



function:

**“..to preserve or enhance the character or appearance of areas of special architectural or historic interest”**

**What is a Conservation Area?**

Conservation areas are defined as *'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'*. The key legislation relating to the designation and protection of conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

Once an area has been designated as a conservation area, any works which require planning permission within a conservation area become subject to local conservation policies set out in our Local Plan and national policies outlined in the National Planning Policy Framework (NPPF). As the Local Planning Authority, Babergh District Council’s overarching duty, as set out in the Act, is to preserve or enhance the historic or architectural character or appearance of the conservation area.

Babergh currently contains 30 conservation areas which range from ancient manorial land north of the village of Bentley through to most of the village of Long Melford and large parts of Sudbury and Hadleigh Town Centres.

East Bergholt already has a designated conservation area but in line with its duty under S69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 , Babergh District Council is presently reviewing the boundaries under this section and has determined that there are additional parts of the area that should be designated as conservation area. Rather than create a new conservation area it is considered historically appropriate to extend the boundaries of the existing conservation area to include related areas of historic significance.



EXISTING BOUNDARY  
EAST BERGHOLT CONSERVATION AREA  
2026

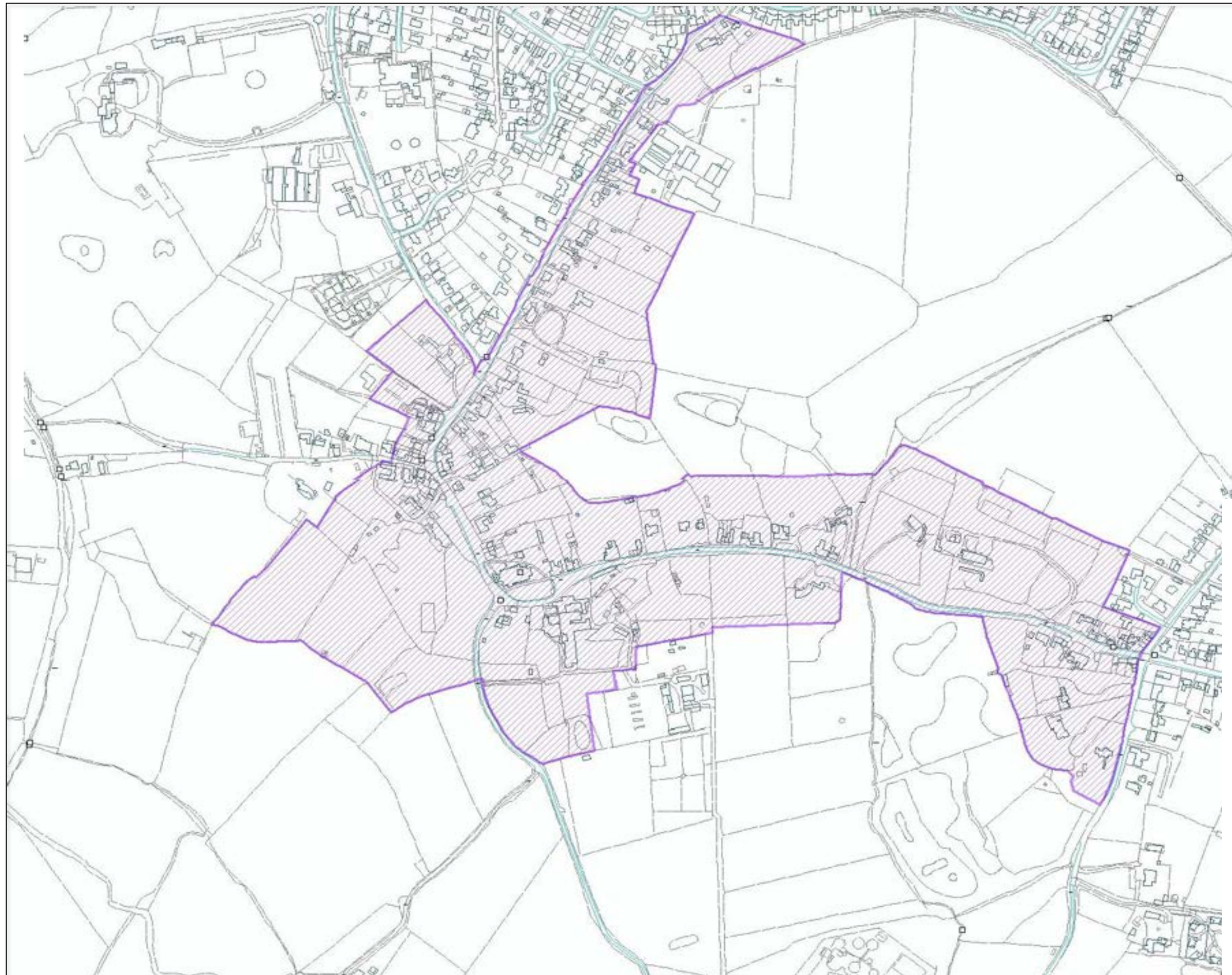



East Bergholt's existing conservation area was designated in 1970, and its boundary was drawn to focus on the historic built-core of the village.

In hindsight, it seems somewhat unbelievable that the historic importance of Flatford Mill and those areas around the village with a strong historic association with John Constable was not a factor that influenced the eventual boundary of the conservation area.

Another strange historic anomaly that applies to East Bergholt's conservation area is that it is one of only two of the Districts thirty [30] conservation areas where a Conservation Area Appraisal was never produced.

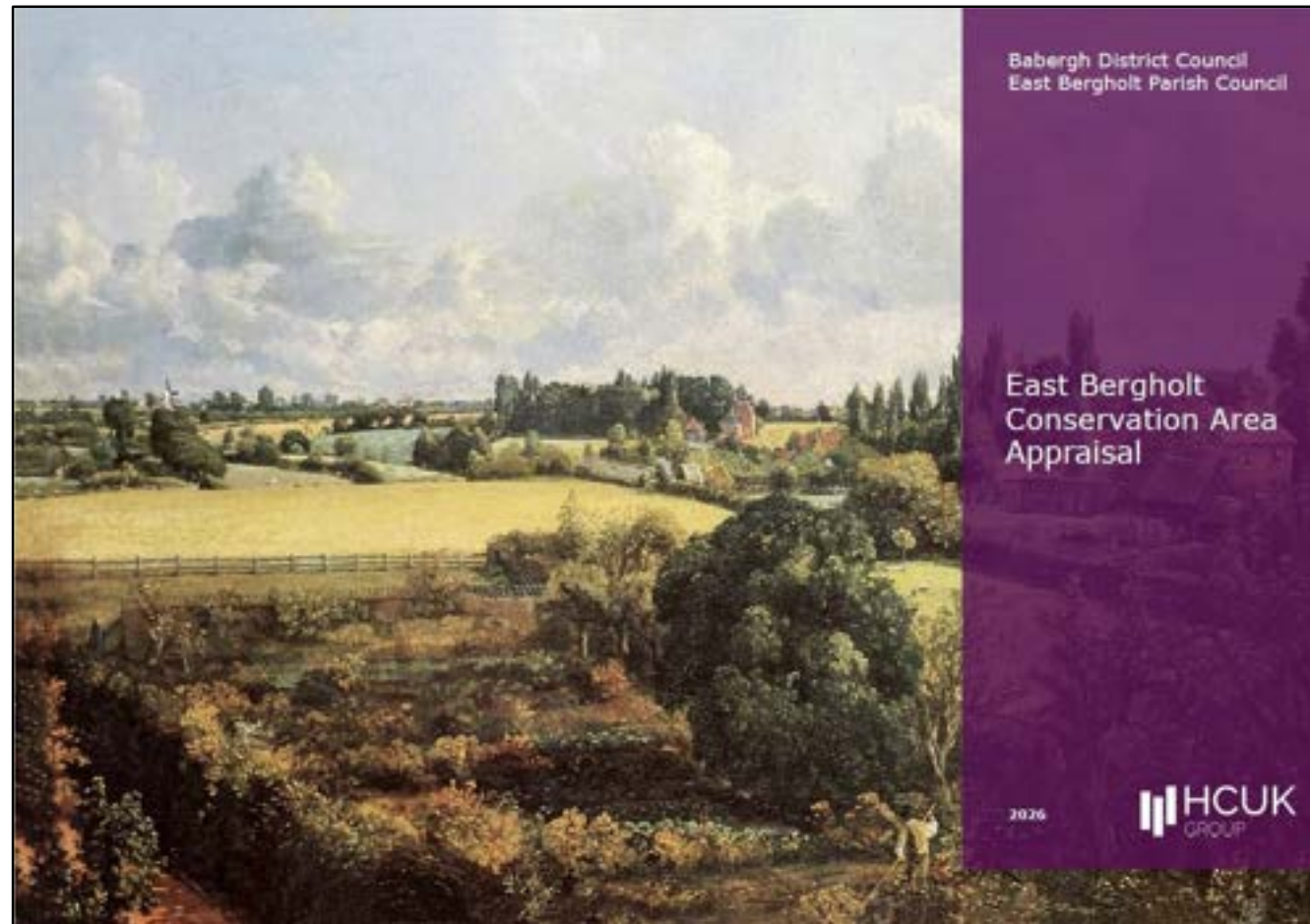
The current conservation area review seeks to address the above matters and ensure that areas with special historic or architectural significance the character or appearance of which it is desirable to preserve or enhance are brought within the statutory protection of a conservation area.



conservation area 



# WHAT IS A CONSERVATION AREA APPRAISAL?



## What is a Conservation Area Appraisal [“CAA”]?

Conservation Area Appraisals within Babergh are ultimately agreed by Babergh District Council but can involve, as is the case here in East Bergholt, significant community input in initial drafting. Babergh District Council has been pioneering an scheme whereby the initial drafting of CAAMPs is undertaken by Parish Councils and the community. The Bentley CAAMP 2025 was the first of this type to be agreed and another is underway in Sproughton.

A CAA seeks to describe the special architectural and historic character of the conservation area and those positive elements which are encouraged to be conserved. The document seeks to assist applicants who are considering making planning applications for works in a conservation area and to assist in the process of assessing and deciding on planning applications.

## What is a Conservation Area Management Plan [“MP”]?

This provides guidance to applicants and owners on how positive change and good quality design within conservation areas can conserve or enhance its special character or appearance. Management Plans also identify if additional planning controls are needed or are in place to protect the character and appearance of conservation areas from permitted development\* such as Article 4 Directions. A Management Plan for the extended East Bergholt Conservation Area will follow.

Once agreed a CAAMP {Conservation Area Appraisal and Management Plan} becomes part of the suit of documents that help the Council to decide planning applications within and adjacent to Conservation Areas.



# DRAFT PROPOSED EAST BERGHOLT CONSERVATION AREA APPRAISAL 2026



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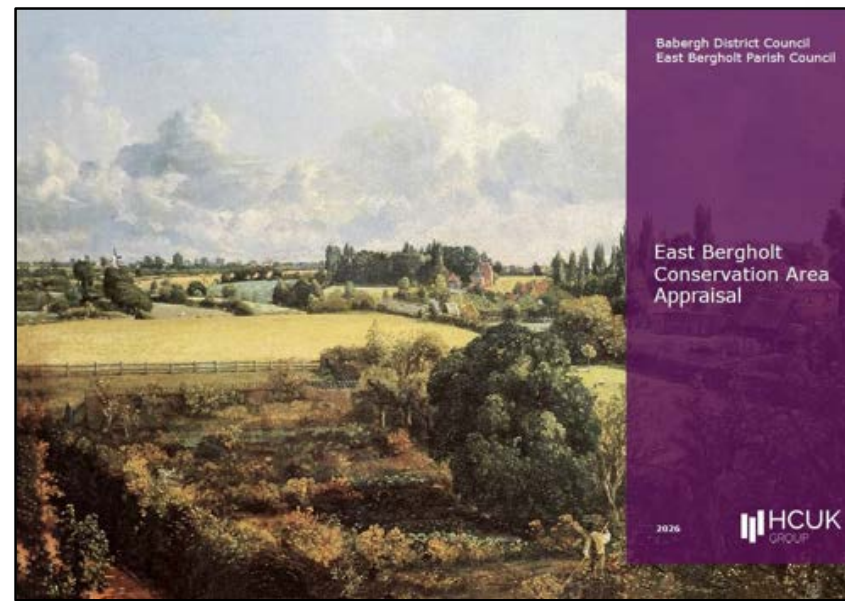
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## SUMMARY OF SPECIAL INTEREST:

### DRAFT PROPOSED EAST BERGHOLT CONSERVATION AREA APPRAISAL 2026



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- An ancient village with several centres of habitation (polyfocal) which was well established by Saxon times—the conservation area covers the historic core of the village and two satellite settlements which developed on the edge of common ground in the medieval period.
- Flatford is similarly ancient in origin and features archaeological clues to both the location of a former chapel, supporting East Bergholt Church, and a moated site.
- Gaston End is distinctive for the triangular shape of former tracks on East Bergholt Common and retains a parcel of open land which has never been developed even though the common was enclosed and developed elsewhere—it remains an important archaeological clue to the former shape of the village.
- The village and its satellite hamlets continue to have close relationships in terms of proximity and routes to surrounding land which has a high degree of continuity with a pattern of ancient field enclosures, medieval in origin. This enables a direct understanding of the way that small field parcels were created in the past to support the agrarian economy of the area.
- The village has a long history of religious nonconformity—a dissenters chapel being formally recorded in the 16th century though almost certainly building upon a much longer history.
- The two maps by Brasier compiled in the early 18th century offer unique documentary insight into the villages form at the start of the modern era, points of continuity between the maps and the village today enrich the historic values and special interest of the conservation area.
- The conservation area contains a high concentration of listed buildings which contribute to special historic interest in illustrating the progression of domestic history over time.
- The survival of a series of fine timber framed buildings with 15th century origins illustrate the wealth that had built up in the area when East Bergholt was an important centre for the wool and cloth trade. Field and place names continue to evoke this history.
- There are important ties to the Stour Navigation, an early navigable river route between Sudbury and Mistley Wharf. The majority of the distinctive double barges known as 'Stour Lighters' were constructed at dry docks at Flatford.
- The family of John Constable were important local farmers, millers, and merchants owning considerable areas of land, and from the early 18th century operating both wind and water mills and trading vessels along the Stour.
- John Constable's artistic output is of exceptional and international historic and artistic interest. The indelible connection between the images and the sense of place depicted, which remain appreciable to residents and visitors alike, offer a unique opportunity to connect to the past through this artist's pictures. His approach to art was to portray his world faithfully, moving away from the imaginative compositions which dominated the scene at the time. The ongoing opportunity to recognise in East Bergholt Conservation Area today the places and scenes as seen by John Constable is of exceptional importance and value. This extends beyond the interest of his individual works and into the wider appreciation for the Romantic period and stylistic movement which was hugely influential and remains so to this day.



**What does the 'designation' [the formal creation] of a Conservation Area mean if I live in or own a business in a Conservation Area?**

Conservation area designation gives Babergh District Council additional planning control over certain works to buildings within the boundary, which are set out below. Babergh currently contains 30 conservation areas which range from ancient manorial land north of the village of Bentley through to most of the village of Long Melford and large parts of Sudbury and Hadleigh Town Centres.

**Demolition**

Planning permission is required to demolish an unlisted building (115 cubic metres in volume or more) completely or substantially within a conservation area, prior to the work being carried out. Planning permission is also required for the demolition of a boundary wall, gate, fence, or any other means of enclosure over one metre high where it fronts a highway (including public roads and footpaths, bridleways and unadopted streets or private ways), or two metres in height or more in any other case.

It is important to note that Conservation Area Consent for such works is no longer needed and only planning permission for demolition in a conservation area is now required.

**Permitted Development Rights**

The Town and Country Planning (General Permitted Development) Order (GPDO) sets out permitted development rights (PDR) which allow householders to improve and extend their homes without the need to apply for planning permission, subject to a number of conditions. These largely relate to the external appearance of an un-listed single residential dwelling or House in Multiple Occupation (HMO) up to six beds.

Some permitted development rights are restricted within conservation areas, and planning permission is then needed for some works which affect the external appearance of the building. However, it is important to note that permitted development rights do not apply to flats, or houses that have been converted to flats, and therefore any external changes to these buildings would require planning permission regardless.

- Introduction of cladding (including render) to the external faces of the building (unless repairing existing). Changing existing cladding will also require planning permission, such as changing from roughcast to smooth render
- Installation of satellite dishes on an elevation fronting a highway, on a chimney, and on a building over 15 metres high
- Front and side extensions of one storey or more, and two storey rear extensions
- Erection of detached ancillary buildings, sheds, or stores to the front or side of the dwelling house
- Installing a dormer window to the roof
- Replacing windows or doors with those of a different appearance (excluding painting of existing doors/windows)

## FAQ'S :

# DRAFT PROPOSED EAST BERGHOLT CONSERVATION AREA APPRAISAL

2026



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**Permitted development rights applicable to shops and commercial premises are generally restricted to:**

- Painting external facades
- Erecting front boundary treatment up to one metre in height
- Extension and alteration of a commercial premises at ground floor (of the original building) up to 25% of the floor area or 50 square metres (whichever is less)
- Certain advertisements which do not require deemed consent or express consent

**Furthermore, some conservation areas are subject to an Article 4(2) Direction, which removes certain permitted development rights.**

No Article 4 Direction is currently being proposed within the East Bergholt CA.

### **Can I paint the outside walls to my house?**

Painting the exterior of an unlisted single residential dwelling or HMO is considered to be permitted development unchanged by being within a conservation area and therefore planning permission is not required, unless an Article 4 (2) Direction has been introduced within the conservation area which restricts such works.

However, we would not encourage the painting of historic unpainted façades, such as unpainted brick, boarding and/or stone. We also advise care in choosing colours for render/plaster as the Council would hope you use a colour from the traditional Suffolk palette.

### **Can I clad the outside walls to my house?**

Cladding is a material or layer applied to the external walls of a building. The primary functions of cladding are to provide insulation, aesthetic changes, and protection for the existing walls. We would not encourage the replacement of historic cladding on any historic building with a different type/material. Cladding a non-historic building in the conservation area may be acceptable, subject to the proposed materials.

### **Does conservation area designation affect trees?**

Trees within conservation areas form an important part of its character and appearance. As such, they are protected as part of the designation. Anyone wishing to undertake any works to cut down or prune a tree within a conservation area (not protected by a Tree Preservation Order ["TPO"]) are required to give us six weeks prior written notice using a section 211 notice.

Babergh District Council has six weeks to notify you if we object. If you do not hear from us after the given time frame, then you can undertake the planned works.

Many trees within conservation areas are also subject to a Tree Preservation Order, which protect trees, groups of trees or woodlands of high amenity value. A TPO application must be submitted to us for any works to a tree covered by a TPO. This covers felling, pruning, and root pruning.

Carrying out works to a TPO tree or trees in a conservation area without the necessary permission is a criminal offence and could result in criminal proceedings being brought against the property owner or those carrying out the works.



**FAQ'S :**  
**DRAFT PROPOSED EAST BERGHOLT**  
**CONSERVATION AREA APPRAISAL**  
**2026**



5c

Permitted Development	Conservation Area Restrictions
<i>Part 1 Householder Development</i>	
<i>Class A</i> Extensions and Alterations	Smaller rear extensions only. 4m Detached, 3m any other. No side extensions. Specific Restrictions on External Materials.
<i>Class AA</i> Additional Storeys	Not permitted
<i>Class B &amp; C</i> Roof Alterations	No side facing windows
<i>Class G</i> Chimneys, flues, soil & vent pipes	Not permitted on a wall or roof facing a highway
<i>Class H</i> Microwave Antennas (Satellite dishes)	Not permitted on any chimney, wall, or roof facing a highway, or any building above 15m in height.
<i>Part 11 Demolition</i>	
<i>Class C</i> Demolition of gates walls, fences, railings	Not permitted.

Permitted Development	Conservation Area Restrictions
<i>Part 3 Change of Use</i>	
<i>Class M</i> Retail to Dwelling	Not Permitted
<i>Class MA</i> Commercial to Dwelling	Permitted but ground floor use and impacts on character and sustainability of the Conservation Area are assessed.
<i>Class Q</i> Agricultural to Dwelling	Not Permitted
<i>Part 6 Agricultural and Forestry</i>	
<i>Class A &amp; B</i> Agricultural Development	Permitted, but subject to closer assessment of siting, design, and external appearance.
<i>Part 14 Renewable Energy</i>	
<i>Class A, E, F, G, &amp; H</i> Domestic Solar Panels, Biomass Systems, Biomass Flues, Air Source Heat Pumps, Domestic wind turbines	Not permitted on a wall or roof slope fronting a highway
<i>Class A</i> Solar on Domestic Buildings	Prior Approval required for installation on Flat Roof
<i>Class B</i> Standalone Domestic Solar	Prior Approval if closer to highway than the dwelling



For the purposes of Permitted Development Conservation Areas and National Landscapes are also known as **Article 2(3) Land**.

This is not the full list of additional restrictions, but most commonly used types of Permitted Development



## Farming in a Conservation Area (Agricultural Permitted Development)

The Town and Country Planning (general permitted Development) England) Order 2015

### Agriculture

**Class A: agricultural development on units of 5 hectares or more**

#### Permitted Development

**A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—**

(a) *works for the erection, extension or alteration of a building; or*

(b) *any excavation or engineering operations,*

*which are reasonably necessary for the purposes of agriculture within that unit.*

The designation of a conservation area in and of itself has little impact on farming operations, other than where the farm is required to apply to the local planning authority [Babergh District Council] in the normal way for a determination as to whether the prior approval of the authority is required as to siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank as the case may be;

then,

The Council's Planning Service will have regard to 'siting' in the context of impact on the character and appearance of the conservation area. This may result in discussion about the possibility of re-siting the proposed building or altering its appearance or changing some of the materials used in its construction. These considerations are in any event always looked at by the Planning Service for any proposal under this category whether or not the proposed agricultural development in a conservation area or not.

**Class B: agricultural development on units of less than 5 hectares**

#### Permitted Development

**B. The carrying out on agricultural land comprised in an agricultural unit, of not less than 0.4 but less than 5 hectares in area, of development consisting of—**

(a) *the extension or alteration of an agricultural building;*

(b) *the installation of additional or replacement plant or machinery;*

(c) *the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus;*

(d) *the provision, rearrangement or replacement of a private way;*

(e) *the provision of a hard surface;*

(f) *the deposit of waste; or*

(g) *the carrying out of any of the following operations in connection with fish farming, namely, repairing ponds and raceways; the installation of grading machinery, aeration equipment or flow meters and any associated channel; the dredging of ponds; and the replacement of tanks and nets,*

*where the development is reasonably necessary for the purposes of agriculture within the unit.*

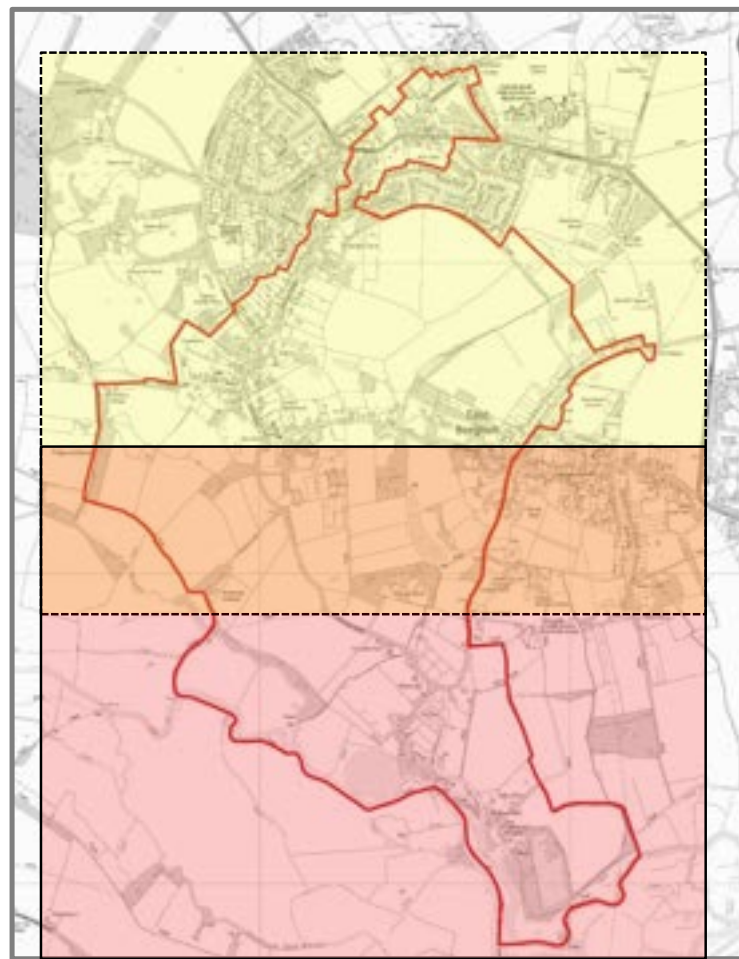
The designation of a conservation area has no added impact upon a farming operation within this Class

Those wishing to undertake works to trees (including felling) including those on agricultural land in a conservation area are required to give the local planning authority six weeks written notice of their intention, within which time the Council can either raise no objection or seek to preserve the tree (via a Tree Preservation Order [TPO]). The Council is currently exploring the scope for farmers with trees in a conservation area to agree a Management Plan to provide for good husbandry of trees such as not to require such prior notification if work is to be carried out in accordance with the agreed plan. Routine hedge cutting does not require prior notification to be given. Farmers will already be aware that the removal of ancient hedgerow (over 30 yrs old and 20m long) is already controlled by the Hedgerow regulations

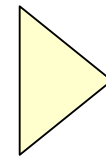
PROPOSED BOUNDARY:  
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2026



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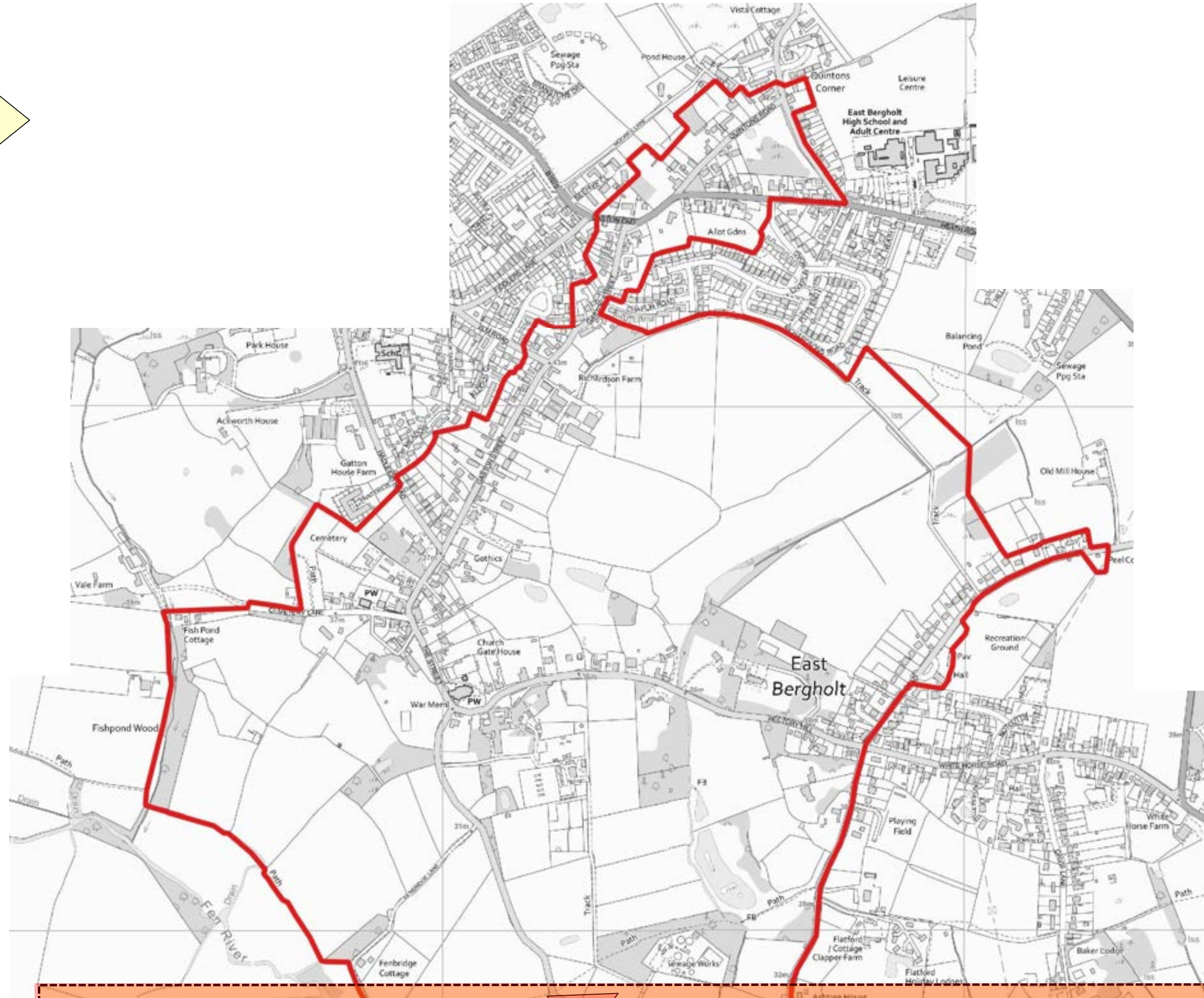
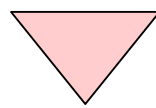


northern half [this poster]



overlap area between maps

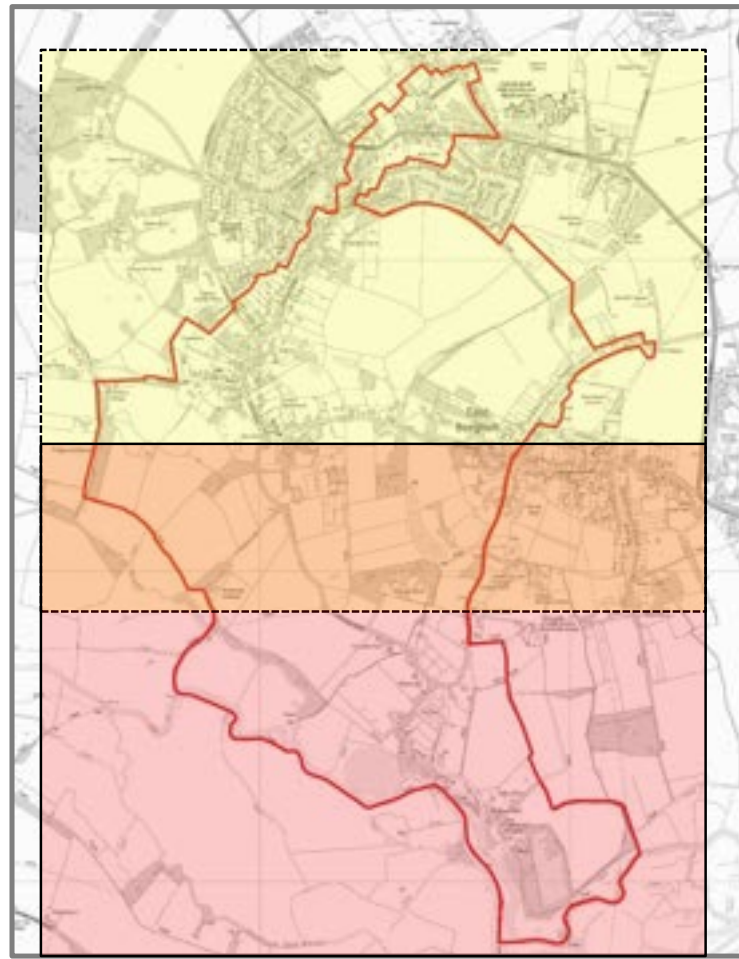
southern half [poster x]



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EAST BERGHOLT CONSERVATION AREA  
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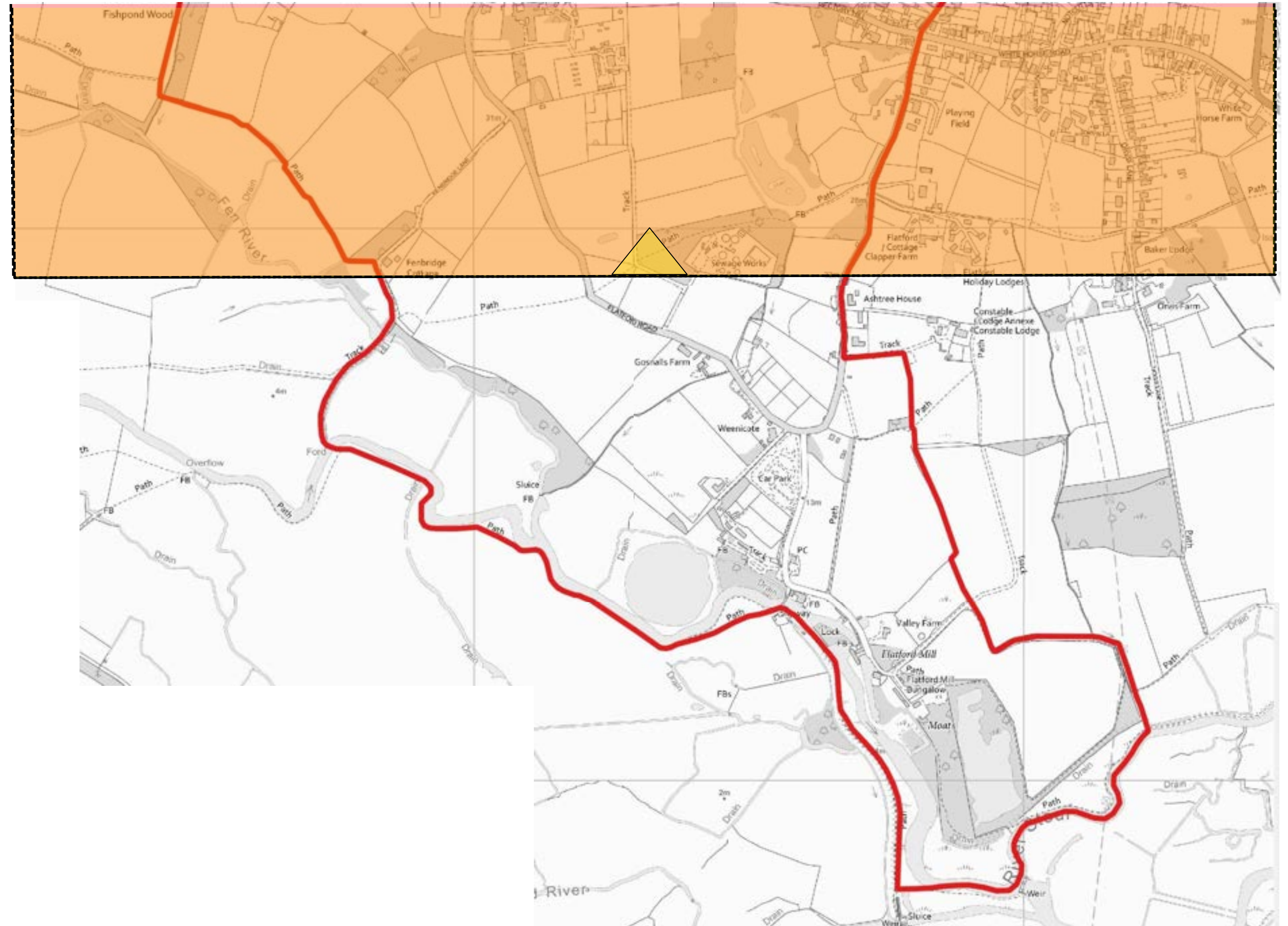
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northern half [poster x]

overlap area between maps

southern half [this poster]



CHARACTER AREAS :  
 PROPOSED BOUNDARY  
 EAST BERGHOLT CONSERVATION AREA  
 2026



7a

**1. Village Centre to Gaston End**

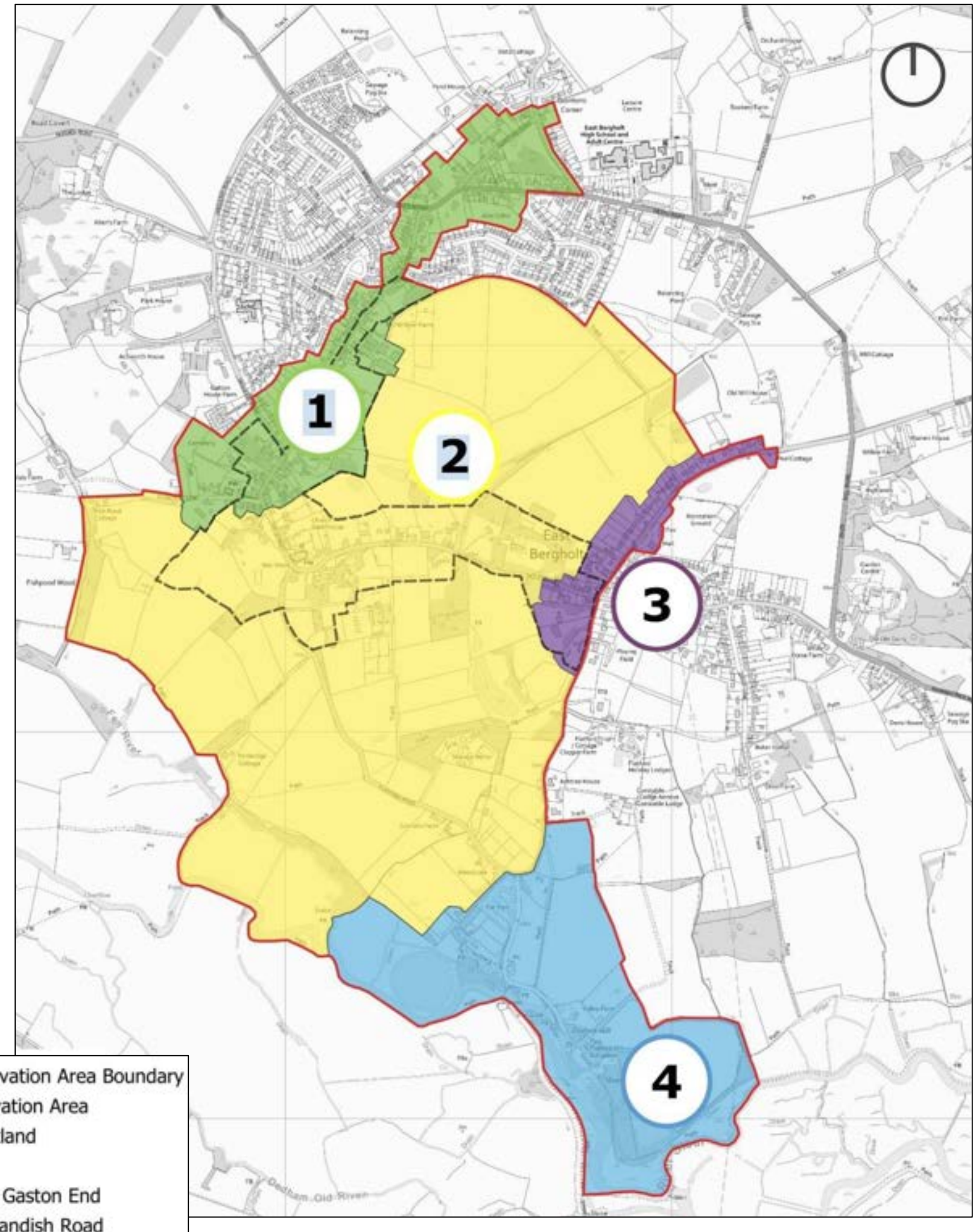
This sub area represents the commercial heart of the village and extension in a more domestic character up along Gaston Street and to include the development at Gaston End which wraps around a retained open area known locally as the Box Iron. Named because of its shape within Quintons Triangle formed by Quinton Road, Heath Road and Woodgates Road. Quintons Triangle is clearly shown on the early Brasier map of the heath with a triangle of tracks which remain legible to this day.

The southern part of this area contains a concentration of commercial, community, retail and other activity and then becomes predominantly domestic along the length of Gaston Street and towards Gaston End. The area around the junction between The Street and Cemetery Lane is where the perception of a village core is clearest. This part of the village is more dense and tightly developed both in the tightly spaced area. There is a consistent domestic character with relatively tightly spaced housing though all with gardens and greenery. Areas of wider spacing or glimpses out to more open ground are fewer.

**2. Constable's Heartland**

The largest sub area extends from the edge of the former heath to the north east, now marked by the Donkey Track down to the River Stour on the south west and is bisected by Rectory Hill. Flatford lane also falls within this sub-area. This area features a considerable amount of open landscape which is epitomised in a very large number of Constable's paintings. It is this concentration which provides the impetus to include this considerable area of rural landscape as it indelibly links the landscape itself back to the internationally renowned artistic interest, and the history of Constable and his family. This area also includes a high proportion of the early ancient enclosed field boundaries, reflecting the ancient landscape's form captured in Constable's works and providing a further sense of connection between today's conservation area, the area experienced and recorded by Constable, and the archaeological remnants of an ancient landscape.

The buildings within this area include the ancient manorial core of Old Hall and the medieval parish church of St Mary. Beyond that larger, spacious properties, with substantial wooded gardens are accessed from Rectory Hill and provide a notable contrast to the more tightly developed settlement areas in adjacent sub areas of the village core or Burnt Oak.



CHARACTER AREAS :  
 PROPOSED BOUNDARY  
 EAST BERGHOLT CONSERVATION AREA  
 2026



7b

**3. Burnt Oak**

This area encompasses one of the historic peripheral settlements which grew up in the medieval era to address population pressure on the edge of the common heath land. 'Burnt Oak' features older houses clustered around the cross roads illustrating this ancient outlying settlement, a further cluster lies to the northern end of Gandish Road marking the entry into the conservation area.

The space between these outlying historic settlements is built up with a set of mid 20th century development which generally conform to a consistent character and appearance even if the individual buildings are not all of note. The houses are generally quite substantial in size, they are set well back from the roadside, they have mature gardens which contribute to a sense of verdant entry to the conservation area. This group includes a series of houses and the village hall all by renowned architect Raymond Erith .

**4. Flatford Mill**

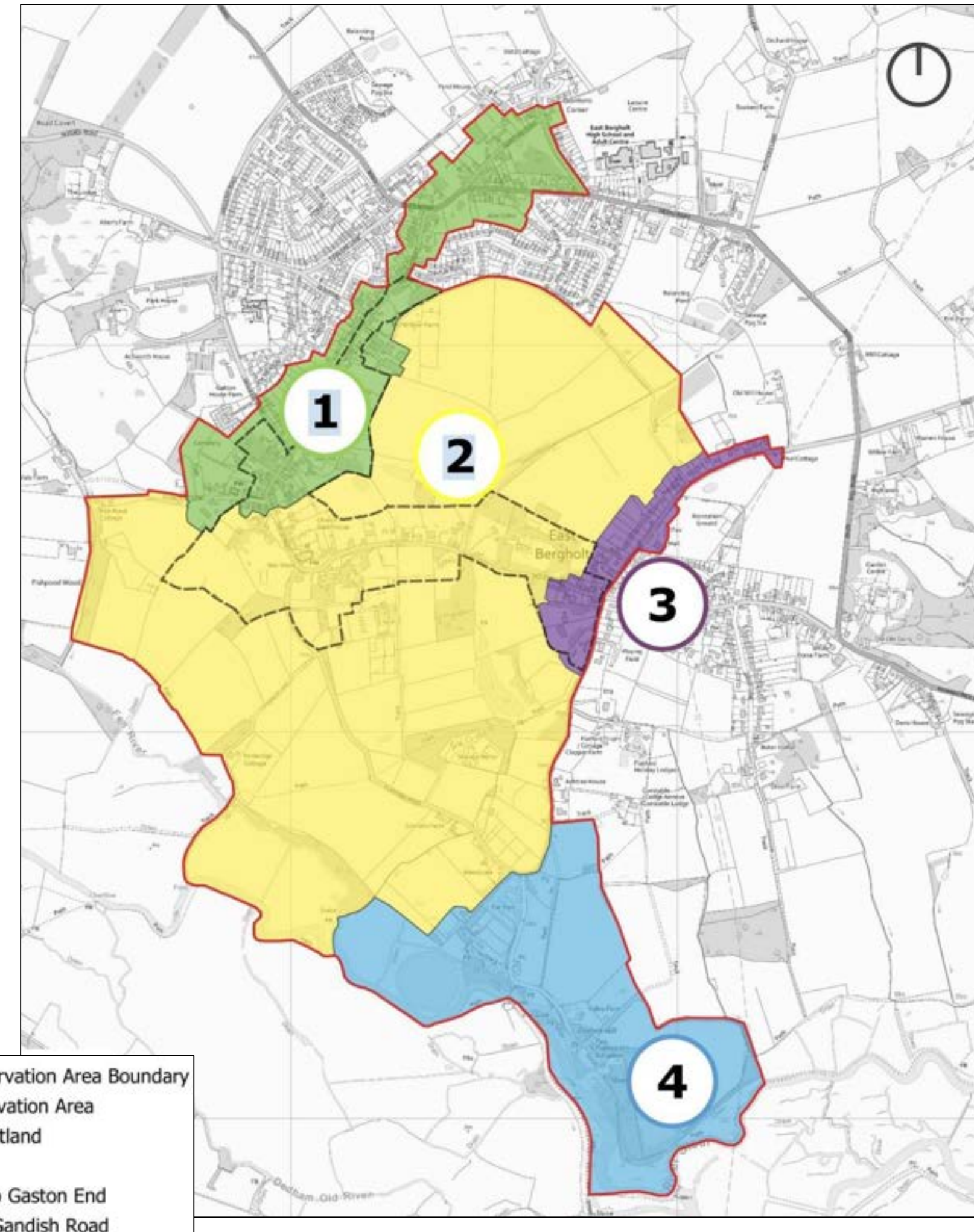
Epitomised in Constable's paintings with limited modern structural interventions or additions this area is a distinct hamlet with unique riverine character and core historic buildings that have a high degree of continuity with the past.

The area derives special interest from archaeological values in remnants of ancient settlement and a moated site, records and evidence in map and place names for the early location of a chapel as well as in retained early boundaries that can be recognised from the Brasier map and which also contribute to the national landscape characterisation.

The presence of the restored lock, bridge and dry dock are important aspects and means by which the Stour Navigation can be understood and experienced.

An important centre of tourism and visitor activity. Largely managed by National Trust.

Significant links both visually and in public walking routes outwards across the valley into the rest of the Dedham Vale National Landscape.



# CHARACTER AREAS :

## 1. VILLAGE CENTRE to GASTON END



8a

### Summary of Special Interest

The remnant of open land with the pond at 'The Box Iron' in Quintons Triangle at Gaston End is an important area of open land reflecting the early heath in its longstanding lack of arable cultivation. Fragments of undeveloped and uncultivated former heath are important echoes of past common land and contextual links between this small area and larger preserved areas along the Donkey Track are positive to historic and archaeological values even if not directly intervisible.

The village core reflects the deep longevity of human activity and settlement in the area within its wide variation of building materials, types and building function. This variety within this core area is an important aspect of its architectural interest and character. Remnants of various strands of historic interest are legible in this area from larger farm houses still associated with open land, through communal interest in public houses, shops, the historic village school, chapels and multiple houses – all of which enrich our ability to connect to the past human activity which has shaped the settlement.

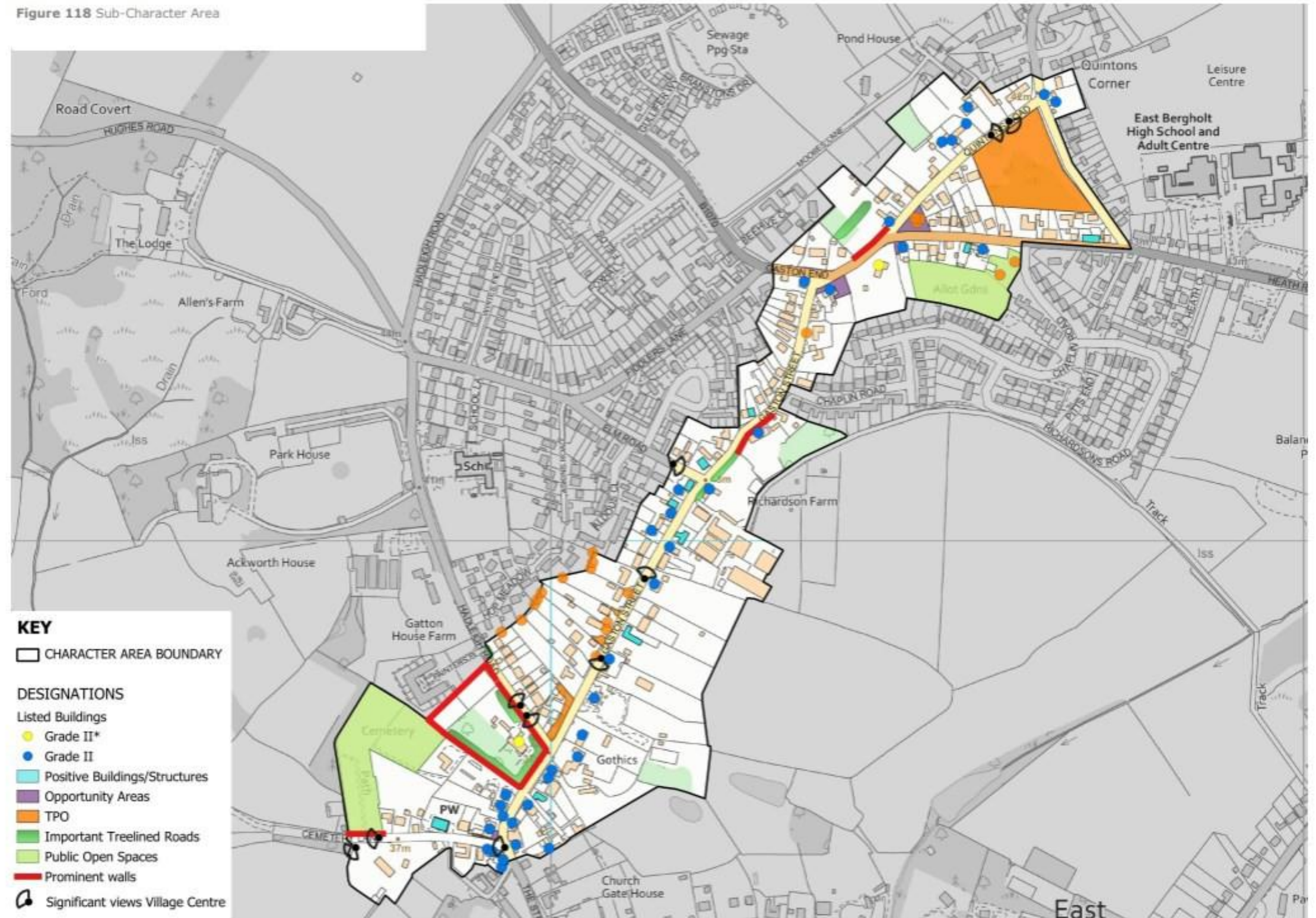
Artistic interest in this area is, as with the entirety of the conservation area closely linked to John Constable and those which focus on the village heart and its buildings. A cluster of his works relate to the area at the southern end of this character area and just into the adjacent area from the Church eastwards, most importantly his sketch of his former workshop Rose Cottage (Grade II listed).

1. Introduction - 2. Understanding the Area - 3. Character Areas - 4. Issues and Opportunities



### 3.1 Village Centre to Gaston End

Figure 118 Sub-Character Area



Archaeology | Heritage | Landscape | Ecology | Visualisations

East Bergholt Conservation Area | 69



# CHARACTER AREAS :

## 2. CONSTABLE'S HEARTLAND



8b

### Summary of Special Interest

This area is of particular, indeed international, historic and artistic value because of the connection to John Constable, his artwork and family life. This central area holds a concentration of viewpoints painted and sketched by Constable extending from the high point of the heath through the core of the village around Old Hall and the Church, down to the intimate sunken lanes of Flatford and Fen Lane and wider views over the Dedham Vale. Despite new housing intruding into the setting of the area to the north this area holds a remarkable sense of continuity between the views available today, and those captured in Constable's work. Though two key buildings linked to Constable have been lost (his own family home and his father's windmill on the heath) there remains a strong sense of historic integrity and opportunity to connect with the landscape and buildings which inspired Constable's unique approach to landscape painting and more widely the Romantic period as a whole.

The Parish Church and its unique bell chamber are significant buildings reflecting the wealth of the Parish during the medieval period fuelled by the wool and woollen fabric trade. The Constable family memorial stones are within the graveyard.

Old Hall is the focus of the principal medieval manor within the Parish, though the building was rebuilt in the 18th and 19th centuries, it retains substantial areas of land which maintain a sense of parkland and secure its central role in illustrating the history of the settlement.

This area retains the small fragment of the former green just outside of Stour House as well as the widened area of road to the east of the Parish Church. These areas are remnant reflections of open spaces once used for communal gatherings, markets and fairs important to the settlements history. Though their character has changed the building alignments around these spaces enables ongoing understanding of the more ancient village layout and form archaeological clues in the settlement morphology to earlier times prior to enclosure.

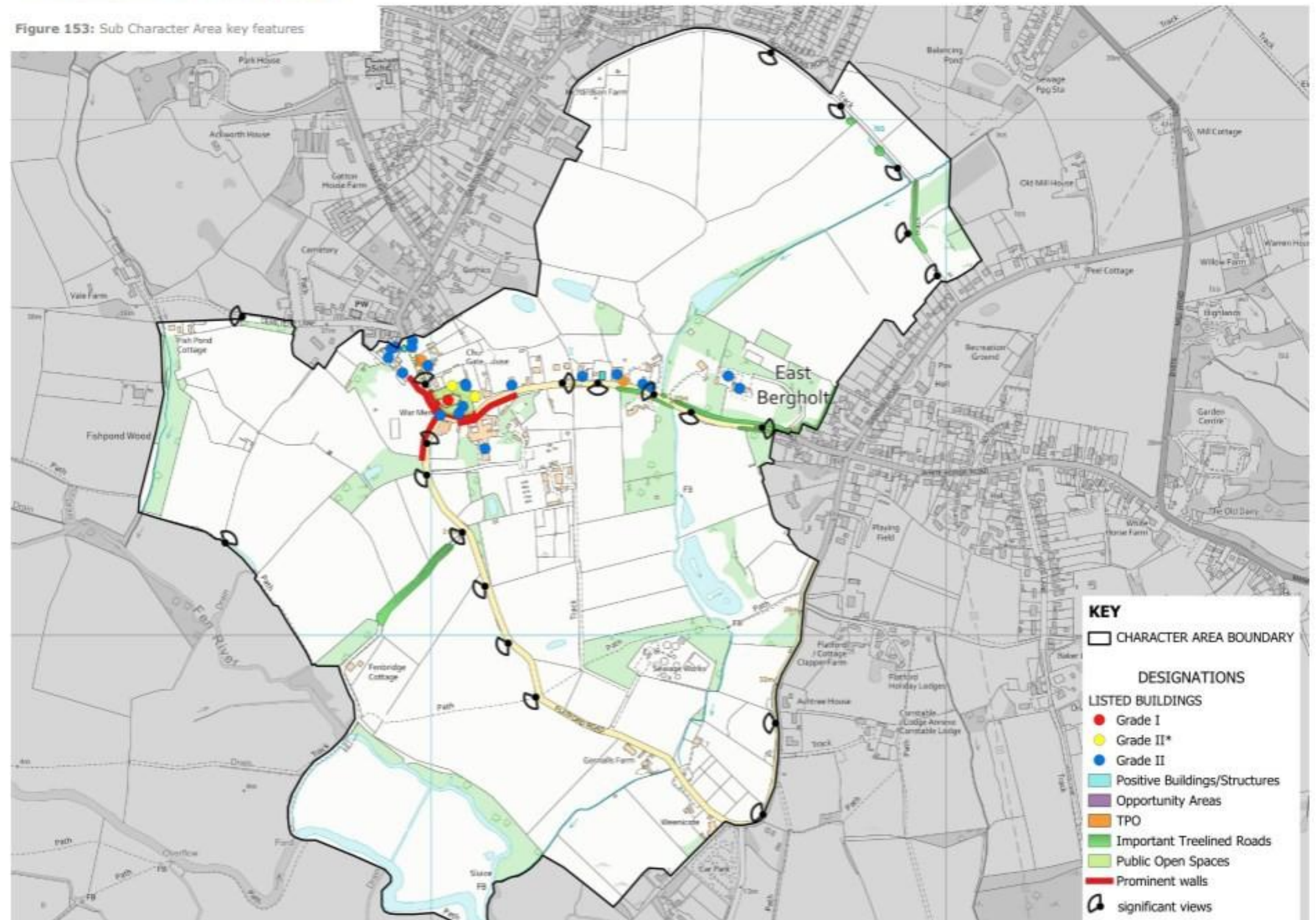
The limited degree of change or modern introductions along Rectory Hill provide a characterful and historically rich opportunity to gain a sense of this sub-area in the past.

1. Introduction - 2. Understanding the Area - 3. Character Areas - 4. Issues and Opportunities



### 3.2 Constable's Heartland

Figure 153: Sub Character Area key features



## CHARACTER AREAS :

### 3. BURNT OAK AND GANDISH ROAD



8c

#### Summary of Special Interest

Burnt Oak is one of the satellite settlements which developed around and on the periphery of East Bergholt Heath. Clusters of historic buildings at Burnt Oak which can be experienced together enable an experience of this historic focus of human settlement reflecting the oldest layout and distribution of human habitation.

A similar cluster of buildings to the northern end of Gandish Road at the entry to the Conservation Area here is similarly reflective along with the route of Gandish Road itself which follows an early track across the Heath.

The entry point to the public right of way known as The Donkey Track is recorded on the Brasier map as 'Gandish Stile' it remains in the same location and reflects the longevity of this as a route.

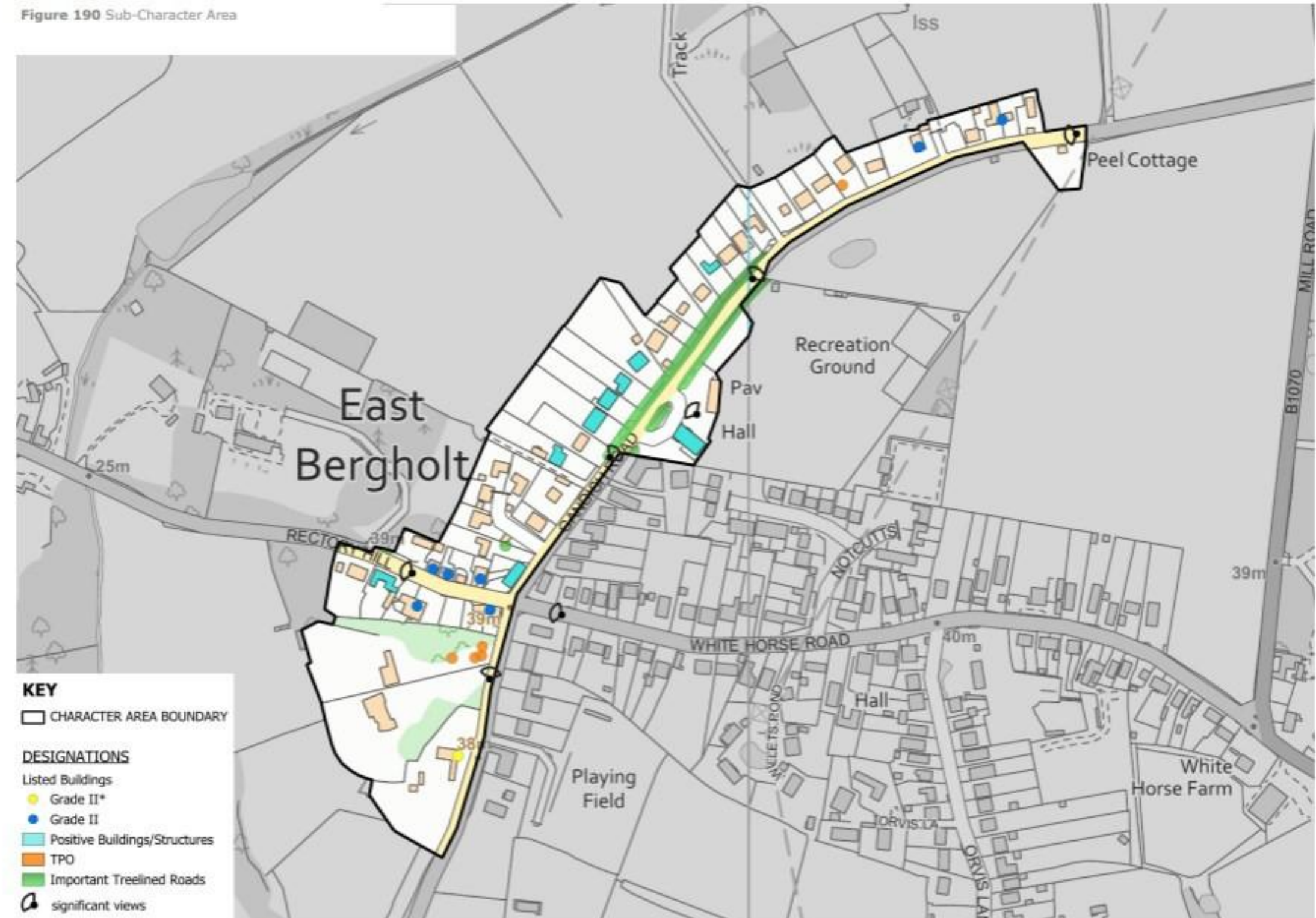
Important architectural value derived from association with architect Raymond Erith and an important group of buildings designed by him including seven houses and the village hall. There are contextual links between this group and other buildings in East Bergholt and the wider area where he lived and worked as well as with internationally well know buildings such as No. 10 Downing Street, for which he was the architect.

1. Introduction - 2. Understanding the Area - 3. Character Areas - 4. Issues and Opportunities



### 3.3 Burnt Oak and Gandish Road

Figure 190 Sub-Character Area



Archaeology | Heritage | Landscape | Ecology | Visualisations

East Bergholt Conservation Area | 92



CHARACTER AREAS :  
4. FLATFORD MILL



8d

Summary of Special Interest

An ancient settlement represented by archaeological remains, a moated enclosure and a well preserved compact group of early buildings from the 14th and 15th centuries.

Church Field, Glebe Field and documentary records are testament to an early location of a chapel up to the 18th century. The field patterns in the valley base and on the valley slopes around Flatford are directly comparable to the arrangement depicted on the 1731 Brasier Map and reflecting well preserved medieval enclosures. The sunken Flatford Mill Lane add to the early field patterns illustrating longstanding routes to the river.

An important location on the Stour Navigation with features directly related to its working life between 1705-1909. The dry dock, recently restored, provides important means to understand a core location for boat building for the navigation—the majority of Stour Lighters were constructed in Flatford.

The Constable family shaped much of the character of the main mill buildings in the later 18th century, this reinforces the historic values and provides important contextual links to other properties and areas within the wider conservation area. Flatford was the site of a mill recorded in the Domesday Survey again speaking to the antiquity of this settlement. Many of Constables most famous works use the buildings and landscape around Flatford as their subject, or the background to his scenes of rural workers both in the fields and on the Navigation. There is a high sense of continuity between scenes he painted and the experience afforded today. The East Bergholt Society identify Flatford as the focus for 39 works by Constable, with further locations along the river.

Many of these paintings are world renowned, and they include almost all from the series known as 'six footers' – referencing their size – all of which explore the landscape of the Stour River and five of which can be identified clearly within or close to Flatford. Lucian Freud declared the Leaping Horse to be 'the greatest painting in the world'. The textural brushwork, the huge scale, the sense of light, movement and combination of water and skies and rural landscape, all render this collection of works exceptionally important, and opportunities to visit the sites that inspired them are unique and significant both artistically and historically.



# JOHN CONSTABLE IN AND AROUND EAST BERGHOLT



9a

“East Bergholt  
“July 13th.

“To Miss Bicknell,

..... I think I never saw dear old Bergholt look half so beautiful as now, the weather has been so delightful. There is no village news, except that they are all very gay, and the youngest man among them is Dr Rhudde.”

“East Bergholt  
“September 18th 1814

“To Miss Bicknell,

..... " This charming season, as you will guess, occupies me entirely in the fields ; and I believe I have made some landscapes that are better than usual, at least that is the opinion of all here. ...I can hardly tell you what I feel at the sight, from the window at which I am writing, of the fields we have so often walked. A calm autumnal setting sun is glowing on the gardens of the rectory, and on those fields where some of the happiest hours of my life have been passed."

Extracts from the Life and Letters of John Constable R.A.

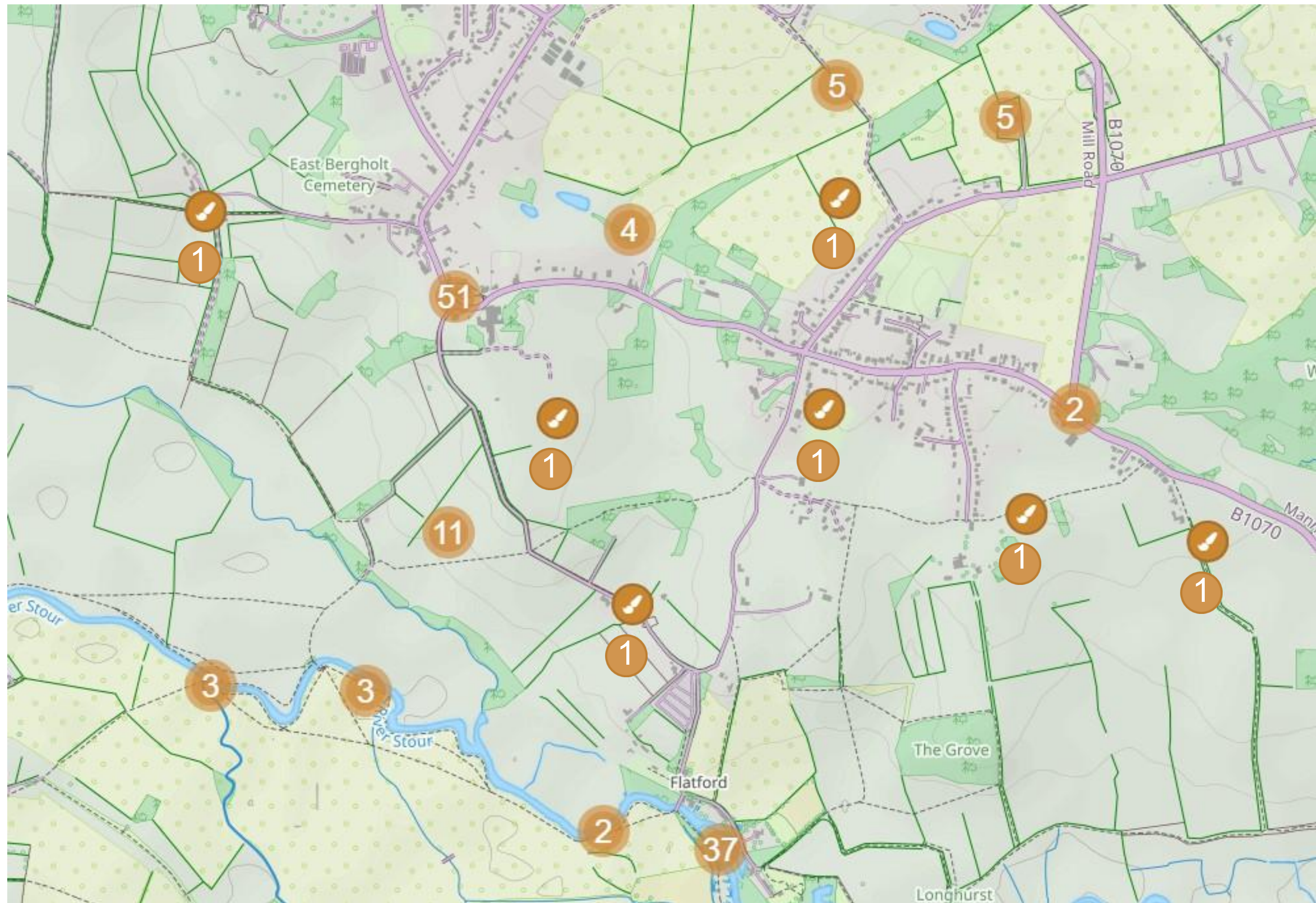
by C.R. Leslie R.A.

London: CHAPMAN AND HALL Ltd.  
1896

source:

The Library of the University of California Riverside

<https://ia601603.us.archive.org/7/items/lifelettersofjoh00lesl/lifelettersofjoh00lesl.pdf>



 number of drawings, paintings, sketches made by Constable from this location

Extract from East Bergholt Society's John Constable Comprehensive Archive of over 180 Constable Landscapes in the East Bergholt Area

<https://www.ebsoc.org.uk/map-with-overlay/?ol=constable-painting>



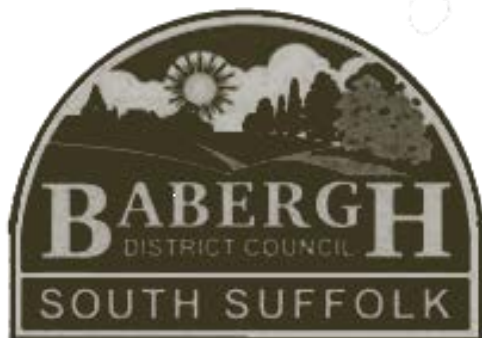
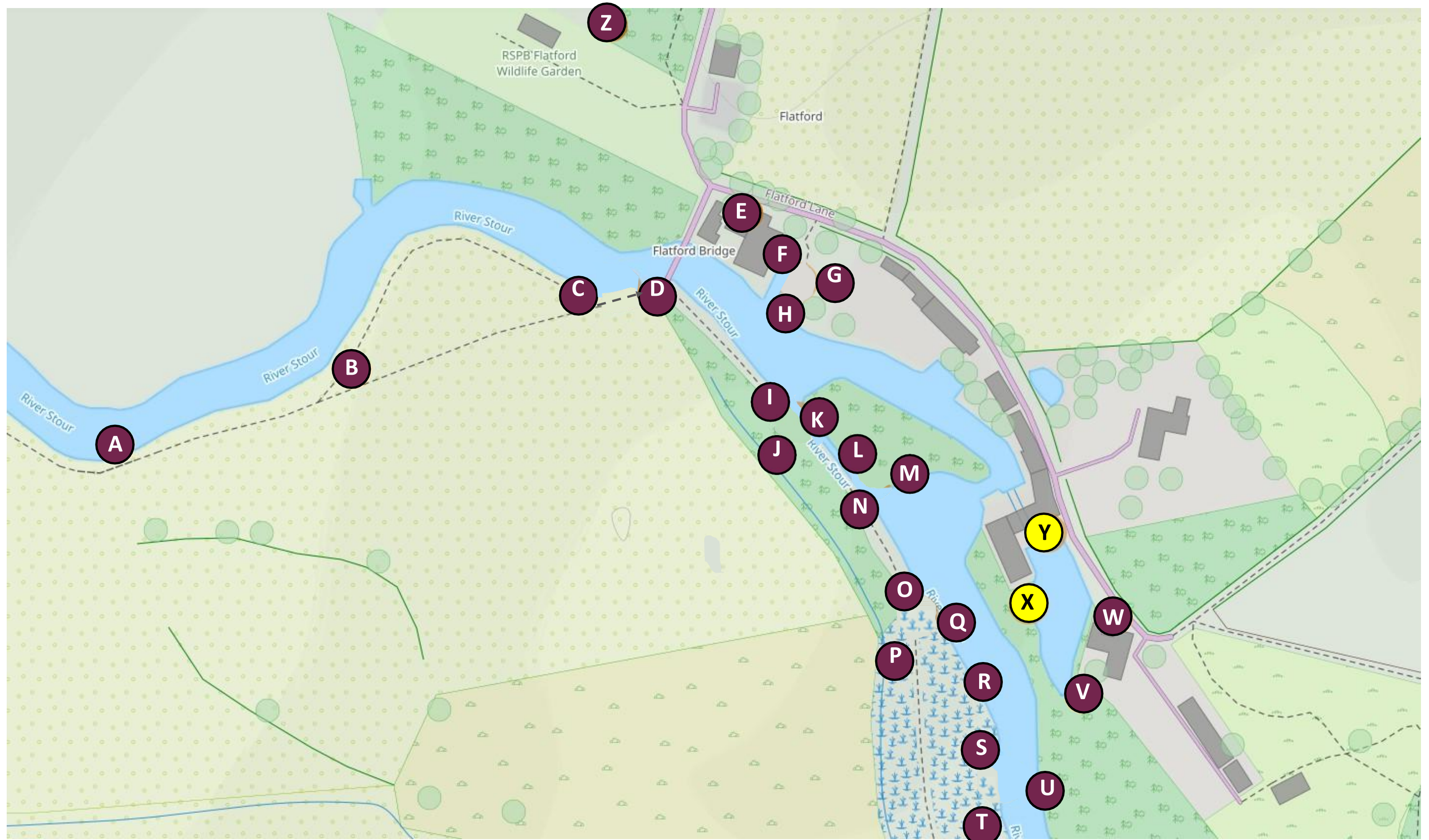
# JOHN CONSTABLE IN AND AROUND FLATFORD



9b

“East Bergholt is a historical jewel in Suffolk, hosting a staggering 180+ Constable-locations “ - East Bergholt Society

- A. Barge on the Stour 1832
- B. A View on the Stour 1810
- C. Flatford Old Bridge and Bridge Cottage on the Stour 1835
- D. Flatford Mill Scene on a navigational river 1816-17
- E. Bridge Cottage 1832
- F. A view on the Stour 1822
- G. Boatbuilding near Flatford Mill 1815
- H. View on the Stour near Dedham 1822
- I. Flatford Lock 1810-11
- J. Flatford Lock on the Stour looking towards Bridge Cottage 1814
- K. Boys fishing 1813
- L. Flatford Mill from a lock on the Stour 1811
- M. Flatford Mill from the lock 1811
- N. Flatford Mill from the lock 1811
- O. Study for the White Horse 1818
- P. Willy Lott's house 1802
- Q. Flatford Lock, a path by the river 1810-12
- R. Barge below Flatford Lock 1810-11
- S. The White Horse 1818-19
- T. A river scene with a farmhouse near the water's edge 1835
- U. The White Horse (previously called Scene on the River Stour 1819
- V. Farmhouse near water's edge 1832
- W. Flatford Mill 1810-11
- X. Barges on the Stour with Dedham Church in the distance 1811
- Y. Willy Lott's House 1816
- Z. The Valley Farm 1835



Extract from East Bergholt Society's John Constable Comprehensive Archive of over 180 Constable Landscapes in the East Bergholt Area

<https://www.ebsoc.org.uk/map-with-overlay?ol=constable-painting>

# EAST BERGHOLT AND JOHN CONSTABLE

10a



“London  
“May 29th 1802.

“My Dear Dunthorne,  
..... I have been running after pictures, and seeking the truth at second hand. I have not endeavoured to represent nature with the same elevation of mind with which I set out, but have rather tried to make my performances look like the work of other men. I am come to a determination to make no idle visits this summer, nor to give up my time to commonplace people. I shall return to Bergholt, where I shall endeavour to get a pure and unaffected manner of representing the scenes that may employ me.

“Charlotte Street  
“June 10th 1812

“ I am going this morning to Pall Mall (I believe I told you that I had something to do there, with a portrait of Lady Louisa Manners), from thence to call on Sir George Beaumont ; he wishes to see the Gainsboroughs at Lord Dysart's\*, and in return he is to take me to the Marquis of Stafford's Gallery. These things delay my visit to dear Bergholt, and I am sighing for the country. I am told the trees never were so beautiful.”

\* Louisa Tollemache married John Manners in 1765. She was one of two daughters of Lionell Tollemache, 4th Earl of Dysart. The Tollemache's of Helmingham Hall (Helmingham, Suffolk) had their original family seat in the village of Bentley just to the south east of East Bergholt from at least the time of the Norman Invasion of 1066 until the late C15th. John Constable's brother Golding managed the Countess of Dysart's substantial manorial woodland holding in the village of Bentley.

John Constable painted a portrait of Louisa Countess of Dysart in 1776.

The Bentley Conservation Area was designated in 2025 and its Conservation Area Appraisal explores the historic significance of the Tollemache family to Bentley



“East Bergholt  
“June 22nd 1812

“ ..... From the window where I am now writing, I see all those sweet fields where we have passed so many happy hours together. I called at the Rectory on Saturday with my mother. The doctor was unusually courteous, and shook hands with me on taking leave. Am I to argue from this that I am not entirely out of the pale of salvation ?

“East Bergholt  
“September 18th 1814

“To Miss Bicknell,  
..... " This charming season, as you will guess, occupies me entirely in the fields ; and I believe I have made some landscapes that are better than usual, at least that is the opinion of all here. ...I can hardly tell you what I feel at the sight, from the window at which I am writing, of the fields we have so often walked. A calm autumnal setting sun is glowing on the gardens of the rectory, and on those fields where some of the happiest hours of my life have been passed."

“East Bergholt  
“July 13th. 1815

“To Miss Bicknell,  
..... I think I never saw dear old Bergholt look half so beautiful as now, the weather has been so delightful. There is no village news, except that they are all very gay, and the youngest man among them is Dr Rhudde.”

Extracts from the Life and Letters of John Constable R.A.  
by C.R. Leslie R.A.  
London: CHAPMAN AND HALL Ld.  
1896

source:  
The Library of the University of California Riverside  
<https://ia601603.us.archive.org/7/items/lifelettersofjoh00lesl/lifelettersofjoh00lesl.pdf>

**Maria Bicknell** was born into a wealthy family. Her father Charles Bicknell was a London lawyer, solicitor to the Prince Regent and the admiralty. He fathered seven children by two wives – Maria's mother was his second wife. Maria was due to inherit a substantial sum of money from her grandfather, Rev Dr Durand Rhudde – the father of Charles' second wife.

**Rev Dr Durrand Rhudde was Maria's wealthy grandfather** who had been a \*Chaplain-in-Ordinary to George III, but who had then become rector of East Bergholt Church. He had inherited all his money from his sister who married a rich man, died childless and left everything to him and his daughter (Maria's mother).

**Maria met John Constable** while visiting her grandfather, the Rev Dr Durand Rhudde in East Bergholt when she was twelve and John Constable was in his early twenties. When Maria was in her twenties, the pair met again, fell in love and wanted to marry but were thwarted by Maria's grandfather, who threatened to disinherit Maria if she went ahead and married John.

At the time (1809) John Constable was a struggling artist, living on only £100 a year (an allowance from his parents) plus a little money earned from selling portraits. This was not enough money to support himself, never mind a wife and children.



Maria Bicknell with two of her children C1822 by John Constable

<https://www.flatfordandconstable.org.uk/the-constable-family/maria-bicknell-1788-1828/>



Raymond Erith 1958

Image taken from the documentary  
'Lucy Archer on Raymond Erith'

[C20 Society]

<https://www.google.co.uk/search?raymond+erith+you+tube>

“**Raymond Charles Erith RA FRIBA (7 August 1904 - 30 November 1973)** was a leading classical architect in England during the period dominated by the modern movement after the Second World War. His work demonstrates his continual interest in expanding the classical tradition to establish a progressive modern architecture, drawing on the inherited experience and wisdom of the past.

At a time when traditionalists were routinely dismissed as Neo-Georgian, Erith’s skill and originality set him apart, as did his complex and creative use of his sources of inspiration and his quirky sense of humour. The sheer pleasure he found in architecture is evident in his buildings.

Erith was appointed architect for the reconstruction of Downing Street (1958), elected a Royal Academician (1959) and served on the Royal Fine Art Commission (1960–73).

In 1936 they moved to Dedham, Essex. Among Erith’s early commissions were Great House, Dedham (1937) and gates, lodges and cottages in Windsor Great Park for King George VI (1939). As a young man he looked back to the late eighteenth and early nineteenth centuries in order to pick up the thread of tradition while it was still unbroken and carry it forward from there. This led him to John Soane, an important influence on his early designs but later he turned to earlier sources of inspiration and especially to Palladio and the robust practicality of his farmhouse villas.

During the Second World War Erith became a farmer in Essex, where he lived for the rest of his life. This experience and his country practice in East Anglia immediately after the war gave him a profound understanding of the local vernacular architecture, which was to have a subtle influence on his mature style.”

from Raymond Erith New-Classical Architect

<https://tweedlandthegentlemansclub.blogspot.com/2013/10/raymond-erith-new-classical-architect.html>

With his architectural practice being located in nearby Dedham, it is no wonder that he was regularly commissioned by clients to design new houses in East Bergholt,



BUILDINGS IN EAST BERGHOLT  
DESIGNED OR REMODELLED  
BY RAYMOND ERITH

11b



Constable Memorial Hall, Gandish Road

Newlands, Gandish Road

The Red House, Gandish Road

Graylings, Gandish Road

Pound House, The Street

High Trees Farmhouse, Quintons Road



High Trees Farmhouse, Quintons Road



The Red House, Gandish Road



Constable Memorial Hall, Gandish Road



Pound House, The Street



Graylings, Gandish Road



Newlands, Gandish Road





## Introduction

The Historic England guidance on the designation and appraisal of conservation areas identifies at paras 65-67 that appraisals should consider the condition of any conservation area's historic buildings, spaces, public domain, general vitality and activity. The section identifies a series of possible issues surrounding 'condition' and moves on to consider specific types of 'issue' which may lead into more specific controls at local authority levels, the section is worth citing before moving on to specific consideration of the condition, issues and potential opportunities within East Bergholt:

- *buildings at risk or in a serious state of disrepair*
- *buildings where in rare cases matters of deliberate neglect may arise*
- *front gardens lost to hard-standing for cars*
- *lost architectural features and fenestration*
- *gap sites eroding special character*
- *areas of degraded public realm or poorly maintained green space areas*
- *where traffic, noise or odour impacts affect the ability to use or appreciate the historic or architectural interest of the area*

*Generic issues that underlie obvious problems will provide evidence and identify the need for additional controls, particularly Article 4 directions, to prevent further erosion of the area's special interest and support its potential capacity for beneficial change. Such problems include:*

- *the effects of heavy traffic*
- *a low economic base resulting in vacancy and disrepair of buildings*
- *pressure for a particular type of change or development as well as*
- *specific examples (such as buildings at risk, uncontrolled, inappropriate advertising or areas subject to vandalism or antisocial behaviour due to lack of more positive activity)*

*(Historic England (2021) HEAN 1, p.25)*



## East Bergholt condition, issues and opportunities.

The condition and quality of the East Bergholt Conservation Area and the vast majority of its buildings, spaces and public realm are generally very good. There are very few areas that might be considered to detract from the overarching sense of a well preserved historic settlement. The reason why the extended area is considered to have sufficient quality for designation in part is because of that well preserved condition and sense of historic integrity making up the conservation area as a whole.

The figure on the next page summarises the areas which have been identified that resonate with the list here and are assessed as 'issues'. Each such issue presents a reciprocal 'opportunity' whereby should the opportunity arise through planning applications, liaison with owners, the local district and county authorities solutions might be found to enhance the character and appearance of the conservation area in the future. Understanding where the current character and appearance of the conservation area is perhaps not at its best, or where risks from uses, lack of uses or other activities are found is the first stage to securing future enhancements.

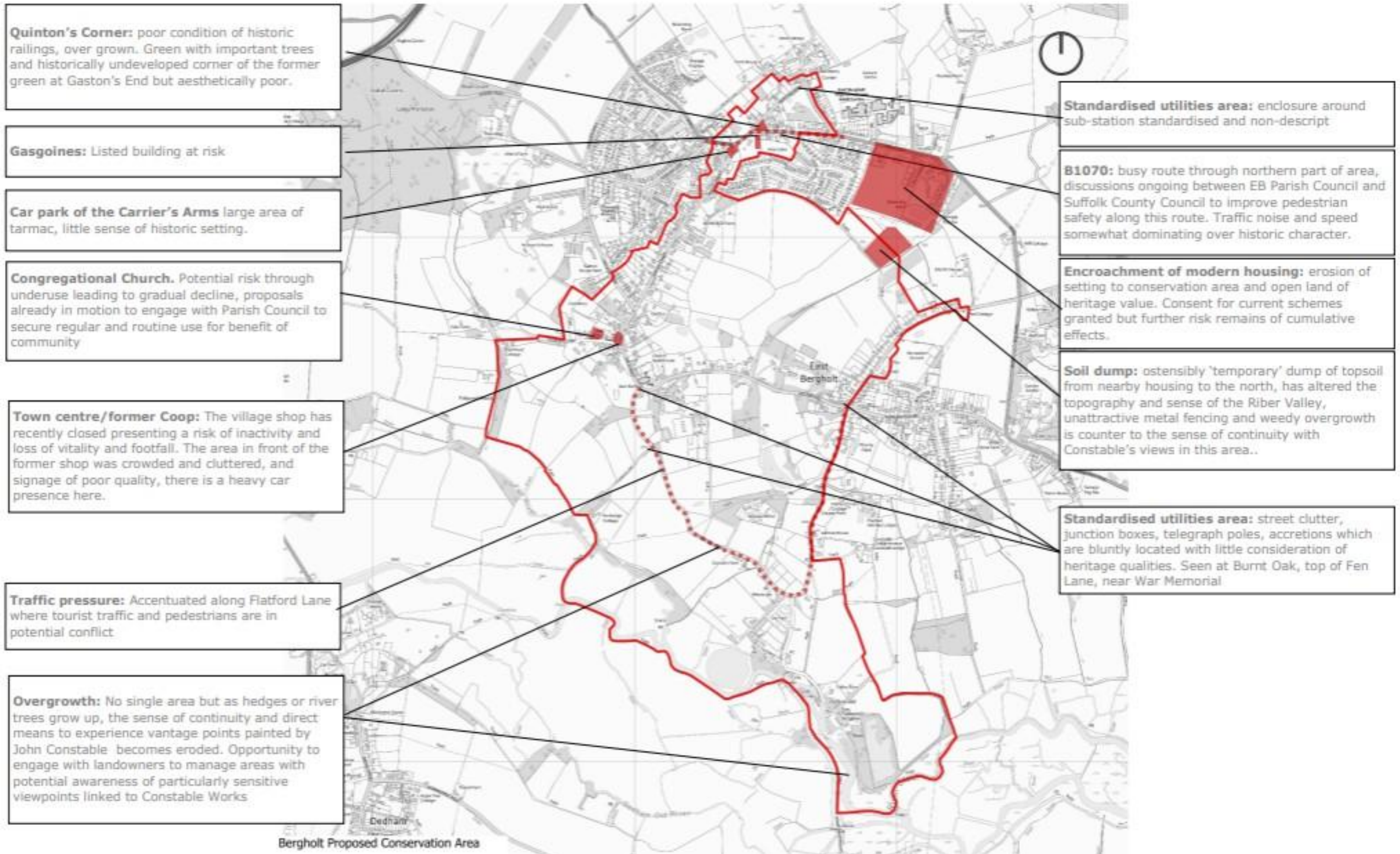
The preparation of a Conservation Management Plan in due course following the adoption of this appraisal and the extended area will further strengthen decision making that prioritises the desired enhancement of the area, and removal of the 'risks' identified here.

The following section looks briefly at the areas identified and considers how they present a risk to the special interest of the area and what opportunities might be available to address them.

## Pressure of new development

New development pressure is a primary issue of concern where it might encroach on the setting of the conservation area, particularly the pressure of high volume mass housebuilding. This has been recently seen to the north where encroachment on the open land of the former heath north of the Donkey Track visually encroaches on this important area of the conservation area. In this northern area the land is sensitive as it is outside of historic core of settlement, adjacent to existing mass housing but is outside the designated landscapes which have previously offered some constraint and places the future character and appearance of the area at further risk from cumulative development of this nature.

Poorly considered mass housing schemes that do not accurately reflect a local palette of materials or details risk diluting the uniqueness of the settlement, the introduction of large numbers of houses all with a very similar aesthetic, scale, material palette is directly counter to the unique variety of East Bergholt's built environment.





- The opportunity should be taken to encourage all applications for new housing to carefully consider the specific characteristics of the conservation area and its sub character areas, as well as the contribution made by the setting to frame any new application and its design.
- Opportunities to ensure careful reference to Local policies, including this document and specific Neighbourhood Plan policies on housing need, design and suitable location for new development should be made.
- The forthcoming Neighbourhood Design Guide should be a required reference for any future housing proposals at any scale within the conservation area or its setting.

## Preservation or loss of period features and details

The removal from individual properties of historic features and architectural characteristics through a variety of means (loss of historic windows, doors, roof finishes) risks a slow and incremental erosion of heritage quality and materials on unlisted buildings within the conservation area. This is particularly true on traditionally constructed dwellings or building which are not listed but which still make positive contribution to the architectural evidence of historic building techniques and practices. The continued and preserved use of Suffolk vernacular materials and building constructional details within the conservation area's building stock should be encouraged.

There is potential conflict or issue between the pressing need to adapt our traditional housing stock to address climate change and the need to retain period character and features. Solar panels, double glazing, the addition of ASHP units, external wall insulation all might alter the character of buildings and over time whole streets. All measures may be achievable if carefully considered but, particularly on unlisted buildings there is a risk of uncontrolled visual intrusion and loss of traditional character and aesthetic.

- There is an opportunity, which might be addressed through enhanced public awareness of Local and Neighbourhood Plan documents, including this appraisal, of the value in heritage character, particularly on unlisted but still historic buildings, and on ways that that might be preserved while still securing possible upgrades, particularly to thermal performance of traditional buildings.
- Local plan guidance for owners of listed buildings in the sensitive way to retrofit and adapt their properties might also be encouraged as best practice for owners of traditional houses within the conservation area which are not individually designated.



Figure 239-240: Examples of poorly detailed modern replacement windows. Flush to the surrounding walls instead of recessed, applied or 'stuck on' glazing bars' heavy opening casements overlapping instead of flush with the surrounding frames, material not confirmed but potentially plastic or aluminium

## Parking pressure and car dominance

Many houses have provision for parking, but there is a risk where houses have more limited space or where households include multiple car ownership, that front boundaries may be removed to provide increased on-property parking. Parking along streets is already partly controlled through the presence of double yellow lines and innately narrow routes but ad hoc parking is a potential issue.

The widespread use of double yellow lines or standardised signage presents its own risk of suburbanising the character of the older routes and streets and adding visual clutter.

The B1070 passes through the northern part of the conservation area and is a busy through route. Traffic volume and speed present a risk to pedestrian safety. Cars intensively parked in the village centre dominate views within the former wider open greens on either side of the Church and at the end of Cemetery Lane.

- Any opportunity to liaise with Highways and the relevant authorities to secure an approach to such features which take into account the historic nature of the settlements should be encouraged, will require liaison with wider public bodies.



Areas of eroded character and opportunities for enhancement

There are a few areas within the conservation area which might be considered as being of lower aesthetic quality whether by the presence of non-descript surfaces, fixtures or structures, or neglected condition. It is important to note that the aesthetic qualities of some of these areas does not negate their contribution to the activity and vibrancy of the working settlement and community, particularly where they are associated with businesses. The following areas might offer distinct opportunity for work, should the right conditions arise, to enhance and better reveal elements that contribute to the historic character of the area, and introduce means to enhance the experience of these areas.

**The setting to the north east including the former windmill site.** This land remains open but is currently eroded and presents a less clear 'connection' to the better preserved areas of landscape within the conservation area. The visual presence of recent housing to the north is a clear detractor, limiting opportunities to directly understand the rural setting and former heathland that was present in this part of the area.

- Creation of additional means for visitors or residents to understand this area's links to Constable's family and paintings, may enable a greater understanding even with this area's more altered character.

**Junction between Heath Road and Quintons Road.** A small area of the former heath, over grown and with limited maintenance and damaged railings. Though providing a valuable green screen to some of the housing beyond, this is a rather rough patch of



Figure 241: The southern apex of Quintons Corner, damaged railings, somewhat cluttered collection of signs, the background greenery is a positive screen to post enclosure development but the condition of this area is poor. The listed building 'Gascoigne's' is visible in the background and is on the Heritage at Risk Register.

greenery that might be better managed at this important historic remnant of the heath. It should not become overly manicured, but avoidance of bramble growth would keep its legibility as a defined corner to this historically important triangle of land (Figure 79)

**Former Village Shop.** At the time of initial assessment this was a valuable community resource in the centre of the village, there was easy access to parking however, the frontage was rather non-descript in terms of signage and the entrance area was cluttered by a plethora of bollards, bike rings, stored crates, a standard waste bin. In late 2025 the shop closed, the Coop relocating to a newer building on the northern edge of the village. This presents ongoing risk to the vitality of the centre.

- It also offers opportunity for encouraged new retail or commercial spaces, rejuvenated aesthetic and continued activity within the village core.



Figure 242: The area outside the village shop when in use early in 2025.

**Surroundings of the Carriers Arms,** this listed public house sits in a sea of standard tarmac. Whilst it enables the building to be seen quite clearly, and provides invaluable parking for customers, it is a blank and comparatively unwelcoming area which, when reviewing historic maps, has seen the considerable erosion of historic boundaries (see Figure 81).



**Congregational Chapel.** This historic building is still functioning to provide active worship space for its small congregation alongside various other uses by clubs or societies. Though this use remains important, the relatively low levels of activity have likely led to a slight sense of neglect in its grounds.

The Deacons are in the process of transferring the church and its associated land to the Parish Council to ensure it remains a focal building providing much needed community facilities as well as an ongoing place of worship. Taking opportunities to encourage a wide range of uses within such buildings is the best way of securing their longevity and preservation.

**Chaplains Cottage, Gasgoines.** This is a listed building at risk. At the time of writing it remains, derelict and boarded/bricked up and is the subject of ongoing enforcement actions.

**Topsoil Mound north of the Donkey Track.** This mound is ostensibly a temporary feature but it is a detrimental feature which has altered the topography of a significant stretch along the Riber Stream and north of the Donkey Track. The metal fencing which currently encloses it is similarly negative within this important area of the conservation area.

**General highways features.** The road and pavement surfaces, hard curbs and general utilities furniture within the area are by and large entirely standard and unremarkable. This applies to other elements such as telephone boxes, the fencing around substations and markers for utilities. Whilst these features are regular parts of the modern public domain it may be possible to find options for such installations to be more carefully considered in the future.

**Hedgerows and overgrowth in relation to Constable Views.** This identified 'risk' is ephemeral and perhaps somewhat in conflict with a desire to maintain and encourage wildlife and biodiversity. When comparing views painted by Constable to the vantage points today, it is a frequent case that the increase in hedgerows, trees, and other greenery has today closed off some of the views depicted by Constable, this is notable on Flatford Lane and in some senses around Flatford itself. The National Landscape's emphasis on natural beauty also recognises that the shape of this landscape is ultimately one created by mankind, not unrestrained nature.

- Consideration could be given to working with landowners to manage hedgerows or other over growth in such a way that might maintain a degree of openness or certain views immortalised in Constable's paintings to emphasise and better reveal this unique strand of heritage and artistic value within the conservation area.

**Decorative condition .** If the character and appearance of the extended conservation area is to be preserved or enhanced, it is important that properties are kept in good decorative order and physical condition. Owners of properties in the conservation area are encouraged to do all they can to ensure this is achieved.

**Management Plan.** A management Plan for the extended East Bergholt Conservation Area represents a significant opportunity to proactively manage development in ways designed to better preserve and enhance character, appearance and significance. Within four months of the designation of the expanded conservation area and adoption of the CAA, it is intended to have prepared and adopted an appropriate management Plan which can build on the characteristics



Figure 243: The car parking and setting of the Carriers Arms and junction between Gaston End and Gaston Street,



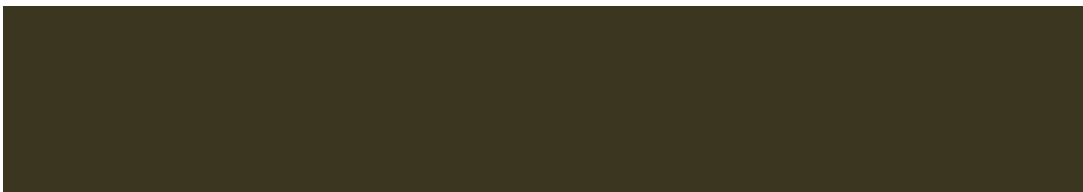
Figure 244: Gasgoines/Chaplains Cottage—listed building at risk.



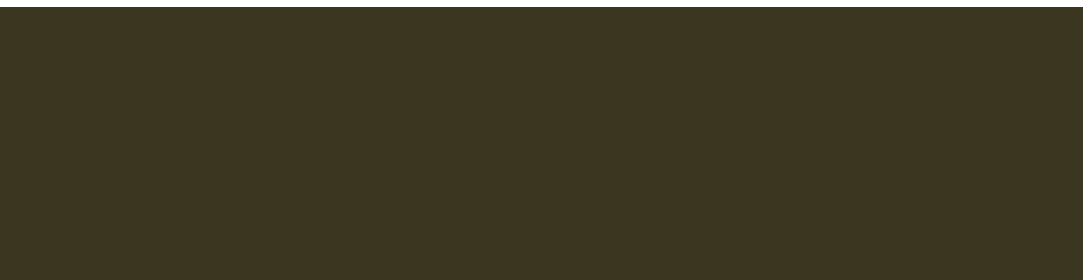
Figure 245: Unremarkable utilities fencing close to the Box Iron.



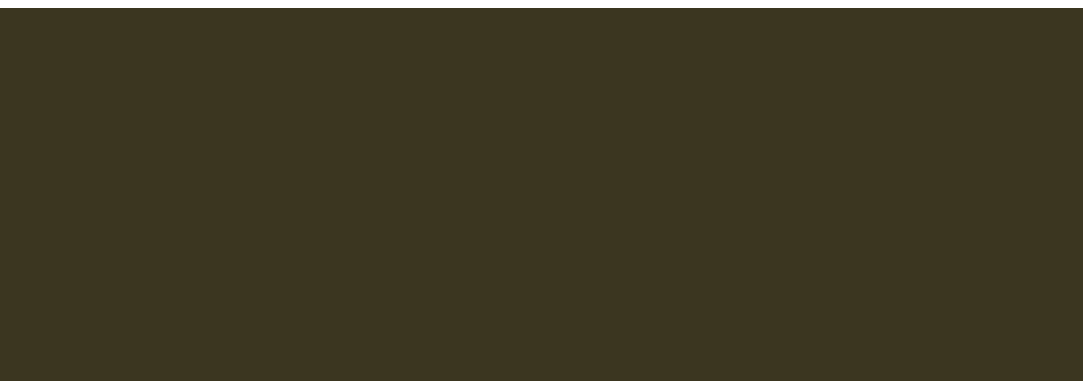
a case for some further repair and maintenance



**BABERGH DISTRICT COUNCIL INITIATES FORMAL PUBLIC CONSULTATION PERIOD:  
11th May 2026 to 8th June 2026**



**PUBLIC EVENT : 23rd May 2026  
to be held at Lambe School, 1-3 Gaston Street, East Bergholt. CO7 6SD**



**PLANNING AND HERITAGE TEAM TO CONSIDER THE NEED FOR AMENDMENTS TO THE TEXT OF THE CONSERVATION AREA APPRAISAL AND THE PROPOSED CONSERVATION AREA BOUNDARY ARISING FROM PUBLIC CONSULTATION AND THEN MAKE SUCH CHANGES PRIOR TO FINALISING A REPORT ASSESSING THE MERITS OF THE PROPOSITION TO EXTEND THE EXISTING CONSERVATION AREA FOR CONSIDERATION BY FULL COUNCIL AT BABERGH DISTRICT COUNCIL**



**BABERGH DISTRICT COUNCIL'S FULL COUNCIL TO CONSIDER DESIGNATING THE PROPOSED EXPANDED CONSERVATION AREA AND ADOPTING THE PROPOPOSED CAA**



in the event that FULL COUNCIL approves the designation of an extended conservation area got East Bergholt, and agrees to adopt the CAA, the Council's Heritage Team will then prepare a Management Plan to accompany the CAA in collaboration with East Bergholt Parish Council