute since 1975.

A coffee break is included with time for assessment and discussion, see website for full details.

Lavenham Village Hall



FROM CASTLE TO COLD WAR - READING THE HISTORIC LANDSCAPE

ORFORD TOWN HALL

Market Hill, IP12 2NZ

May: Friday, 10th

Time: 10.00 am – 4.00 pm

Cost: £35.00

Open to all

This day-school examines the topography, settlement patterns, field systems and buildings which give Suffolk its distinctive historic landscape character, and explains the methods and techniques which can be used to 'read' the history of both land and coast scape around us. This day-school will be based in the historic coastal town of Orford and the theory of the morning session will be complemented by an afternoon walking tour to put the principles into practice. There will be time for assessment and discussion.

Dr. Richard Hoggett FSA MCiFA is a freelance heritage consultant, writer and lecturer specialising in heritage planning and has provided advice to individuals, landowners, local planning authorities and developers for over twenty years.

There will be a coffee break and lunch can be taken in Orford where there is a choice of pubs and cafes, or you can bring a packed lunch. Do join us for a day full of insight and interest.

Orford Town Hall



SPS CIO ANNUAL GENERAL MEETING

LAVENHAM GUILDHALL

Market Square, CO10 9QZ

Member's Annual Meeting

SPS/CPRE paid-up Members

June: Friday, 7th

Time: 6.00 for 6.30 pm for registration

The Annual Meeting will introduce the new SPS President, **Geoffrey Probert**, so we hope Members will be able to join us. It will also be one that sets out the Society's direction for the coming AGM year, as well as informing you of the CIO's progress to date. It is Members' opportunity to meet with your new President, the Trustees and the Director, and to enjoy a convivial evening with fellow Members. We look forward to welcoming you – more details and AGM papers will appear in the next Issue of *Suffolk View*.

Light refreshments will be available and an indication of attendance would be appreciated.

Lavenham Guildhall



SPECIAL EVENT

SPS 90TH BIRTHDAY PARTY

GREAT BEVILLS, BURES

Sudbury Road, Bures St. Mary, CO8 5JW

June: Thursday, 27th

Time: 6.30 – 8.30 pm

Cost: £10 per person

Members and guests

The Suffolk Preservation Society was formed in 1929 – ninety years ago and to celebrate this milestone in the Society's foundation the new President, Geoffrey Probert, has invited Members to Great Bevills, his home at Bures St. Mary.

Pevsner called 'Bevills', its former name, a 'spectacular house'. Great Bevills is a Grade II* listed late C15th timber-framed manor house built circa 1490 by Sir Richard Waldegrave for his son. The house was extensively restored in 1923 when the north and south gable ends were rebuilt and it has many fine features.

The gardens overlook the Stour Valley and are formal and Italianate in style with Irish Yews and mature tree specimens.

Why not take this opportunity, if you are not a Member, to join the Society and be part of our celebration? Your support helps us to work to retain the special places in Suffolk for everyone. In its 90th year there can be no more important cause.



Gt. Bevills



MEDIA TRAINING FOR LOCAL COUNCILS AND AMENITY GROUPS

HADLEIGH, Ansell Centre,

Market Place, IP7 5DL

(Access through Market Place turn left at the top and the venue is on the left.)

July: Tuesday, 2nd

Time: 10.00 am – 1.00 pm

Cost: £30.00 per delegate

Free to Members

Paul Simon runs his own public relations consultancy and is a freelance business journalist commissioned by Archant Limited. This workshop aims to demonstrate the ways in which campaigners and amenity groups can make more effective use of mainstream media and social media to raise awareness of their cause, highlight their concerns about proposed developments, build a campaign team and target their messages to different audiences. The session will involve a practical element aimed at writing the perfect media release.

Here is what delegates from the first seminar said.

"The event exceeded my expectations. Paul was excellent, engaging and comprehensive."

"The presentation was excellent, in particular the detail of how to do a press release."

Market Place, Hadleigh



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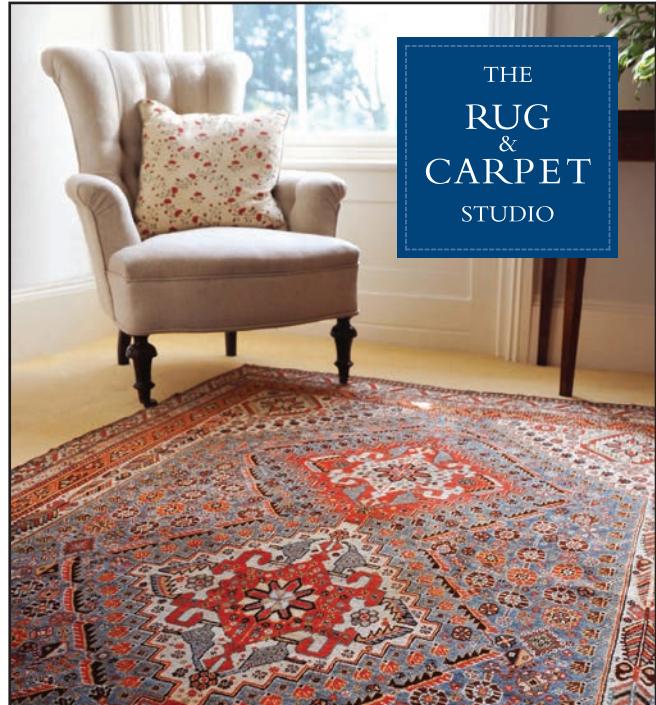
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Suffolk View is the publication of the Suffolk Preservation Society

The SPS ethos is to protect and enhance the quality of the countryside, towns and villages of Suffolk. Its work promotes protection for the built heritage and wider landscape and supports sustainable development while agitating for improved design in new build. With planning and conservation professionals based in Lavenham, and with the support of members throughout the County, it is well placed to take effective action through the planning system to retain the integrity of Suffolk for the benefit of everyone, and for future generations. It is the only non-political, independent charity in the County to represent this interest.

Please join today and become part of the action to protect Suffolk.

www.suffolksociety.org

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