



Babergh District Council
Bentley Conservation Area Appraisal and Management Plan
25 November 2025

St Mary's Church



Bentley Old Hall



Bentley Hall



Falstaff Manor



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Acknowledgements

Babergh District Council gratefully acknowledges the valuable contributions made by so many in the preparation of this CAAMP.

It thanks all those within the Community who took time to comment on the previous draft version of the CAAMP and help shape this version of the document, or who took an active part in the associated consultation event along with the societies, associations, organisations and agencies that provided comments.

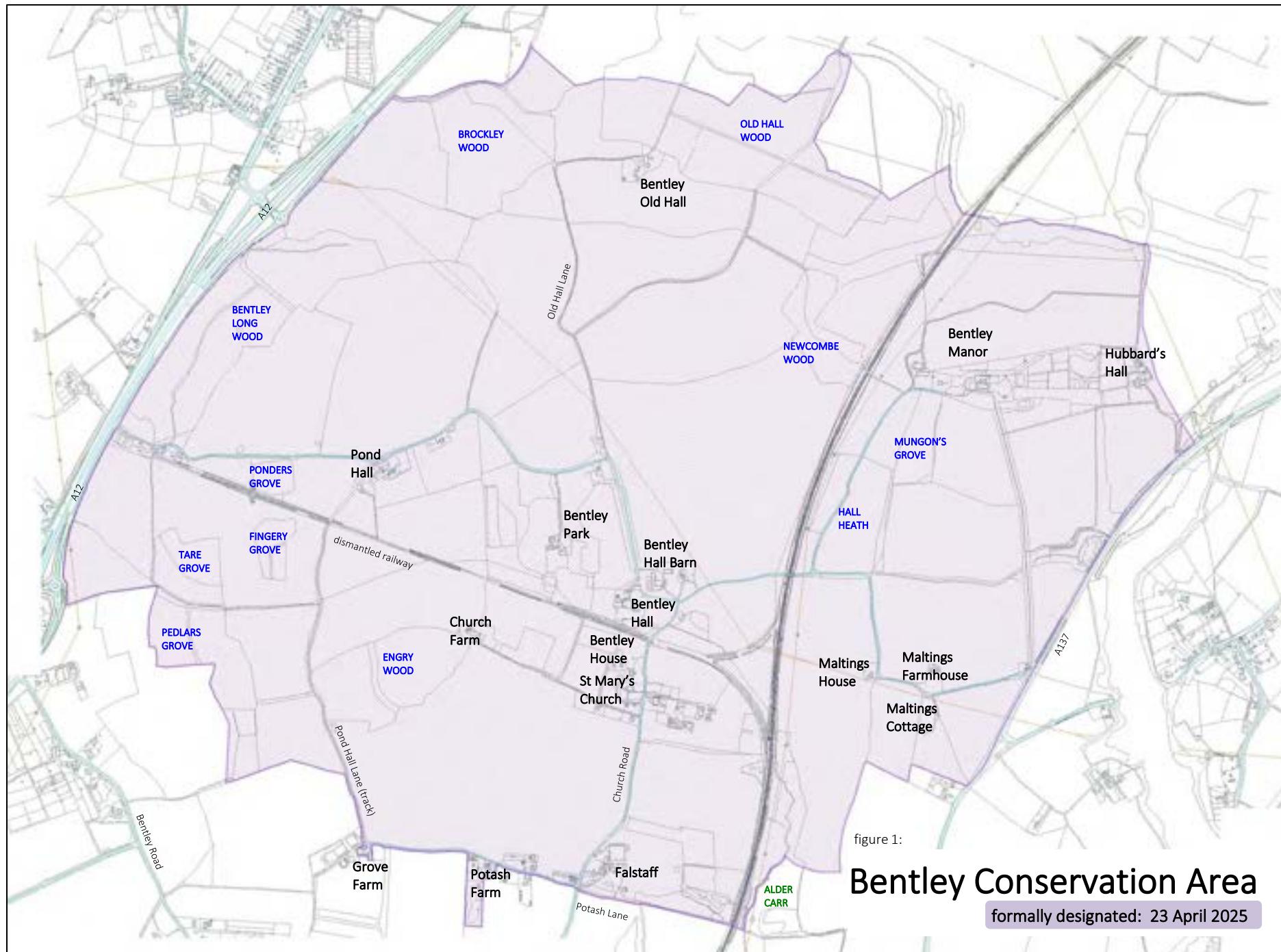
In addition to the individuals and groups referred to above the Council wishes to express particular gratitude to Bentley Parish Council for its driving force and energy, Steven Handforth of Handforth Heritage and, Laurie Handcock of Iceni for their professional heritage advice and support.

The Council also acknowledges that not everyone in the Community supported the boundaries eventually included within the formal Bentley Conservation Area designation or certain elements within the draft CAAMP.

It is hoped that in time the Bentley Conservation Area and associated CAAMP will be widely seen as an asset that helps to preserve and enhance the character, appearance and special historic significance of this area without unduly impinging upon the day-to- day agricultural activity that is an inherent component of its manorial heritage.



timber frame with brick noggin
Bentley Hall Barn



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“...this is an Area that contains a number of important historic buildings, focused on a particularly important cluster of Grade II and Grade I buildings around Bentley Hall and Church, but running out to other highly graded and historically interlinked buildings, like Bentley Old Hall, and the cluster of farmhouses and cottages to the west. As above, the interstitial unlisted buildings and landscapes have a clear historic link to the designated buildings within the Area, and would benefit from the provision of statutory protection, as part of the wider whole. The authors’ view is that the Area is of sufficient quality to justify statutory designation as a Conservation Area. It clearly possesses “special architectural or historic interest” and we are satisfied that it has a “character or appearance of which it is desirable to preserve or enhance”, as per Section 69(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act. ”*

[Laurie Handcock (Iceni) – Independent Heritage Advisor to Babergh District Council]



figure 2: Bentley Hall Barn amongst the largest and most impressive timber-framed Elizabethan structures in Britain (see list description in appendix 18)

1. Introduction

As the name suggests, the Bentley Conservation Area Appraisal and Management Plan [“CAAMP”] comprises two distinct (*but related*) elements:

- (i) The Appraisal; and,
- (ii) The Management Plan

The Appraisal is an objective analysis of the elements which together define the area’s special architectural or historic interest. These elements are largely physical, both man-made and natural, but also include more ephemeral considerations, such as spaces and views.

The area covered by the conservation area includes eleven listed buildings, six buildings of local significance (identified in the Neighbourhood Plan) and numerous historic properties and landscape features of interest. The designation recognises all features within the area that form part of its character and will ensure that planning decisions take enhancement and preservation of the character and appearance of the area into consideration as per the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The special interest of the Bentley Conservation Area is predominantly derived from its ancient manorial structure and its associated connection with the Tollemache family who consolidated four manors at Bentley in the 16th century, enlarging an estate which they had held since 1200.

This resulted in the development of a relatively large rural settlement of scattered hall houses, farmsteads, cottages, church and associated structures.

The key features of interest are outlined below:

- the historic core, centred around the grade II* listed church
- open fields and manorial land
- dispersed farmsteads
- ancient woodland
- high quantum of highly graded manor houses and high-status houses, largely set in their historic settings
- modest railway interventions that have resulted in attractive publicly accessible routes, bridges and cottages
- the ancient tracery of footpaths that criss-cross the conservation area

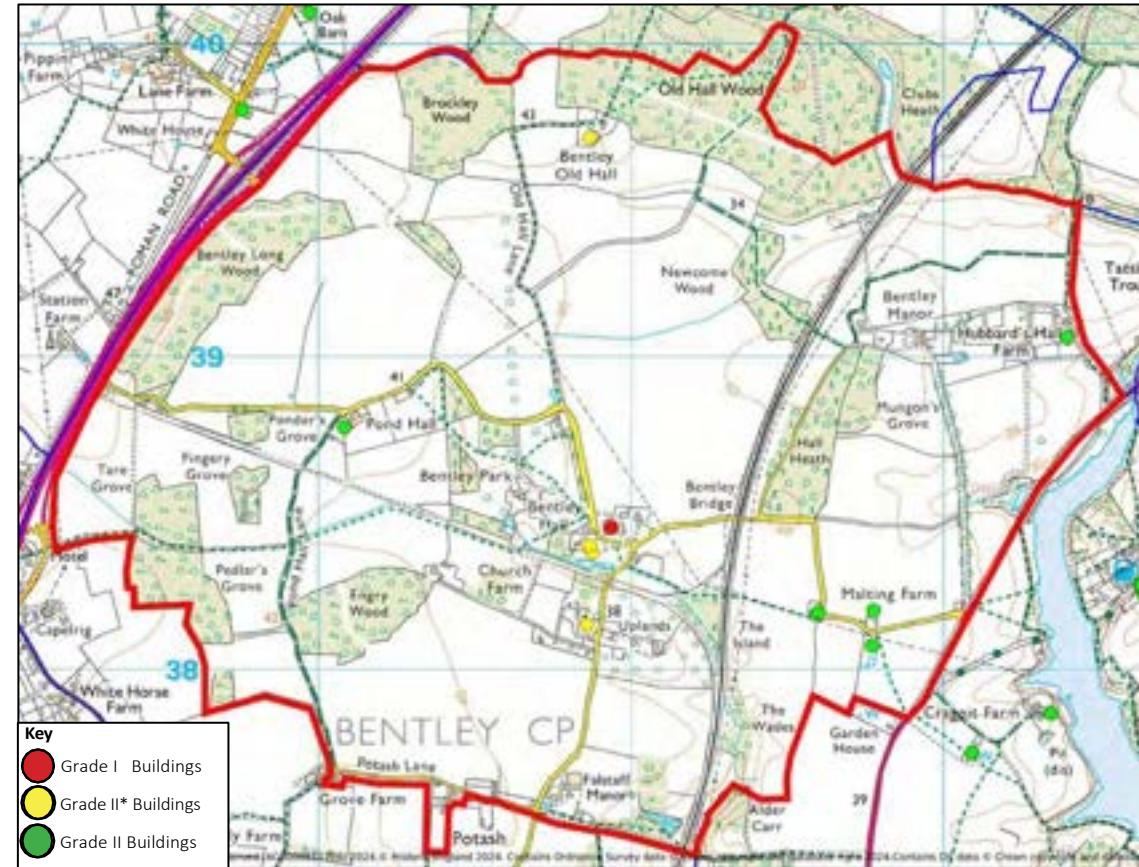


figure 3: Bentley Conservation Area Boundary (red outlined) and Listed Buildings

The Management Plan provides a framework to assist Babergh District Council, as local planning authority to manage development proposals in the Bentley Conservation Area. Its purpose is to set out how the special character of the Bentley Conservation Area will be preserved or enhanced through recognition of pro-active management and local commitment, supplemented with programmes and guidance. It is informed by the Bentley Conservation Area Appraisal (CAA)

1. Introduction

The quantum of grade I, II* and II listed buildings in the area, non-designated heritage assets, their relationships with one another, their agricultural landscape and ancient woodland all make positive contributions to the special interest of the area, enhancing its rural character. The conservation has many fine examples of vernacular timber framed buildings of varying statuses.

This appraisal examines the area under several different headings following the guidance set out in Historic England's 2019 *Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*.

The document is not intended to be prescriptive or overly descriptive, but a demonstration of the quality of the area, sufficient to inform the Council's planning decision-making process.

The Council also hopes that it will engage with young people and prove to be a gateway for learning more about the history of their local area.

As the Historic England guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.

The Historic England guidance (2019) states that (*inter alia*):

“New conservation areas or areas that might be suitable as extensions to an existing designated area may be identified in several ways, including:

- stand-alone studies of particular areas in response to development proposals, pressures for change or new awareness of significance through processes such as local listing.”*

It goes on to state that:

“The NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest.”

Three of the key considerations highlighted by Historic England are whether the area has:

- a) sufficient architectural or historic interest for the area to be considered ‘special’?*
- b) whether this is experienced through its character or appearance? and*
- c) whether it is desirable for that character or appearance to be preserved or enhanced, and what problems designation could help to solve.*

The well-preserved medieval structures and field patterns are important landscape features which form a fundamental part of the character and appearance of the area. The area retains unique, quiet, intimate, small-scale rural qualities, characterised by a mosaic of fields and ancient woodlands, many of which are accessible via public footpaths/bridleways and often bounded by tall hedgerows and mature trees.

The final section of this report provides a **Management Plan (ii)** for the area, the purpose of which is to provide a vehicle for reinforcing the positive character of the area as well as for avoiding, minimising and mitigating negative impacts identified as affecting the area. Opportunities to better reveal or enhance the significance of the area are also provided.

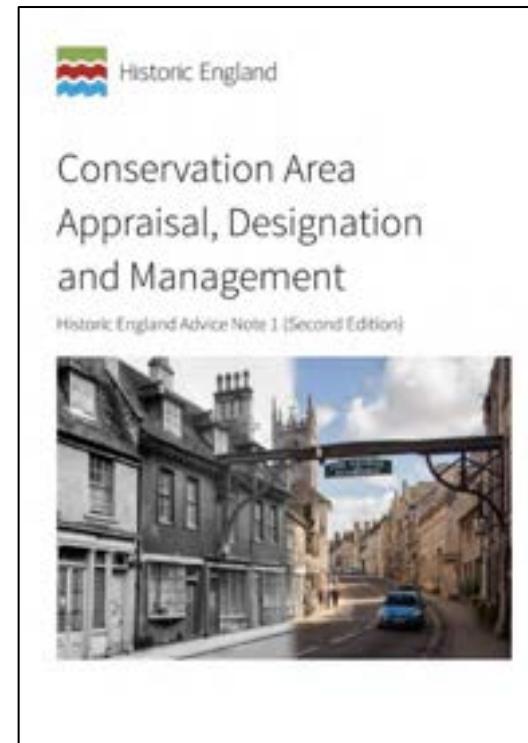


figure 4: **Historic England Advice Note 1**

2. Legal and Planning Policy Context

The legislative framework relating to conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of this Act imposes a continuing duty on Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 of the National Planning Policy Framework [“NPPF”] (December 2023).

The Bentley Conservation Area is located within the wider district of Babergh. Local planning policy is set out in the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023).

Relevant Policies within the Local Plan include:

SP09 - Enhancement and Management of the Environment
LP15 - Environmental Protection and Conservation
LP19 - The Historic Environment
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity

In addition to the Local Plan, the Bentley Neighbourhood Plan is a “community-led planning framework for guiding the future development, regeneration, and conservation” of Bentley and was adopted in December 2022. The following policies have relevance to this Appraisal:

Policy BEN 11 – Heritage Assets
Policy BEN 12 – Buildings of Local Significance



A scenic landscape featuring a calm lake in the foreground. Across the water, a rustic barn sits nestled among tall evergreen trees. The sky above is filled with heavy, textured clouds, creating a dramatic and somewhat somber atmosphere.

The Conservation Area Appraisal

3. General Character and Spatial Extent

The parish of Bentley is located in the south-eastern part of Babergh District. It broadly sits between two water courses running west to east, the Hol Brook to the north and the Dodnash Brook to the south. The London to Ipswich Road marks the western boundary and the Brantham to Ipswich Road the eastern. The conservation area includes scattered farmsteads, manor-houses, halls, fields and ancient woodland.

The area is remarkably untouched by modern development with only a handful of late 20th/early 21st century houses visible within the area. The most urbanised part of Bentley is outside of the conservation area boundary and some way to its south. It takes the form of ribbon development along Station Road.

The conservation area contains a mix of residential and agricultural uses, with one ecclesiastical structure in the form of St Mary's. There is also an impressive number of estate halls including Bentley Old Hall, Bentley Hall, Bentley (Church) House, Bentley Manor, Falstaff Manor, Bentley Park and their associated formal gardens and parkland. The appearance and character of the area is remarkably intact since the medieval period, with only small changes being found in the enlargement of agricultural fields as a result of the Enclosure movement. There has been very little 20th century urbanisation.

One immediately noticeable element of the area is the remarkable grouping of ancient woodlands which were assembled by the Tollemache family by inheritance and between 1200 and 1549. Whilst the family temporarily disposed of much of its agricultural landholding at Bentley in the 1660s, the woodlands were all retained for their value well into the 20th century and many were held by the family for 800 years.

The area is criss-crossed with very well-used public rights of way and views of many of these features are regularly enjoyed by local people and visitors to the area.

In terms of the chosen boundary itself, this is largely based on historic landholdings of the Tollemache family and/or natural and manmade boundaries. In summary, the northern part of the area follows the parish boundary, a considerable portion of which is dominated by Brockley Wood and Old Hall Wood, both originally Tollemache holdings. Although Old Hall Wood is contiguous with Baldrough's Wood and Howe Wood (to the north), the latter were historically part of the Belstead Hall Estate and not owned by the Tollemaches. These woods were later bought in 1956 by the owner of Old Hall Wood and Newcombe Wood, John Sadd and Sons, and came under the same ownership and management regime then. These woods are also outside the parish boundary providing

further justification for their exclusion from the conservation area.

The eastern side of the conservation area follows a well-used bridleway and footpath to the east of Grade II listed Hubbard's Hall, and its adjoining stable yard before continuing southeast along the public footpath to the parish boundary line which runs along the A137, including the former Tollemache land holdings at Bentley Manor. The boundary turns west along the parish boundary allowing it to incorporate further listed buildings including Maltings Farmhouse, Maltings Cottage and Maltings House, all formerly part of the Bentley Manor estate. The railway line had been considered as a potential eastern boundary but was discounted because it would result in the exclusion of numerous listed buildings and historic Tollemache holdings. The railway line is also a relatively discreet addition in the landscape thanks to its location within a cutting.

The southern boundary is one of the few parts of the conservation area that does not follow the parish boundary. Here it largely follows the line of Potash Lane and the footpath which extends from its junction with Church Road to the east to meet the railway line. The boundary runs to the south of historic Falstaff Manor and its farmstead, which is the original manor house of one of the four Bentley manors held by the Tollemache family, following its acquisition from the Falstaff heirs in the 1540s. Potash Lane itself is an historic hedge and tree lined lane, fringed with numerous historic properties including estate cottages and Potash Farm, which has likely 17th century origins, with Grove Farm and its historic farmstead at its western end.

Potash Lane has recently been identified by historians as the likely alignment of the Hundred Way, a route of probable Saxon origin leading to the Hundred Court at Coppedthorne, a hamlet on the Old London turnpike near Capel St Mary.

The land further to the south of Potash Lane starts to be more influenced by the modern settlement of Bentley along Station Road and there is no sensible alternative boundary south of Potash Lane and the footpath to the east.

The boundary of the conservation area then heads north west along ancient tree lined Pond Hall Lane to include more of the historic Tollemache holdings, before looping west to incorporate numerous ancient woodlands such as Tare Grove and Pedlars Grove, adjacent to which historically was Abbots Hall (residence of principal tenant farmers from the 1760s) before heading west along the footpath to the A12.

The western boundary is largely influenced by the presence of the A12 which is contiguous with the parish boundary. The boundary itself follows Bentley Long Wood, another historic Tollemache woodland with evidence of old coppice stools which further enhances its historic interest.

3. General Character and Spatial Extent

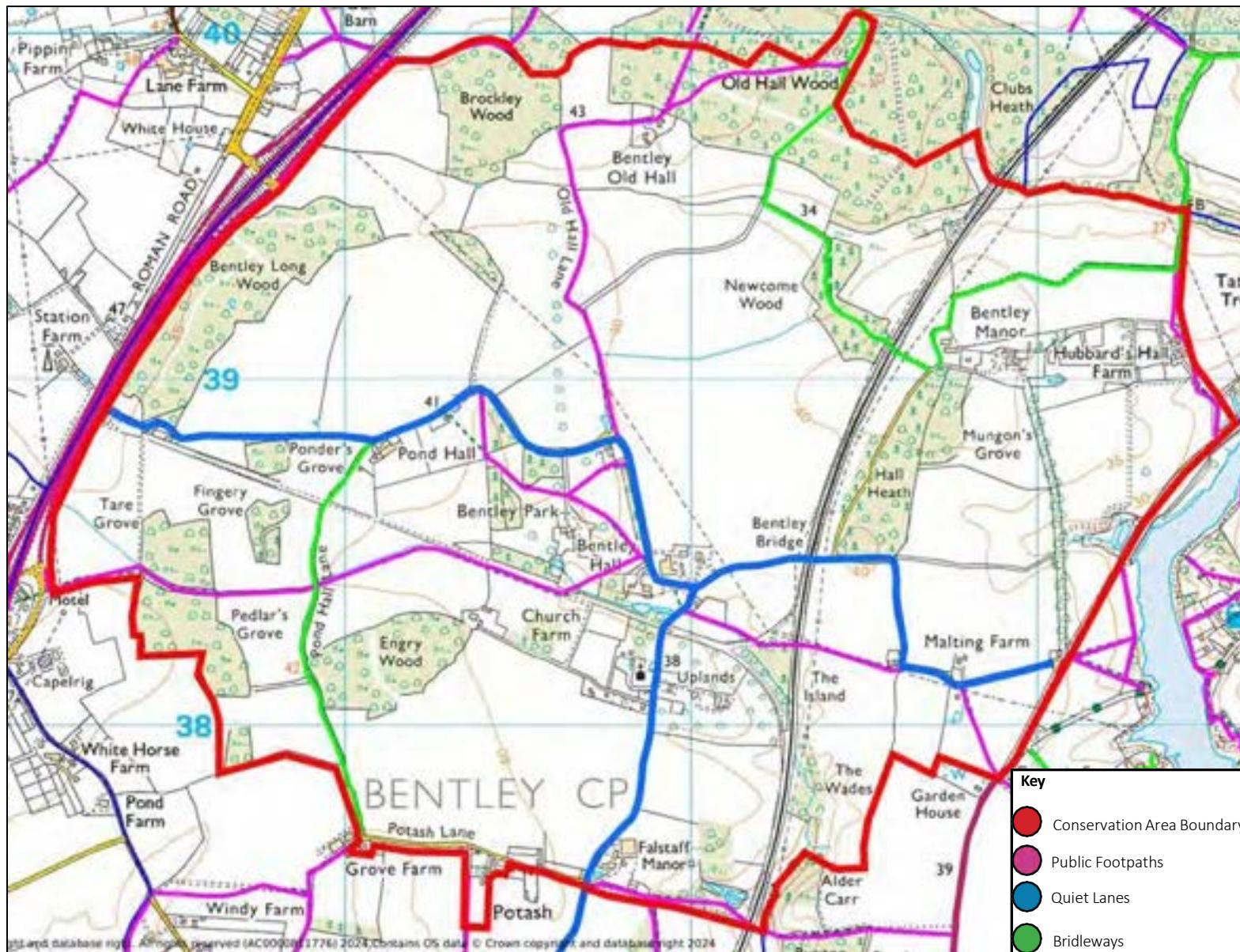
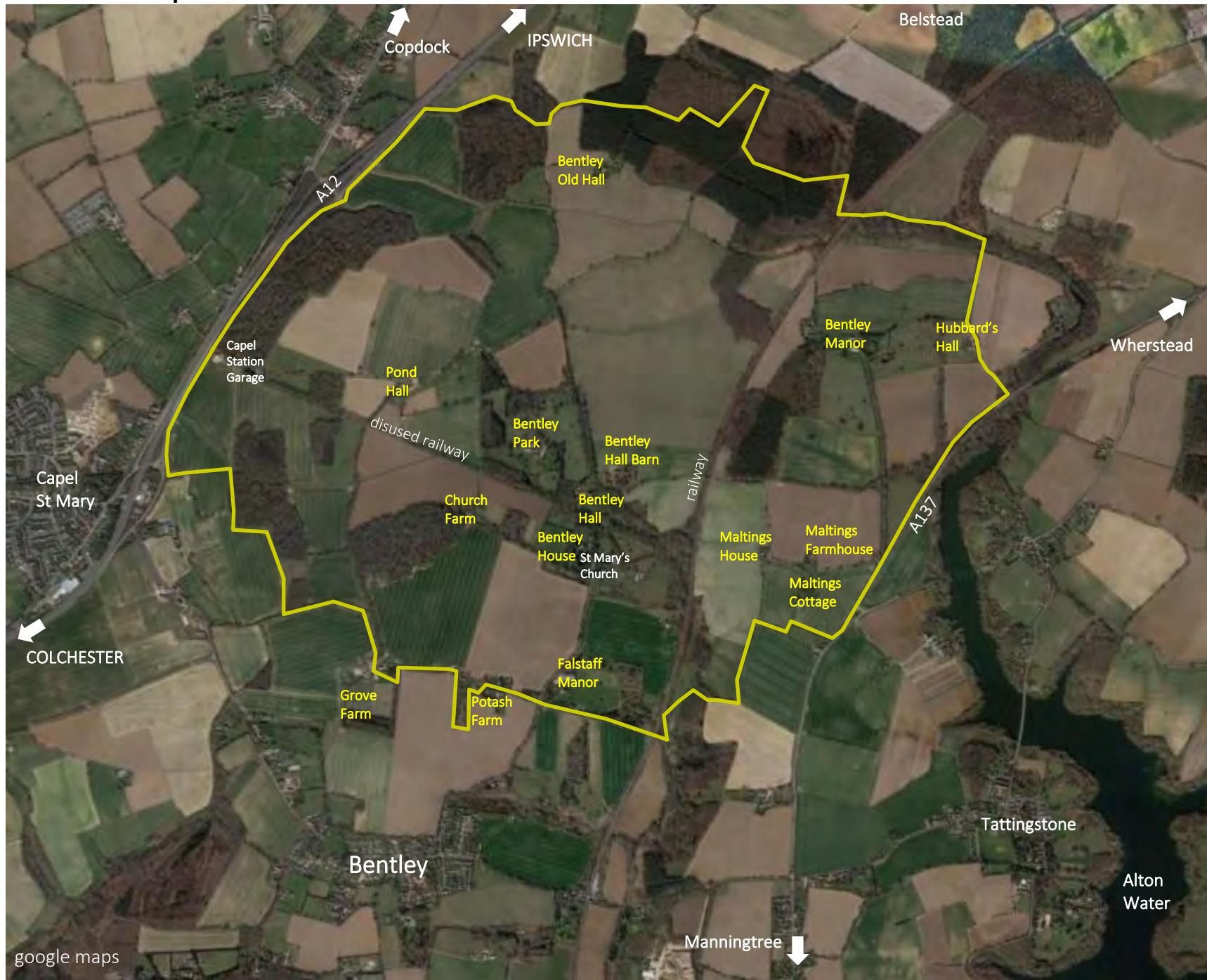


figure 5: Map showing considerable number of publicly accessible routes in and around the conservation area.

3. General Character and Spatial Extent



4. Origins and Evolution

Historic England's Advice Note on Conservation Area Appraisal, Designation and Management states that:

'Although the understanding of an area's special historic interest is an important component of an appraisal, this should not require a detailed account of the area's history. Rather the appraisal should focus on setting out what makes the area special and the impact of its history on its current character and appearance.'

Outlined below therefore is a brief overview of the historical evolution of the area. Further elements of historic interest will be drawn out, where relevant, in later sections of this document.

According to The Institute for Name-Studies, Bentley refers to a 'woodland clearing where bent-grass grows'. There are references to Bentley within the Domesday Book of 1086, with multiple references to different landowners owning agricultural plots and deer park, suggesting that the parish was divided up at this point into at least four manors. Bentley is recorded as being located within the Hundred of Samford and the county of Suffolk and is documented as having a population of 18 households.

hundred, unit of English local government and taxation, intermediate between village and shire, which survived into the 19th century. Originally, the term probably referred to a group of 100 hides (units of land required to support one peasant family). In the areas of Danish settlement these units were usually called wapentakes, and in the extreme northern counties of England, wards. The term hundred first appears in the laws of King Edmund I (939–946), but an anonymous Ordinance of the Hundred (issued before 975) indicates that the hundred was already a long-established institution. The hundred had a court in which private disputes and criminal matters were settled by customary law. The court met once a month, generally in the open air, at a time and place known to everyone. Originally, all dwellers within the hundred were expected to attend, but gradually suit of court (attendance) became restricted to the tenants of specific land. The suitors normally acted as the judges, but the sheriff was judge on the two annual visits (his "tourn") he made to each hundred court. Increasingly, hundred courts fell into the hands of private lords. In medieval times the hundred was collectively responsible for various crimes committed within its borders if the offender were not produced. These responsibilities were extinguished by statute in the 19th century.

East Bergholt 43 households
Bentley 18 households
Shotley 172 households

figure 7: **Extract Domesday Book for Samford, Suffolk**

4. Origins and Evolution

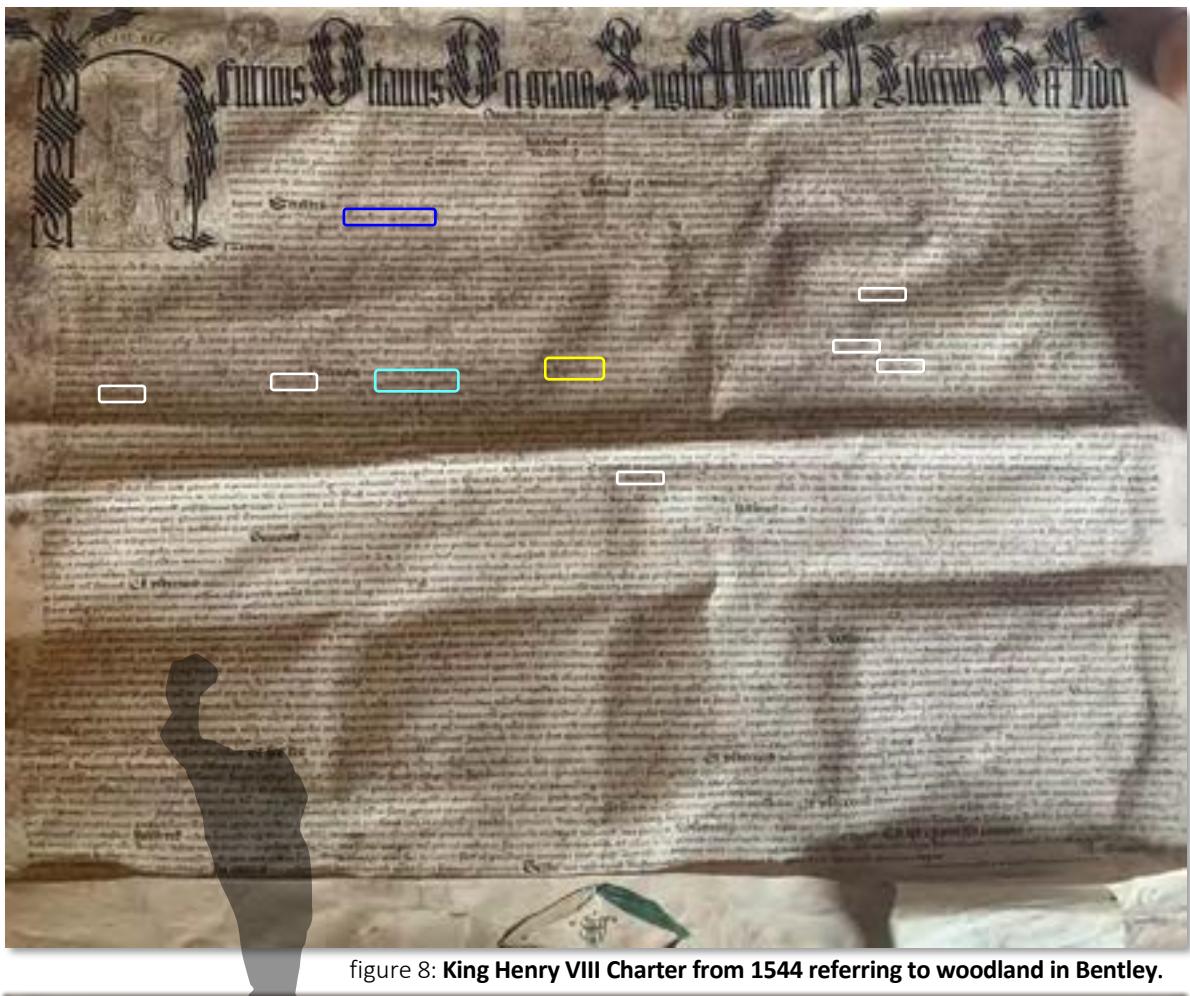


figure 8: King Henry VIII Charter from 1544 referring to woodland in Bentley.

	reference to Bentley
	reference to Petteland Grove
	reference to Ingry Wood
	reference to Lionell Tallermache

The Henry VIII Charter confirms the transfer in 1544 to Lionel Tollemache of lands and property formerly in the possession of the Priory of Holy Trinity in Ipswich, which fell victim to the Dissolution of the Monasteries. (The Priory was rich and had many assets; all of which went to the Crown. Christchurch Mansion stands where it once stood in Ipswich.)

The lands conveyed to Lionel by this deed are not solely in Bentley, but they include Manor of Bentley Churchhouse, which comprised land and number of woods including Ingry Wood and Petteland Grove, which appears in different documents variously as Petland Grove, Portland Grove and much later as Pedlars Grove. It is interesting that the woodlands are expressly mentioned and named, perhaps indicating their significance as assets. It is considered that the lands of the Manor of Bentley Churchhouse lay largely to the west of Church Road, whilst those of Falstaff Manor lay largely to the East of the road. However, they both were consolidated into Tollemache ownership by 1550 (featuring in the 1613 Survey) and the lands of those two manors have been largely held and farmed together ever since - by the Meadows, Duke & Keene/Ruck Keene families until 1900.

The most important familial tie to the area comes with the Tollemaches, who are first recorded in manorial records in the first half of the 13th century. It is possible that their seat was at the grade II* listed Bentley Old Hall (itself being described as 'old' in a 1613 document and believed to date to the 13th century). The only building older than this, and likely the earliest in the parish, is the Church of St Mary, whose existing nave has 12th century origins.

By the end of the Middle Ages, the majority of the parish was in the hands of four landowners, the Tollemaches to the north, Fastolfs to the east, Priory of the Holy Trinity, Ipswich to the west and St Mary Dodnash Priory to the south. By the 16th century however, all four estates fell under the ownership of the Tollemache family thanks to the Dissolution and their close Royal connections. It is around this time that a number of new structures were built in the area, many of which survive today, dating to the late medieval and early post-medieval periods, including the grade II* listed Bentley Hall, Meeting Hall (grade II*) and Bentley Hall Barn (grade I).

This surviving document from 1544 refers to woodland in Bentley and Ingry Wood (amongst others)

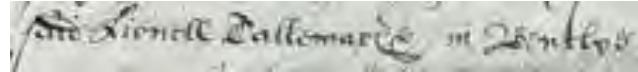
Bentley
Ingry Wood

In 1610, Anne Tollemache, sister of the then Head of the Tollemache family, married Robert Gosnold V of Otley, elder brother of Anthony Gosnold, who had sailed to Virginia in 1607 with the pioneering mission led by his cousin Captain Bartholomew*

*for further background please see Appendix 5

4. Origins and Evolution

A further surviving document this time from 1584 refers to 'Sir Lionell Tallemache' in Bentley



Tallemache

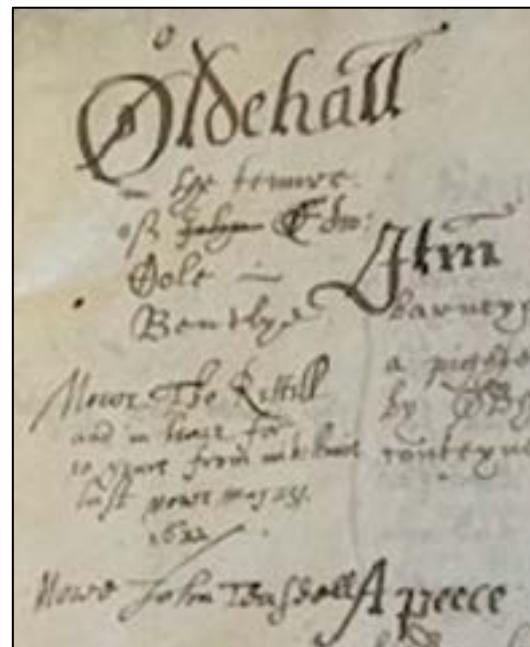
During the consultation process associated with the designation of the Bentley Conservation Area and the CAAMP, the Council received objection to the prominence given to the Tollemache family as justification (in part) to designating the Bentley Conservation Area due to their purported association with slavery in Antigua. Further detail is provided within the appendices, but it appears that the long historical association between the Tollemache family and Bentley and their combining of manors pre-dated any association with Antigua.

There is however a later association by marriage to the Halliday family.

A document that survives from 1613 refers to Old Hall in Bentley and identifies fields and woodland around it by name with sizes. These references can be traced in the landscape today and it appears that a number of the small fields from that period survive, having avoided consolidation into larger fields in the 20th century.



figure 9:
1584 Elizabethan Indenture regarding sale of timber at Brockhall (now Brockley) Wood referring to Lionell Tallemache in Bentley



Farmland land around Olde Hall in 1613
(with tenancy update for 1623)

In the tenure of [John] Edw Cole of Bentley Nowe Thos Kettell and in lease for 10 years from Michaelmas last nowe May 23, 1622, Nowe John Teasdell

More about the Tollemache connection to Bentley and the family is included within the appendices to this CAAMP

figure 10:
Jacobean document from 1613 referring to Old Hall

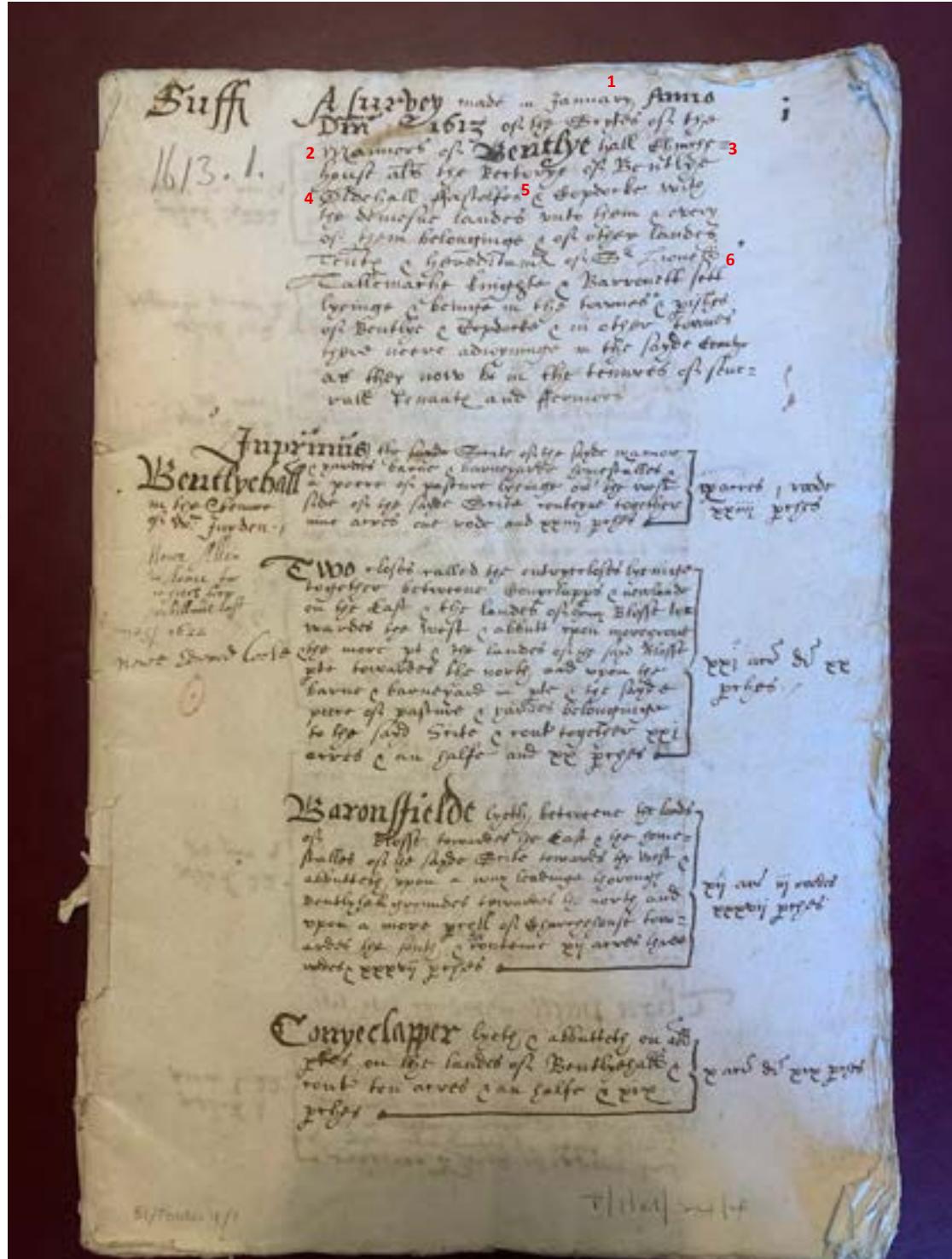
4. Origins and Evolution

Bentleyehaff

January 1613	1
Manors of Bentlye hall'	2
Churche House als (alias) the Rectorye of bentlye	3
Oldehall	4
Falstoffes	5
Lionell Tollemache Knight and Baronett	6

17. ramors of Beaulieu hall shire-
houſt alſo the paroche of Bentlye
oldhall paſtolleſe & exporke with
the demeue landes unto hem & every
of hem belouinges & of other landes
tenre & hereditamē of the Lound
Tallemarke fmithe & Barrouett ſet

figures 11:
Jacobean document
from 1613 referring to
S Lionell Tallemache
Bentley Hall, Oldehall
and Faistoffes.



4. Origins and Evolution

A resident of Bentley has recently suggested that the field pattern on the Tithe Map of 1838 may well reflect the field patterns that existed in the early 1600's, based on their analysis of old documents and records.

The resident has kindly provided some copy extracts from a document dated 1613 which provides a written schedule of land around Old Hall, Bentley.

It is interesting to note that field names are often the same as those appearing on the Tithe Map of 1838 and it is possible from the description of the name of the fields, the location of fields and their size in the 1613 document to identify them on the 1838 Tithe Map. Field sizes are identical or similar enough to suggest little change during the period between the two maps.

The map below (base map - 1838 Tithe Map around Old Hall) provides a limited demonstration of this with the associated table comparing information from 1838 and 1613. This is sufficient to raise much interest in undertaking more research and similar cross referencing where source material exists and it is believed that this is indeed being undertaken.

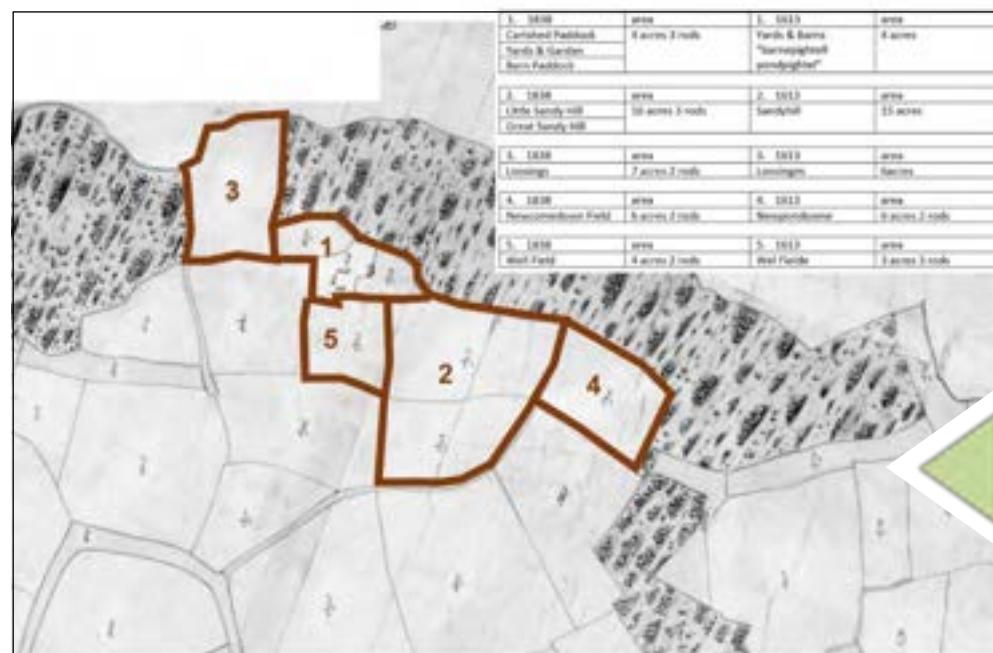


figure 12: The Jacobean document field references aligned to fields from Tithe Map

Two of the earliest maps to show the area in any detail are Hodskinson and Faden's of 1783 and Verron's of 1796. Both depict a number of structures along Church Road leading up to Old Hall and other scattered dwellings, many of which are still present today. The road layout as seen today has largely been laid out by this point and many of the ancient woods are recorded. Shortly after this, in 1805, the 'Mudge' map was produced which shows extra detail, including Enry Wood, which appears to have been omitted on the earlier maps. It was around this time that the common field farming system was replaced as a result of the enclosure movement which led to the creation of larger, planned fields with relatively straight boundaries.

from the original English in the 1613 document

1. Item the Scite yarde barnes and barnyard or barnepeightell and a pightell called pondpightell lyeing by Oldhall Woode towards the north conteyne together fouer acres - **iiii acres**
2. A Close of eareable lande called **Sandyhill** lyeth by the way leading from the More towards Ipswich towards the East & by Welfield & pte of the Grove West And abutteth upon Oldhallwoode towards the North and upon the aforesayde waye towards the South and contayneth xv acres & three perches - **xv acres iii perches**
3. **Loosinges** lyeth by pondpightell & pte of Oldhallwoode towards the East and abutteth on Oldhallwoode towards the North & upon Cherrytreefielde towards the South and conteyneth six acres one roode - **vi acres 1 roode**
4. **Newepondowne** lyeth by Oldehallwoode towards the Northeast and abutteth on a field called the Oatefielde parcel of Bentlyhall towards the Southwest & conteyneth six acres and an half - **vi acres di (half an acre)**
5. A peece of eareable [arable] lande called **Welfield** lyeth by a close called **Sandyhill** towards the East and by Great Close West And abutteth upon the sayde Scite towards the North & upon a bromye [?] grove towards the Southe and conteyneth three acres three roodes - **iii acres iii roodes**

4. Origins and Evolution



figure 13: 1796 Verron map

The 1796 Verron map of Ipswich and surroundings reinforces the extent to which areas of woodland around Bentley were dominant components in the structure of the land. The extent to which field boundaries shown on the 1796 can be relied on for accuracy may be a matter of conjecture but it suggests that the field pattern was characterised by small irregular shaped fields. The map provides evidence of the area being criss-crossed by lanes.

The basic lane structure found today is evident on the 1796 map.

In 1796 Bentley was quite clearly a mere scattering of properties around the Church with a secondary cluster on Bentley Hall Road.



figure 14:
1783 map depicting the county of Suffolk by Joseph Hodskinson and William Faden.

4. Origins and Evolution

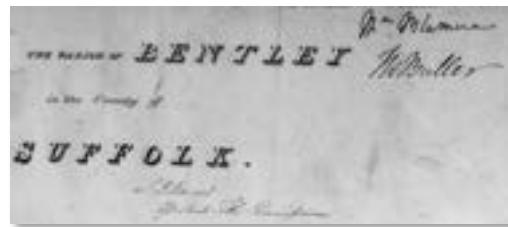


figure 15: 1805 'Mudge' map, providing an early glimpse into the layout of the area.

The next cartographic record after the 'Mudge Map' [figure 15] that shows the area in any reliable detail comes with the 1838 tithe map. Here a number of the ancient woodlands, including Old Hall Wood, Brockley Wood, Bentley Long Wood, Newcombe Wood, Mungon's Grove, Hall Heath, Engry Wood, Pedlar's Grove, Tare Grove, Ponder's Grove and Fingery Grove are all visible. In addition to this, the field layouts, road network and majority of structures all remain largely intact today with only a handful of later structures changing the appearance of the area, several of which date to the Victorian/Edwardian period and are of interest in their own right. What is remarkable is that many field names remain unchanged from those found in the 1613 Tollemache Survey of their Bentley Estate. Figure 16 shows a clean version of the tithe map and figure 17 includes annotations of features that survive to this day.

Figure 20 depicts the 1881 OS map, and is annotated to provide an indicative overview of the dates of historic buildings within the area. What is of note here is that a high number of buildings are believed to be 16th century or earlier. Of even greater interest is the fact that many of the buildings in the area may be even older than indicated and would benefit from internal inspections to provide further evidence.

Tithe Map 1838



The Tithe Map of 1838 provides a more reliable representation of field structure than the 1776 map, and as can be seen (right) the dominant pattern is one of relatively small fields enclosed by a dominant ring of woodland, although the depth of woodland appears to have shrunk on its northern and north-eastern edges in the intervening 42 years.



Novbr 13 1838 Exhibited at a Meeting of Landowners held this day at the Golden Lion Inn Ipswich and agreed by them that this Map shall be adopted for the purposes of the Tithe Commutation

figures 16:
1838 tithe map
[note how closely the area resembles that of today]

4. Origins and Evolution

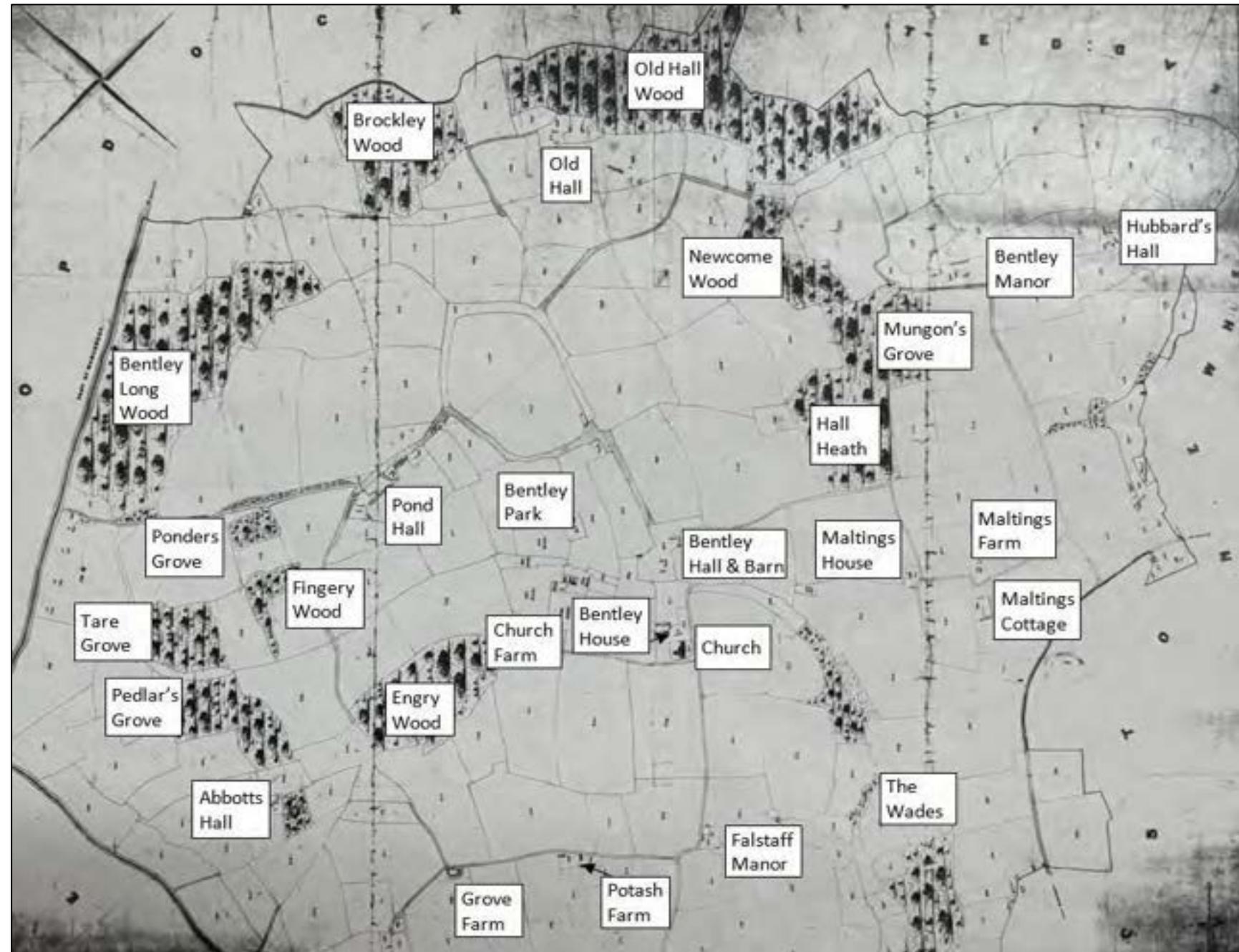


figure 17:
1838 annotated tithe map
showing high quantum of
surviving historic features
in the area when
compared to today.

4. Origins and Evolution

This Appraisal recognizes that there have been changes to field patterns in the last 100 years within parts of the Bentley Conservation Area.

for example- Land North of Potash Lane

Superimposing a contemporary aerial- view over the OS map of 1928 shows how larger fields have been created.

Whilst the fields have been enlarged by amalgamation, which suits modern farming methods, the underlying ancient structure remains. The ancient manorial woodland Engry [Ingly] Wood embraces the northwest corner of the farmland, whilst hedgerow and woodland extend along its northern edge as part of an historic green corridor that extends to St Mary's Church – the tower of which continues to be visible from Potash Lane as it has since its construction. Potash Lane forms the ancient edge to fields to its north. The land between the A12 and

to the west of Grove Farm and Pedlars Grove is outside of the conservation area.

The aerial photograph with the 1883 Tithe Map overlay (figures 18 and 19) demonstrate to good effect just how the structural landscape network survives and can still clearly be seen and read. Many earlier fields have been amalgamated, presumably for ease of cropping with modern equipment but the basic jigsaw of shapes remains. What is shown on those pieces may be different but when put together the overall picture is similar such that no piece seems particularly out of place from hundreds of years before even with the arrival of a limited number of modern farm buildings.

The ring of Manorial woodlands, the location of the manor houses and the latticework of paths and lanes have constrained the extent to which farmland can both expand and fields coalesce. Therefore, whilst some fields have been amalgamated there are some that reflect a smaller field pattern and those that have been combined still within a Medieval framework of hedgerows and lanes.



figure 18: Field patterns – land north of Potash Lane – Contemporary aerial photograph overlaid with 1838 Tithe Map [much of the underpinning structure remains intact]



figures 19:
Examples of surviving small fields in and around Old Hall from the time of the 1838 Tithe Map as found in the landscape today.

[note the resemblance between the current pattern and that described earlier from 1613.]

4. Origins and Evolution - Indicative Ages of Buildings within the Conservation Area

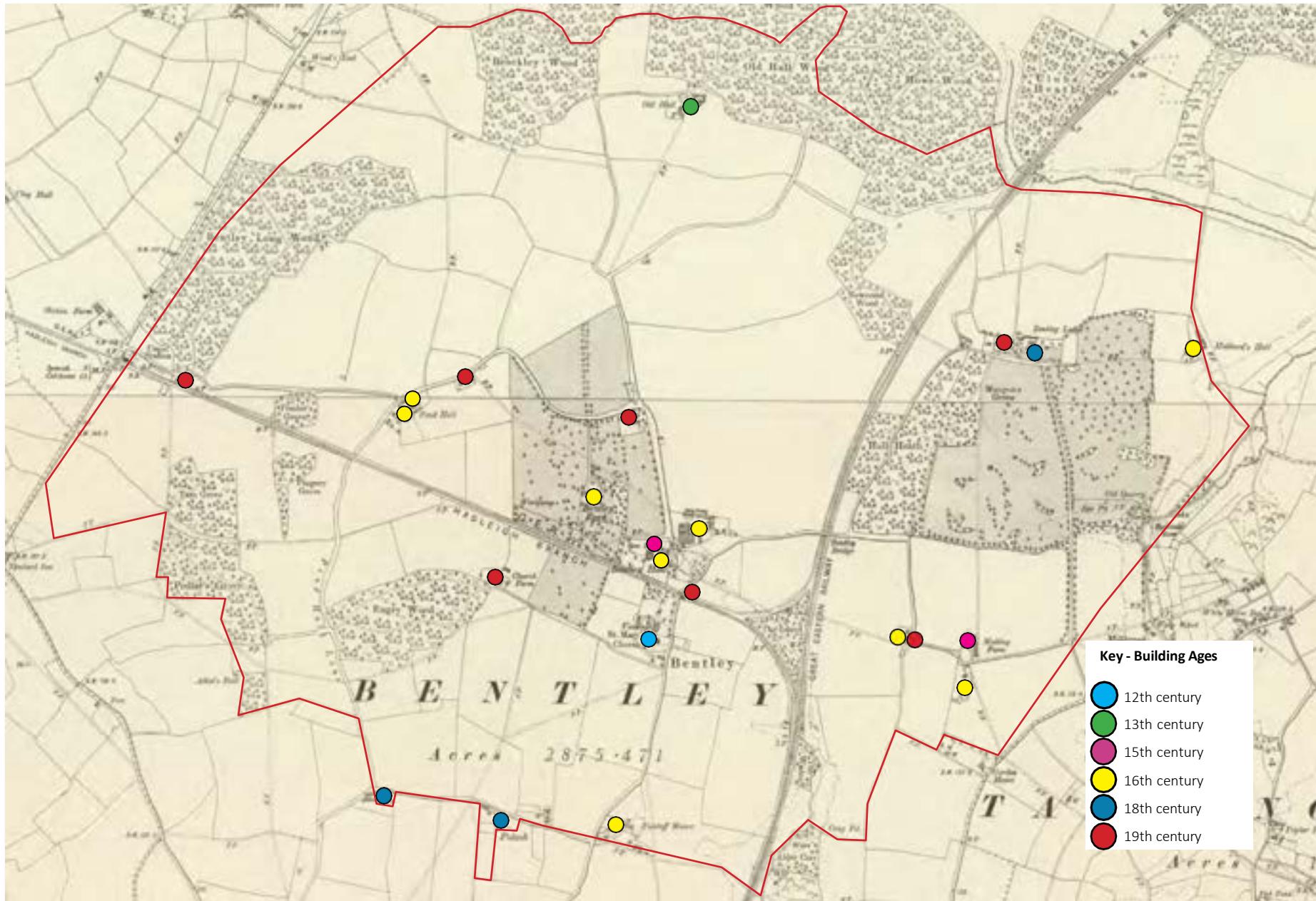


figure 20:
1881 OS map, showing number of surviving buildings within the conservation area that are Victorian or earlier.

These dates are based on recorded information. Where this is not available, on-site external inspections or cartographic research has informed the date.

4. Origins and Evolution

Outlined below are historic images of the Capel Railway station, now demolished and replaced with an MOT garage. The structure once marked the western entrance to the conservation area.



Figure 21: Photograph showing Capel Station's western and northern elevations



figure 22: Hadleigh Branch Line 1853

The Hadleigh Branch line allowed passengers in Bentley and Capel St Mary to access the full train network and Capel Station was in fact located on Bentley side of the London Road.

Passenger services ran until 1932.

The fact that some railway related buildings survive and parts of the route of the former branch line can still be seen and walked along in the Bentley Conservation Area is itself of special historic interest. It tells us much about the power of those who promoted private railway ventures who in this case included prominent businessmen whose influence persisted into the latter half of the C21st – such as the Cobbolds. The fact that the branch line passed between two of the finest houses in Bentley makes a powerful statement.

It also helps brings to life the story of the railway in rural areas, and its demise something rural communities are now experiencing with public transport in the form of poor, massively cut back or non-existent bus services.

It is therefore in and of itself of special historic interest.



figure 23:
Photograph showing Capel Station's eastern and southern elevations

5. Features of Architectural and Historic Interest

This section identifies both designated and non-designated heritage assets within the area, along with other features of historic and/or architectural interest including previously unrecorded buildings and landscape features. Each photograph is numbered to aid identification when compared with figure 26.

Designated Heritage Assets

The conservation area features eleven listed buildings, including one grade I, four Grade II* and six grade II listed buildings. An inventory of these structures can be found in appendix 2.

Non-Designated Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews.

In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications. There is currently no adopted list of buildings of local historical and/or architectural interest that covers the Bentley area. However, the Neighbourhood Plan has identified six Buildings of Local Significance which, in NPPF terms would be considered to be non-designated heritage assets. The Suffolk Historic Environment Record also records a number of buildings of interest. In addition to this, on-site analysis has identified several other buildings that have yet to be identified as non-designated heritage assets but are proposed to be as part of this assessment due to the positive impact they have on the area. A list of these buildings is outlined in appendix 3.

These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival. Other buildings within the conservation area may also be identified in the future as non-designated heritage assets, during the decision-making process on planning applications.

Outlined overleaf is a numbered map showing all designated, non-designated structures and features within the boundary of the conservation area of interest, followed by correlating descriptions.



figure 24: **Hall Barn, an example of a grade I listed designated heritage asset within the area.**



figure 25: **Park Cottage, an example of a non-designated heritage asset within the area.**

5. Features of Architectural and Historic Interest

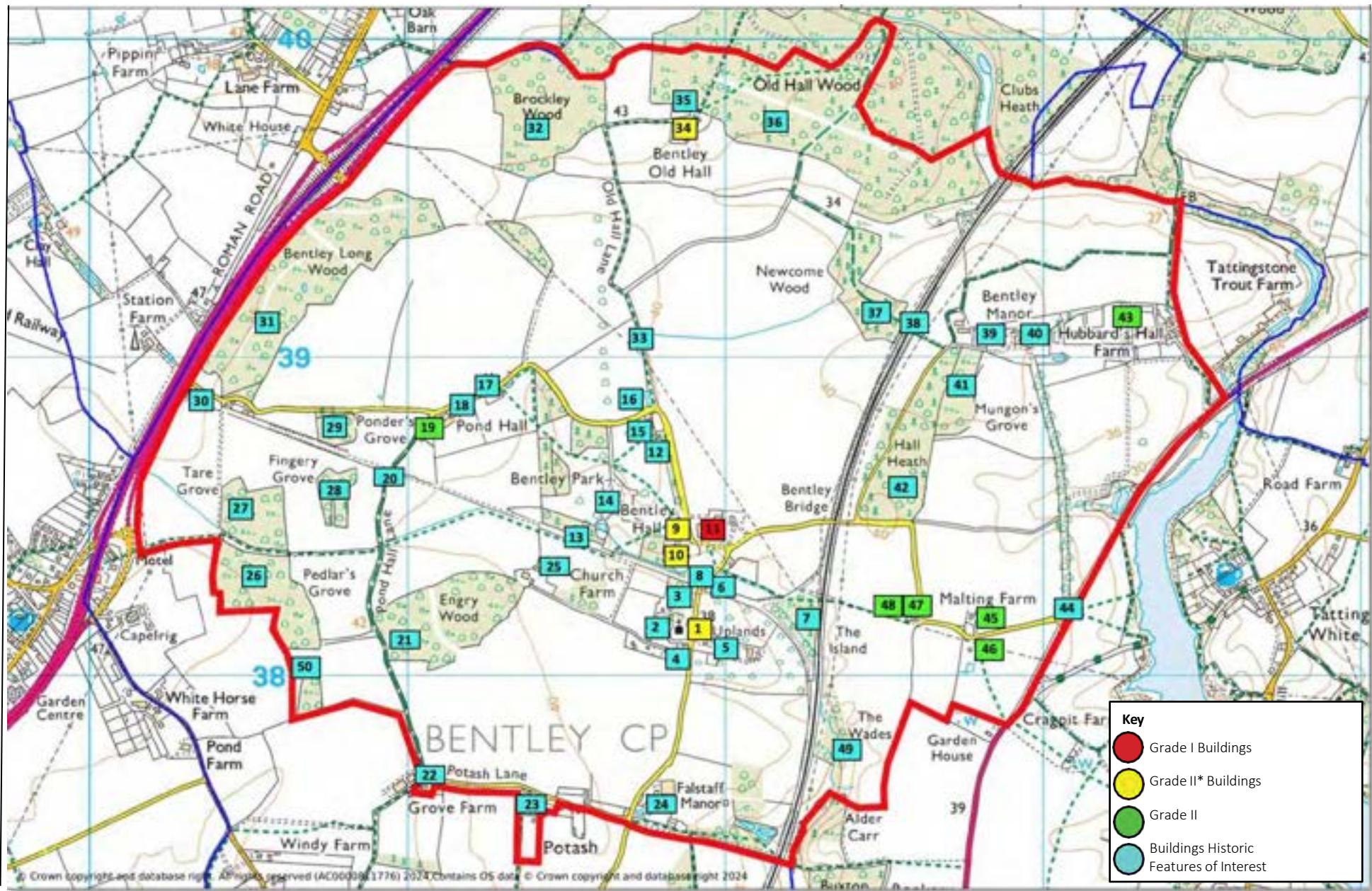


figure 26: Outlined above are architectural and landscape features of interest within the conservation area boundary.

5. Features of Architectural and Historic Interest

Each of the numbered references on figure 24 provides a cross-reference to the series of numbered photographs that follow, showing features of architectural or historic interest within the Bentley Conservation Area.

1. St Mary's Church, Grade II* Listed, earliest building within the area, dating to the 12th century and the family church of the early Tollemaches. The building is located in a highly tranquil and agrarian setting, but much of it is now screened by mature vegetation and dense hedgerows. It is of significance for its exceptional historic and architectural interest and is the oldest recorded building within the parish. The tower of the structure is also visible throughout many parts of the conservation area reflecting its importance.

2. Historic (closed) Churchyard with many early memorials to the Gosnall and Whimper families and (open) Churchyard opposite (including Commonwealth war graves). These spaces allow the church to be appreciated and form part of its attractive, quiet setting.

3. Bentley House, formerly Bentley (Church) House, the manor house of the Manor of that name. The structure features a medieval core with 18th and 19th century additions. The structure is not listed but is of both architectural and historic interest and sits within a historic and mature landscaped setting.

4. Hope Lodge, red brick lodge louse to Bentley (Church) House. The building is a good Victorian example of a lodge with its attractive pitched roof form with timber bargeboard and decorative chimney stack making a positive impact on the conservation area.

5. Uplands Fruit Farm, Building of Local Significance (Neighbourhood Plan) is a contemporary house designed by Freeland Rees Roberts Architects in 2004-2005, with landscaped garden including croquet pavilion on an historic plot. This building is not appreciable from the public realm but does continue the 'manor house' typology insofar as it is a considerable detached house set within ample landscaped gardens. Its architectural significance is reflective in it winning a number of RIBA awards.

6. Crossing Cottage. This 19th century cottage was constructed for railway workers keeping watch on the crossing of the Bentley-Hadleigh branch line. The building is single storey in red brick with gault brick dressings. It retains much of its original character with curved headed sash windows with side lights. Its relationship with its historic function is still legible through the retention of part of the branch line for a

public footpath.

7. The Island. A 19th century, railway engineering works which created a three-way junction, set amongst woodland trees.

8. Stream and medieval fishponds below Bentley Hall. These elements formed part of the medieval landscape and are intrinsic parts of the setting of the Hall. Public views of the features are possible from Church Road.

9. Bentley Hall, Grade II* Listed. The Hall was the seat of the Tollemache family from 15th century and manor house of the Manor of that name. The hall complex is one of the most architecturally and historically significant parts of the conservation area. Historically the Hall had functional links with both the Meeting Hall to the south and Barn to the northeast. The latter has now been separated through ownership and the construction of a road.

10. Bentley Hall Stables/Meeting Hall, Grade II* Listed. Intrinsically linked as an ancillary structure with Bentley Hall but of great architectural and historic interest in its own right as reflected in its high designation.

11. Bentley Hall Barn, Grade I Listed. The barn dates to the 15th century and is described within the list description as *amongst the largest and most impressive Tudor structures in Britain and, although masonry barns of comparable scale survive, it may be the longest timber-framed barn of the period in the country*. The building has been on Historic England's Building at Risk Register for 20 years (Risk Entry No. 1351965) and its condition is described as 'very bad'.

12. Obscured original Lime Avenue to Bentley Hall. The historic maps (figure 33) clearly show that historically there was a lime tree avenue running from the north which overtime has been eroded through later planting and suckering elms.

13. Footpath along the disused Bentley-Hadleigh branch line, fringed with oak trees. This footpath is not only a tangible reminder of the path of the former branch line, but it also allows for views across the wider landscape.

14. Bentley Park and Park Cottage (with Medieval core). Historic maps show this building to be a more modest structure than its manorial neighbours although it was substantially altered and extended in 19th century by the Gosnall & Turner families. Much of its historic parkland survives to this day.

5. Features of Architectural and Historic Interest



figure 27: **View of St Mary's Church from within its churchyard.**



figure 28: **Churchyard to the eastern side of Church Road opposite the St Mary's Church.**



figure 29: **Bentley (Church) House as seen from the church yard to the south.**



figure 30: **View of Hope Lodge which formerly served Bentley Church House.**



figure 31: **Crossing Cottage, an example of a non-designated heritage asset within the area.**



figure 32: **View of woodland that forms part of 'The Island'.**

5. Features of Architectural and Historic Interest



figure 33:
1838 tithe map showing path that ran from the north down to Bentley Hall. This once would have been lined with lime trees, some of which are still discernible on both sides of the road in amongst later trees. Bentley Hall (1), Stables/Meeting Hall (2) and Barn (3) are all visible here. Avenue highlighted in green.

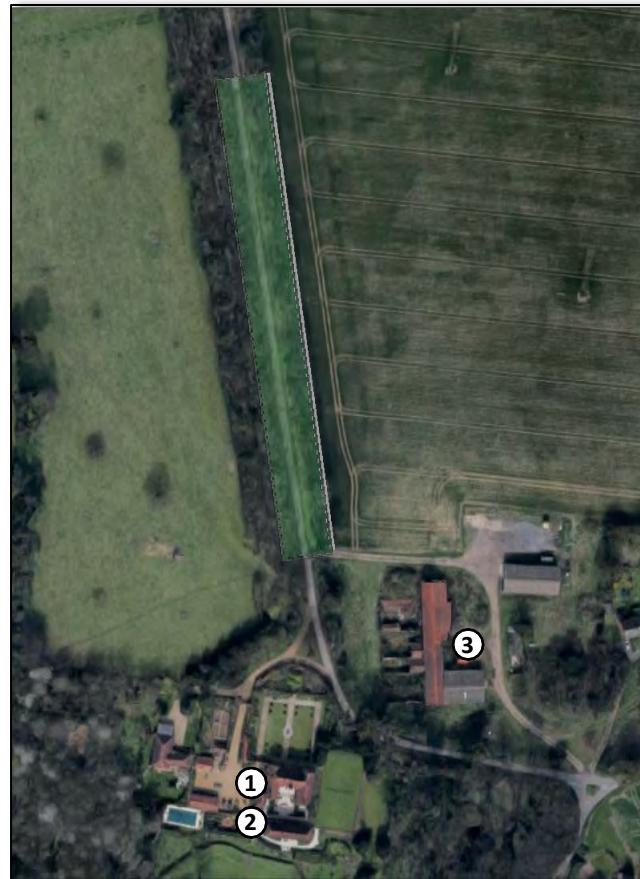


figure 34:
Present day aerial view showing same configuration as that of the 1838 map. The main differences are that the lime tree avenue is less discernible due to additional planting and suckering elms, and the barn has been physically separated by the extension of the road.

5. Features of Architectural and Historic Interest

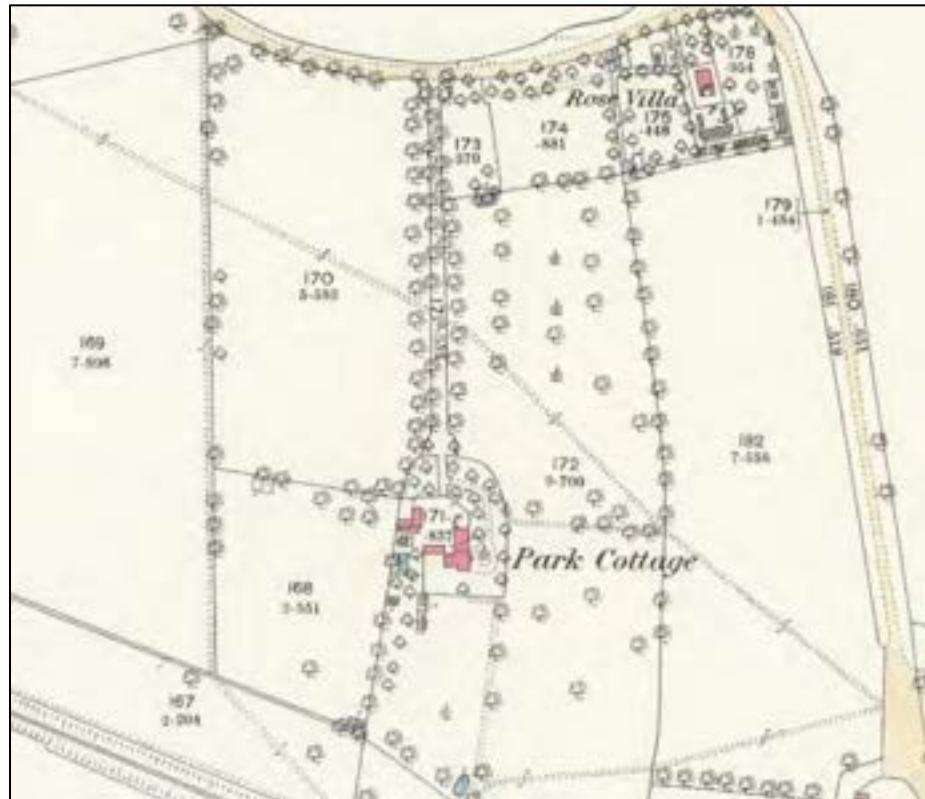


figure 35

1881 OS map showing Park Cottage (now Bentley Park), believed to have a medieval core, with later Victorian alterations. Note the parkland and publicly accessible footpaths running across it are still extant today.



figure 36

Present day aerial view showing very little change other than extensions to the main house. The same footpaths are largely still present as is the parkland.

5. Features of Architectural and Historic Interest



figure 37: **View of the medieval fishponds below Bentley Hall.**



figure 38: **Bentley Hall's main facade.**



figure 39: **Bentley Hall Stables/Meeting Hall showing herringbone-brickwork and closely spaced joists.**



figure 40: **Bentley Hall Barn.**

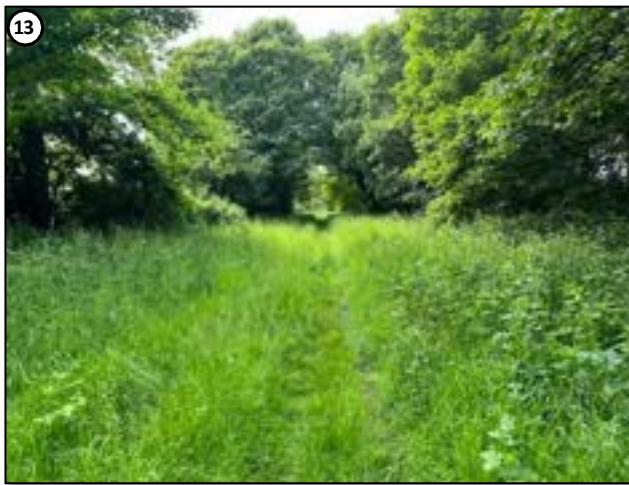


figure 41: **Public footpath along former Bentley-Hadleigh railway line.**



figure 42: **Pond Hall Cottages dating to the 19th century with vernacular detailing references to earlier Tudor-Medieval structures in the area.**

5. Features of Architectural and Historic Interest

15. Park Cottage, Building of Local Significance (Neighbourhood Plan) located at the junction of Church Road and Old Hall's driveway. The building is a 19th century estate cottage with adjoining walled garden (visible on 1838 tithe map- although the present building likely to be later).

16. Pond on corner of roadway to Bentley Old Hall. This is a surviving feature of Medieval Bentley Moor and is visible on the 1838 tithe map.

17. Pond Hall Cottages, Building of Local Significance (Neighbourhood Plan). The buildings are first visible on the 1902 OS map but are likely to be later 19th century estate cottages. The buildings continue the vernacular detailing found in the wider area with gables and clay tile pitched roof. Unusually they have clay hung tiles at first floor level.

18. Pond Hall Farm, not formally designated but forms an attractive brick farm building complex. Some of the buildings appear on the 1838 tithe map and have direct functional relationships with the listed Pond Hall suggesting they could have 16th century origins.

19. Pond Hall, Grade II Listed. The list description describes it as having a 16th century or earlier frame with 18th century red brick facing. The building is typical of other vernacular structures in the area, with clay tile roof, dormers and casement windows. It has an attractive gambrel roof and impressive chimney stacks.

20. Pond Hall Lane, ancient tree and hedge lined roadway.

21. Engry Wood: ancient woodland, expressly mentioned in Charter of 1544 to Lionel Tollemache (under the Great Seal of Henry VIII) as "Ingry Wood".

22. Grove Farm, an historic farmstead originally called Potash Farm. The farmstead is visible on the 1838 tithe map and recorded in Suffolk HER. It is laid out in a loose courtyard plan with large modern sheds on the side.

23. Red Cottages and Potash Cottages, Buildings of Local Significance (Neighbourhood Plan) cottages visible on the 1838 tithe map. Potash Cottages, potentially date to the 17th century although altered over time.

24. Falstaff Manor, Building of Local Significance (Neighbourhood Plan): Medieval core with 18th and 19th century additions, originally held by the Fastolf or Falstaff family, but acquired by the Tollemaches in 1549. A number of ancillary agricultural buildings are also visible within the grounds, several of which may have a similar date and are

visible on the 1838 tithe map. The Domesday Book records it as being owned by the King originally.

25. Church Farm & Barns, Post - 1838 farmstead, originally owned by the vicar of St Mary's, approached by a historic tree and hedge lined track (visible on 1838 tithe map). It is probable that these timber framed buildings were translocated from their original location (slightly to the north) in the 1840s to accommodate the alignment of the Bentley-Hadleigh line, an early example of this technique.

26. Pedlar's Grove (historically Petland's Grove): ancient woodland, expressly mentioned in the Charter of 1544 to Lionel Tollemache as "Petteland Grove".

27. Tare Grove: ancient woodland forming part of the historic Tollemache estate.

28. Fingery Grove (or Fingerfield Wood): ancient woodland forming part of the historic Tollemache estate.

29. Ponder's Grove (or Pondhouse Grove): ancient woodland forming part of the historic Tollemache estate.

30. Capel Station Cottages: built in the 1840s to serve the workforce on the Bentley-Hadleigh line and the now demolished railway station located to the west and now replaced by an MOT garage.

31. Bentley (Long or Great) Wood: sizeable ancient woodland forming part of the historic Tollemache estate.

32. Brockley (or Brockhold's) Wood: sizeable ancient woodland forming part of the historic Tollemache estate.

33. Old Hall Lane, believed to be an historic drovers' road leading from Bentley to Ipswich beside Old Hall and through Old Hall Wood.

34. Bentley Old Hall, Grade II* Listed. Second oldest building in the area (after the church) and believed to be the original seat of the Tollemache family from *circa* 1200 to *circa* 1450, when it was superseded by Bentley Hall. After this time the building remained a farmhouse on the Tollemache Bentley estate. Internally the building retains remarkable early surviving adzed timbers. The building was described as "Old" Hall in the 1613 Survey of the Tollemache Bentley estate.

5. Features of Architectural and Historic Interest



figure 43: **Pond Hall with distinctive gambrel roof and historic setting.**



figure 44: **Grove Farm seen within its historic context.**



figure 45: **Falstaff Manor, potential medieval core with 19th-Century alterations.**



figure 46: **View of the grade II* listed Bentley Old Hall.**



figure 47: **Bentley Old Hall Barn, later ancillary structure to the Old Hall of historic interest.**



figure 48: **Railway bridge with earlier fabric at track level.**

5. Features of Architectural and Historic Interest

35. Bentley Old Hall Barn: attractive former brick and timber farm buildings formerly serving Old Hall, later sympathetically converted into a separate dwelling.

36. Old Hall Wood: ancient woodland forming part of the historic Tollemache estate.

37. Newcome Wood (historically Newpondown Wood & Lady Grove): ancient woodland forming part of the historic Tollemache estate.

38. Railway Bridges: a series of railway bridges first constructed in the 1840s as part of the deep cutting for the railway track, enabling the railway to have an almost imperceptible impact upon Bentley's historic landscape.

39. Manor Cottage: These buildings were originally a pair of staff cottages to Bentley Manor later sympathetically converted into a single house for the Hon. Mrs. Stanhope Tollemache.

40. Bentley Manor, Building of Local Significance (Neighbourhood Plan), late 18th century house and extensively remodelled in 1896: seat of the Hon Stanhope Tollemache, who re-established the historic family estate at Bentley in the 1890s and re-modelled and extended the pre-existing mid-Georgian Bentley Lodge as a "Jacobethan" manor house, using F. Brown (a pupil of G.E. Street) as his architect. Author of a notable book on "British Trees", Stanhope created a ha-ha, replanted the park and built a walled kitchen garden.

41. Mungon's Grove (historically Munsland or Mundesland Grove): another ancient woodland forming part of the historic Tollemache estate.

42. Hall Heath: woodland established later, on the ancient Bentley Heath, its name recalling the earlier heath, which was still extant at the date of the 1613 Survey.

43. Hubbard's Hall (Grade II Listed), described within its list description as dating to the 16th century, the building was for a long period a tenanted farm on the original Tollemache estate and latterly the Home Farm to Bentley Manor. The building has a shallow jetty reminiscent of other earlier medieval buildings in the area.

44. The Lodge: remodelled lodge at the head of the main tree-lined drive to Bentley Manor. The building first appears on the 1924 OS map and has been sensitively designed to integrate with its historic context.

45. Maltings Farm (Grade II Listed): This farm formed part of the historic Tollemache

estate up until the postwar period. The building features an attractive steeply pitched, clay tiled gable roof, which is visible from numerous vantage points across the landscape.

46. Maltings Cottage (Grade II Listed): This cottage formed part of the historic Tollemache estate up until the postwar period. The building features a considerable brick built external chimney stack with red plain tile roof and casement windows.

47. Maltings House (Grade II Listed): This House formed part of the historic Tollemache estate up until the postwar period. The building dates to the 16th century and is timber framed and plastered. It features a characteristic clay tiled pitched roof with large chimney stack.

48. Pump at Maltings House (Grade II Listed): The pump formed part of the historic Tollemache estate up until the postwar period. It is a unique survivor within the conservation area.

49. The Wades: Historic woodland that until the postwar period, formed part of the Tollemache estate.

50. The site of Abbot's Hall, an ancient farmstead associated with Falstaff Manor (shown on the 1881 OS map).

5. Features of Architectural and Historic Interest



figure 49: **Manor Cottage**, Victorian workers' cottage associated with Bentley Manor.



figure 50: **Bentley Manor**, a late 18th century structure featuring significant Victorian alterations and extensions.



figure 51: **Hubbard's Hall**, grade II listed building dating to the 16th century.



figure 52: **The grade II listed Maltings Farmhouse** with its distinctive gablet roof form.



figure 53: **Maltings Cottage (grade II listed)**.



figure 54: **Maltings House (grade II listed)**.

6. Assessment of Significance

The significance of the Bentley Conservation Area is derived from the high number of surviving buildings of historic and architectural interest which sit within a landscape characterised by historic farmland, ancient woodland and formal parkland. With the exception of the grade I listed barn, which is on the at Risk Register, the remaining historic buildings within the area appear to be in a good condition.

Many of the buildings within the area, including the listed buildings, have not had internal inspections undertaken and may be of much greater historic or architectural significance than currently known.

Built Environment

The late medieval and post-medieval housing stock is in good condition throughout the area, and all of these structures make a positive contribution to the area. Most of these structures are timber framed, some with their original plaster work and some with brick detailing. Many are characterised by steep pitched clay tiled roofs and jettied first floors, characteristic features of the period. Remarkably, most of these structures survive in their historic settings, with very little in the way of modern interventions interrupting an ability to appreciate them.

There are many later Georgian and Victorian structures in the area also, reflecting the wealth and status of Bentley. Remarkably, the oldest known structures appear to have avoided being remodelled during these periods as was often the case for fashion conscious landowners.

These later 18th and 19th century structures are largely constructed in red brick with clay tiled roofs reflecting the vernacular traditions of the area. Most of these houses have retained their historic integrity, with very few examples of any unsympathetic alterations being undertaken.

Irrespective of status, the majority of structures in the area are detached and sit in ample plots, well set back from the main road. Some feature ancillary structures within their grounds especially within farmsteads.

Land Usage

The conservation area is dominated by residential buildings with one ecclesiastic structure and dispersed farmsteads set within agricultural land. A high percentage of land is given over to ancient woodland.

The Ancient Woodlands

The grouping of ancient woodlands was assembled by the Tollemache family by

and acquisition between 1200 and 1540. The woodlands contributed directly to England's naval strength during the Dutch Wars of the 1660s and 1670s, when substantial quantities of timber were purchased from Bentley by Samuel Pepys and the Admiralty Board and taken to Ipswich and Harwich dockyards to build ships of war. There are also extensive records of sales following selective coppicing and felling in the 1700s, largely to support shipbuilding on the Orwell and Stour.

In the 1820s the Steward of all these woodlands was Golding Constable, brother of John Constable, who had recommended Golding for the post, which was in the gift of his own patron, Lady Dysart, then head of the Tollemache family. John Constable was known to have visited the woods and sketched in and around them at Bentley during his brother's time as Steward, when he would have had unrestricted access to these woodlands.

In 1843, a detailed survey (figure 55) of all the woodlands was made and hand drawn and coloured plans drawn up (now held at Bentley Manor). At this point, all these woodlands were formally retained by the branch of the Tollemache family seated at Helmingham, whereas other holdings outside Suffolk were distributed differently.

In the 1890s, the second Lord Tollemache sold some of the northern woodlands to his brother the Hon. Stanhope Tollemache, who had by 1900 re-established a substantial agricultural estate at Bentley, centred on Bentley Hall and Bentley Manor. Nearby Bentley Park continues to be held by a direct descendant of the original Tollemache family, whose grandmother was the Countess of Dysart. The most recent member of the Tollemache family to be interred in the Churchyard was Miss Ina Tollemache in 2014, marking over 800 years of continuous association of the family with the parish, the Church and the Hall.

Traditional/Local Building Materials and Details

Buildings within the conservation area are constructed in materials which are regionally typical. The earlier structures are often timber framed with plaster render, some incorporate brick with vitrified headers in places reflecting early kiln technology. The structures often have horizontally emphasised fenestration details with moulded mullions and transoms. Gables, wings and pitched handmade clay tile roofs are almost universal throughout the area. Barn structures are often clad in weatherboard with some being in red brick with clay tile roofs.

The architectural language of the area is predominantly vernacular, with very few classical examples in the area, although some buildings have had sash windows inserted into them, either in the Georgian or Victoria periods. These later periods saw the construction of a number of architecturally impressive buildings and more modern farm dwellings, including Bentley Manor, Grove Farm and the Red Cottage

6. Assessment of Significance

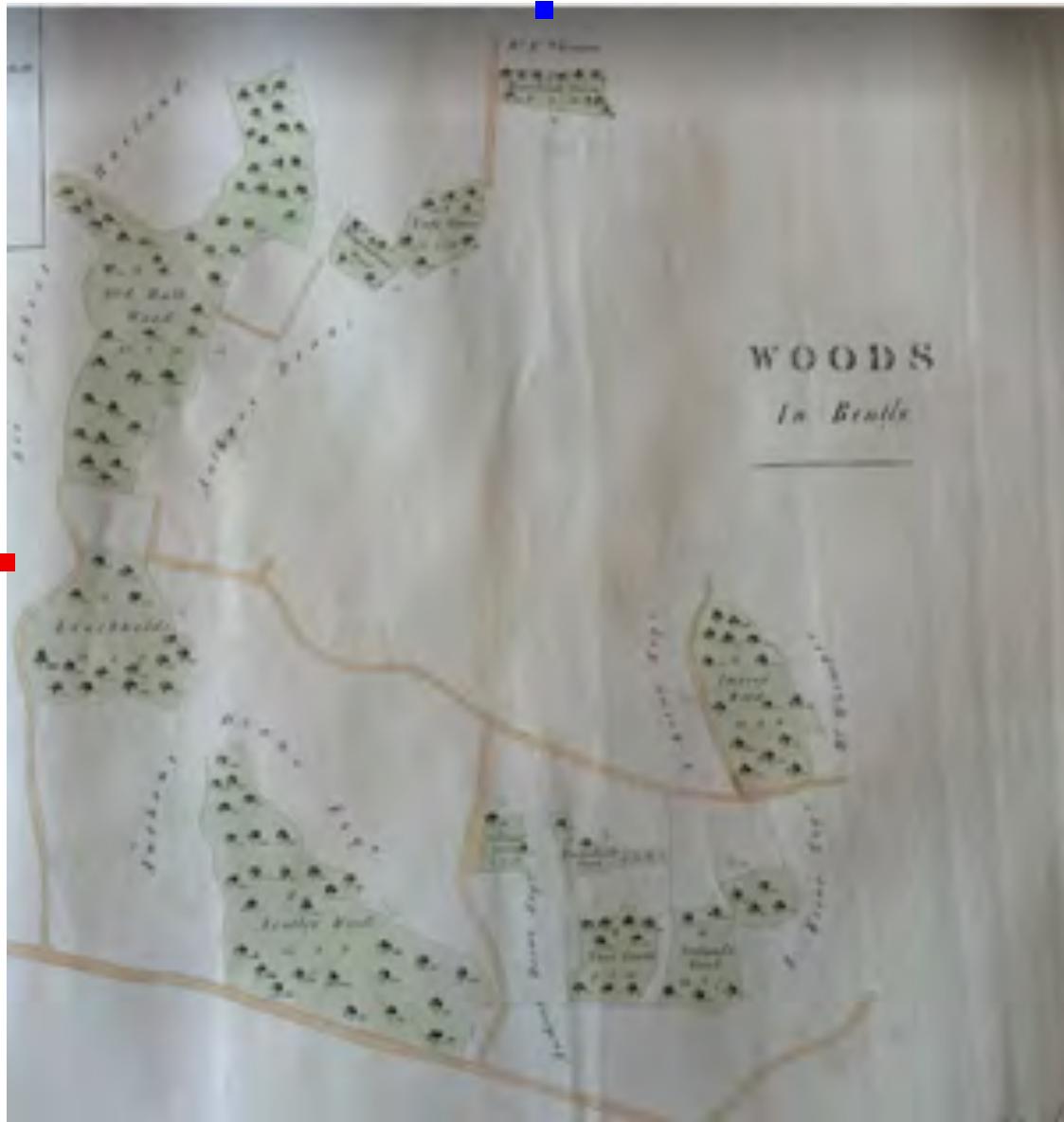


figure 55: 1843 Woods in Bentley survey showing the woodlands under the ownership of the Tollemache family which largely correspond with those visible today.

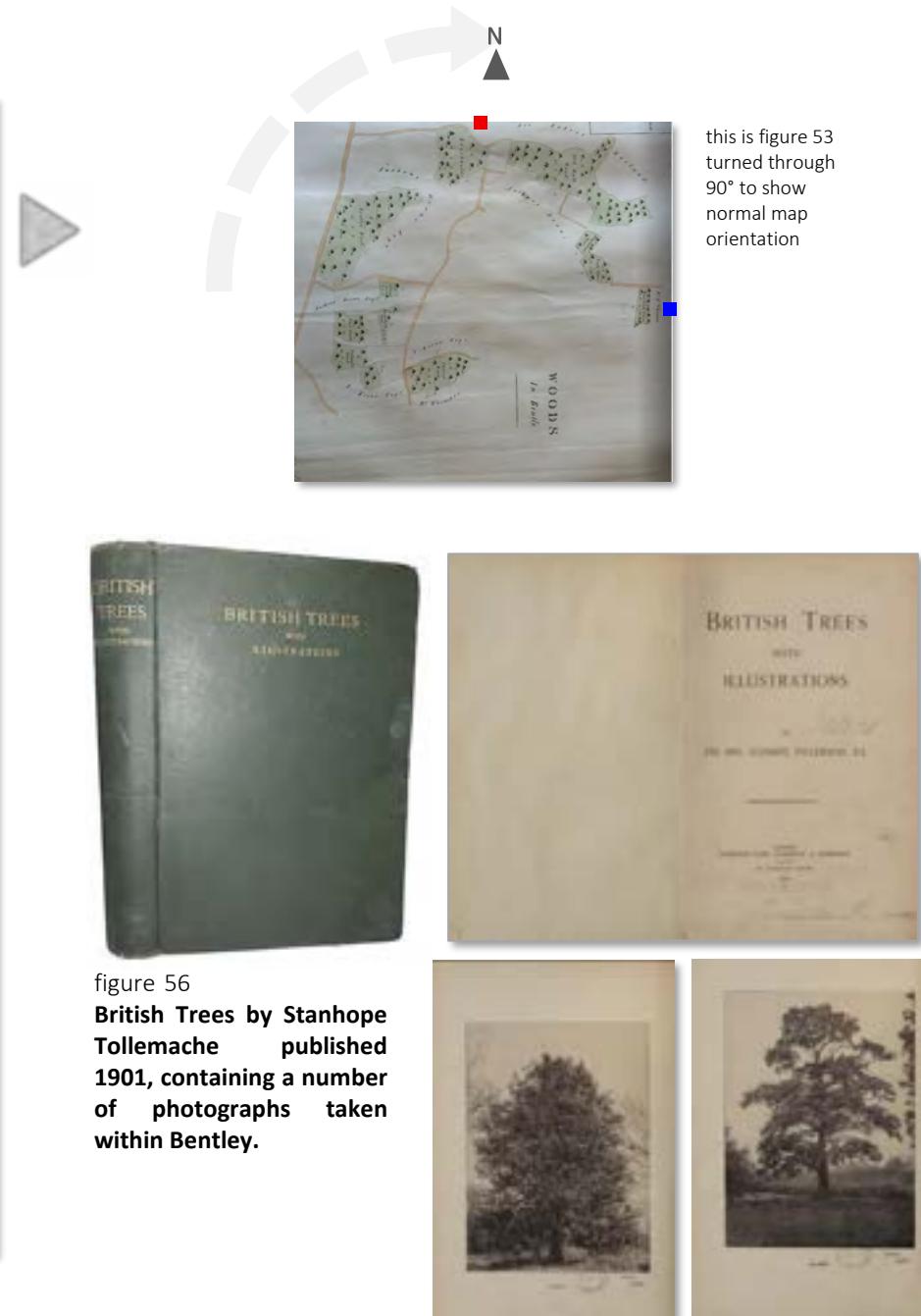


figure 56
British Trees by Stanhope Tollemache published 1901, containing a number of photographs taken within Bentley.

6. Assessment of Significance

Landscape and Open Space

Bentley Conservation Area's significance is inherently linked with its open rural aspect and the relationships between buildings, some deliberate, many incidental. Of particular note are the proliferation of public footpaths and bridleways which allow direct access or views of almost all parts of the conservation area.

The churchyard of the Church of St Mary is an important area of green space within the conservation area. It is enclosed by a row of mature boundary trees which partially screen the Church from the road. The churchyard itself is modest in scale but provides an important publicly accessible space with great historical, associative and communal value to the parish. It provides a well maintained and positive ecclesiastical setting to the church. Opposite, on the east side of the road, is another graveyard, which has a more open aspect but untouched by modern development.

Wide areas of open landscape form a significant feature of the conservation area. These fields and manorial grounds are reflective of historic land uses dating back to at least the medieval period.

Key Views

Most of the photographs included in this section were taken in the summer months and it must be emphasised that many of these views will be amplified by the loss of leaf cover in winter, potentially increasing visibility of important aspects of the historic environment.

Key types of views are identified below, although this list is not comprehensive and other views of significance may be identified during the decision-making process on planning applications. Any proposals for development within the conservation area, or its environs, should consider the types of views identified below and any others which may be relevant or bespoke to that proposal.

- Views of notable buildings.
- Views of notable spaces.
- Medium/long range views taking in historic features/buildings.
- Glimpsed views throughout the conservation area.

Some key views of these types have been identified based on the above criteria. Note the views included are a selection of key views; this list is not exhaustive and there will be other views of significance in the area.

Examples of these view types are identified on Figure 17 and described below, along with some corresponding photographs:

1. View to Engry Wood from the field entrance in Church Road next to Little Bush property.
2. View across to Engry Wood from the field entrance in Church Road.
3. View across to Engry Wood from the field entrance in Church Road next to Falstaff Cottages.
4. View of Falstaff Manor from footpath/farm track.
5. View of the upper parts of St Mary's Church tower from field opening in Potash Lane to the right of the track to Falstaff Cottages entrance.
6. Long views from wide field entrance in Potash Lane to Engry Wood and the Church tower.
7. Long views from field entrance in Potash Lane to Engry Wood, Church Farm and the Church tower.
8. Views towards Engry Wood and the distant landscape south of Engry Wood due east towards the plantations on the banks of the Orwell.
9. Views into Engry Wood from Pond Hall Lane are especially attractive in spring when there are abundant numbers of bluebells and aconites.
10. Field views and of Fingery Grove from the footpath with cowslips growing here in the ditches.
11. Wood views to Pedlar's Grove and Tare Grove from footpath.
12. Views across to Engry Wood from the footpath.
13. Tree-lined walk with views towards woods in Bentley Park and towards Church Farm.
14. Views across Bentley Park and parkland including pond. The meadow land features an abundant quantity of daffodils in Spring.

6. Assessment of Significance

15. View from Church Road to Bentley Hall Stables/Meeting Hall and medieval fishponds allowing part of the historic setting of the buildings to be appreciated.
16. Views to Bentley Hall Barn from Church Road showing its historic context.
17. Views into Bentley Park along the tree-lined drive and parkland from Church Road.
18. Views across to Bentley Old Hall from Old Hall Lane.
19. Views across to Brockley Wood from Old Hall Lane.
20. Views of Bentley Old Hall and Barn and towards Old Hall Wood.
21. Views from Old Hall Wood footpath to beech trees.
22. Views in Newcome Wood from footpath.
23. Views right and left into Hall Heath wood and the wooded area with rhododendrons next to the railway line which is hidden from view.
24. Views into Hall Heath wood from Church Road.
25. Long distance views across large expanse of rural landscape with Bentley Old Hall and Old Hall Woods in the distance.
26. Views to Malting House and pump from Church Road and Winter views to the copper domes of Bentley Manor in the distance.
27. Views to Malting Cottage and Malting Farm from Church Road.
28. Long distance views to Bentley Long Wood and across to Brockley Wood from Bentley Hall Road. Also views to Ponders Grove, Pond Hall Farm buildings and Pond Hall. There is a sharp contrast between exiting the A12 slip road onto Bentley Hall Road onto this quiet, single track narrow lane.
29. View from Bridleway looking northwest to Old Hall Wood.
30. View northwest from footpath towards Hubbard's Hall where it can be appreciated in its historic context.
31. View west from bridleway to Old Hall.

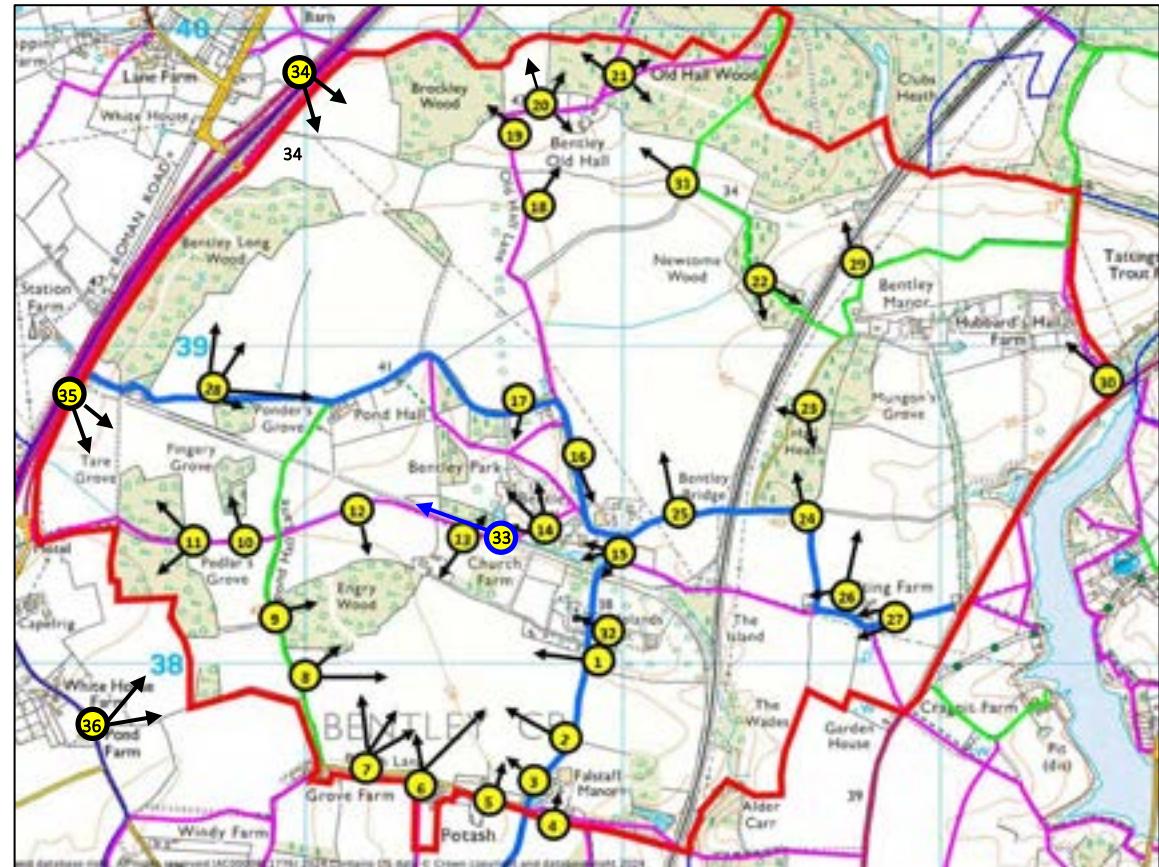


figure 57: **Important views from Public Rights of Way and Rural Lanes within and of the Bentley Conservation Area.** (blue are designated Quiet Lanes, pink are public footpaths and green are bridleways)

32. View from Church Road into the Churchyard and Church with line of yews forming a central path to the Church.
33. View along tree lined former railway line.
34. view from A14 towards ancient manorial woodland across farmland.
35. View from A14 towards ancient manorial woodland across farmland.
36. Long distance view from Bentley Road towards ancient manorial woodland.

6. Assessment of Significance



figure 58: **Long range view showing historic farming land and Bentley Barn in the distance.**



figure 59: **Zoomed in view showing long distance view of roof form of Bentley Barn.**



figure 60: **View looking north towards Bentley Old Hall with its ancient woodland providing an attractive backdrop.**



figure 61: **View west from bridleway to Old Hall (view 31).**



figure 62: **Glimpsed view of the upper storey of St Mary's Church tower (view 7).**



figure 63: **Attractive view across Bentley Park.**

6. Assessment of Significance



figure 64: **View towards Engry Wood from Pond Hall Lane (view 8).**



figure 65: **Long Range view of Bentley Manor showing its historic parkland.**



figure 66: **More distant range view of Bentley Manor from the public highway showing its upper storeys and distinctive copper cupolas.**



figure 67: **Long range view of Maltings Farm showing it nestled within its historic rural setting.**



figure 68: **Long range view of Hubbard's Hall showing its historic rural setting (view 30).**



figure 69: **View of eastern edge of Tare Grove, ancient wood (right) with the edge of the conservation area visible to the left along the A12.**

6. Assessment of Significance

Character Areas

Due to its size and many unifying features, there is not considered to be any definitive 'character areas' within the conservation area. Many buildings and their grounds/settings throughout the area share many similarities with one another. It was therefore decided to assess certain building types together where similarities prevailed, using the following criteria:

1. Manor Houses/High Status Houses and their land
2. Farmsteads
3. Individual residential dwellings and gardens
4. Ecclesiastic structures
5. Contemporary structures

Manor Houses/High Status Houses and land

Much of the significance and origins of the area revolves around the existence of numerous historic manor houses/high status houses. Four manor houses survive, namely:

1. Bentley Old Hall
2. Bentley Hall
3. Bentley (Church) House
4. Falstaff Manor

In addition to this, Bentley Park and Bentley Manor are substantial high-status houses set within considerable park land.

Unifying features that these sites have include:

1. Large, detached principal structures of considerable age.
2. Often feature substantial wings that run at right angles to the main body of the principal building.
3. A number of modest ancillary structures are usually located within their grounds, often in close proximity to the principal building.
4. Large gardens, some landscaped, some featuring park land and some with ancient woods/agricultural land.
5. Most structures feature pitched roofs, some with hips.
6. The majority feature long access roads, some tree lined.
7. Often feature prominent brick chimney stacks.



figure 70: **Bentley Old Hall looking north-west, showing principal building with two wings, ancillary structures, pond along with its agricultural and wooded setting.**

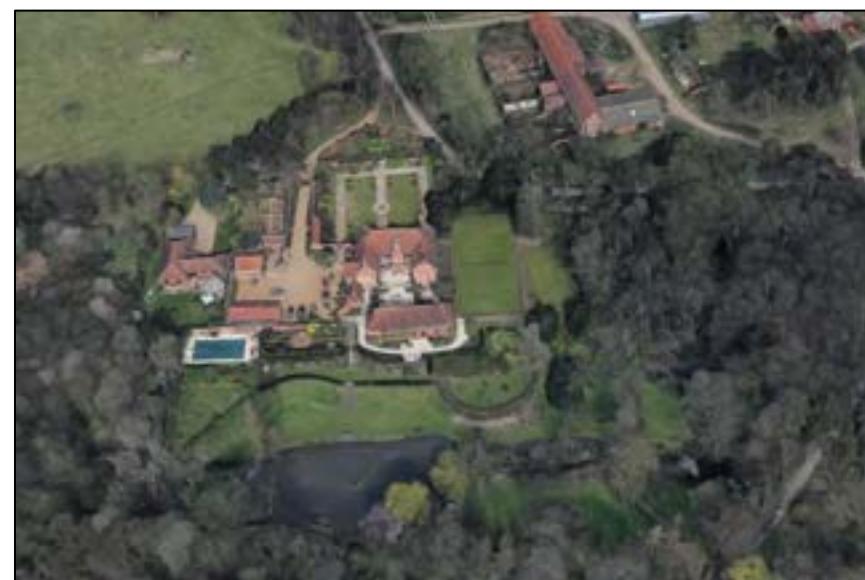


figure 71: **Bentley Hall showing formal gardens, numerous ancillary structures, fishponds and highly wooded setting.**

6. Assessment of Significance

8. The older of the properties usually have jettied facades, which is also a feature of other older buildings in the area.

In terms of materials the buildings feature common detailing:

1. Clay tile or slate roofs.
2. Red brick or timber framing with plaster or brick infill.
3. Timber sash or casement windows (some leaded). Older properties have retained some horizontal windows with timber mullions and transoms.

Of these buildings, only Falstaff and Bentley Manor feature large modern agricultural sheds in their grounds. Falstaff's are located immediately to the north of the principal building and dwarf it due to their size and scale. Bentley Manor's are located approximately 145 metres to the west.

Despite its manorial origins, Falstaff Manor's scale and relationship with ancillary structures reflects more the farmstead typology that is also a key characteristic feature of the area.



figure 72: **Falstaff Manor showing its agricultural setting and historic ancillary structures. Note modern sheds to the north dwarf the principal building.**



figure 73: **Bentley Park showing principal dwelling and ancillary structures. The site still retains much historic park land, ancient wood and long driveway.**



figure 74: **Bentley Manor showing similarities with Bentley Park, extensive park land, long-drive way, ancient wood and ancillary structures.**

6. Assessment of Significance

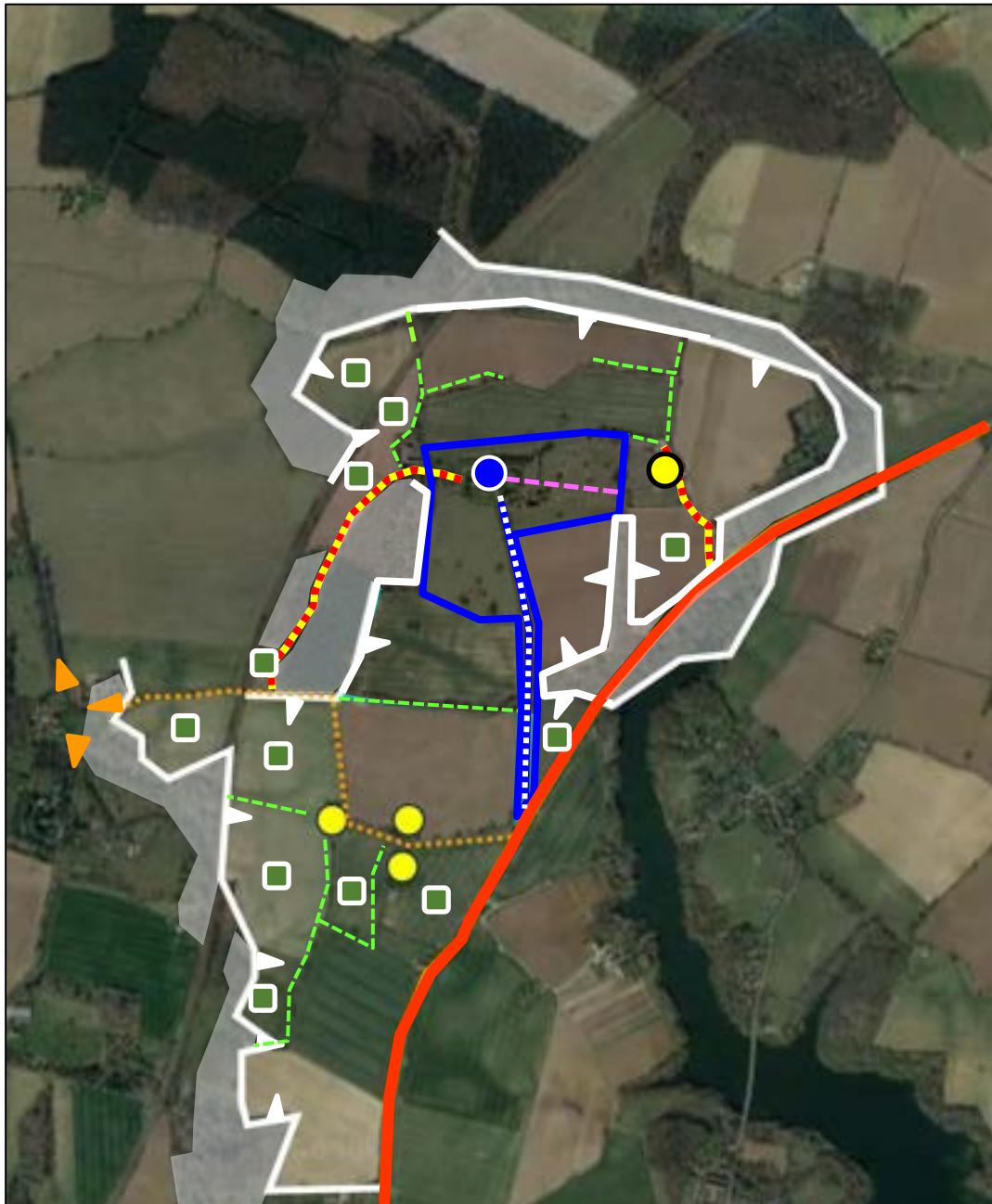
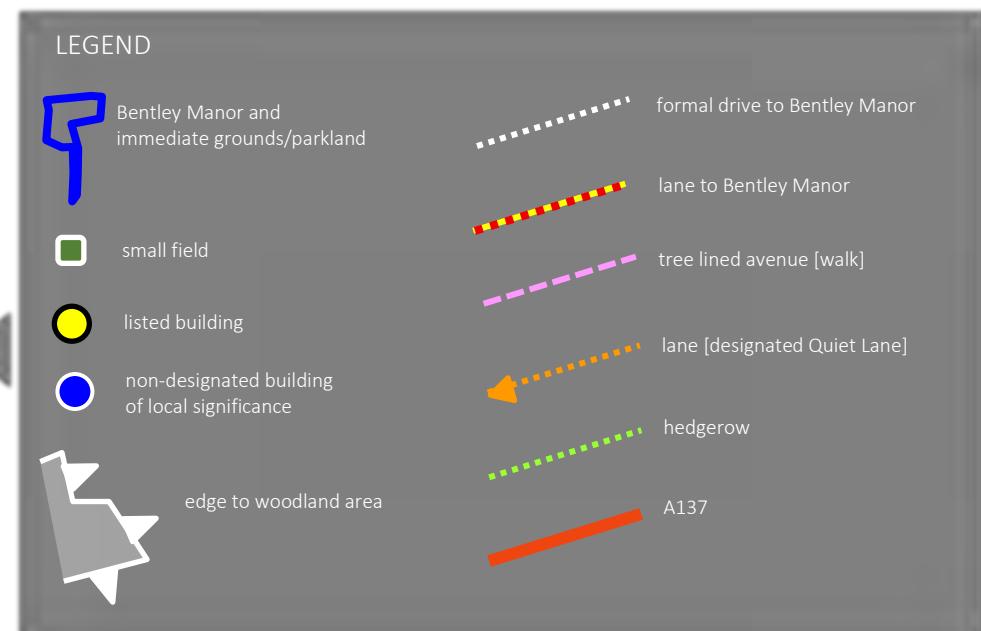


figure 76 Formal garden of, and parkland setting to, Bentley Manor.



6. Assessment of Significance

Farmsteads

There are still a number of farms that retain their historic principal buildings and ancillary structures left in the area. Some of these appear to have remained relatively untouched by the construction of modern agricultural sheds, and even where these have been built, often retain much historic fabric of note. Those identified include:

1. Grove Farm
2. Pond Hall
3. Hubbard's Hall
4. Church Farm and Barns

Other buildings such as Malting Farm, Maltings Cottage and Maltings House are similar building typologies and still have a physical agricultural connection but have lost most, if not all of their original ancillary structures.

Unifying features that these sites often have include:

1. Linear structures with rear wings.
2. Numerous ancillary structures, often linear in nature, some physically connected to the principal structure and others located in close proximity, usually around some form of courtyard.
3. Usually have modern gardens that are physically separated from their agricultural surroundings
4. Most structures feature pitched roofs, some with are hipped and one gambrel.
5. Most are set back from the road, with modest access roads.
6. One features a jettied frontage, others may have been historically altered.

In terms of materials the buildings feature common detailing:

1. Clay tile or slate roofs.
2. Many of the older structures are stucco fronted on timber frames, some feature red brick.
3. Many still feature vernacular detailing including timber casement windows.



figure 77: **Grove Farm, showing historic ancillary structures with red brick roofs, and much larger modern agricultural sheds to the west which are excluded from the conservation area**



figure 78: **Pond Hall featuring a number of ancillary historic structures with clay tiled roofs. Modern structures are visible within the grounds but modest in scale.**

6. Assessment of Significance



figure 79: **Brick barn to road frontage - Pond Hall**



figure 81: **Hubbard's Hall with ancillary U-shaped ancillary farm buildings and other modest structures to the north.**



figure 80: **Pond Hall with gambrel roof [Historic England]**



figure 82: **Church Farm and barns, showing principal building with modest landscaped gardens and historic ancillary structures.**

6. Assessment of Significance

Individual residential dwellings and gardens

By sheer number, these are the dominant feature of the conservation area, although their overall impact is modest, due to their relatively small scale and small gardens. The majority of these structures are located along Potash Lane, with some others along Church Road and Bentley Hall Road. Most of them have agricultural origins, some are related to the later railway works and others were integrated into the wider formal landscapes of the manor houses.

Unlike the other building types, these structures can vary considerably from one another in their appearance, these varying features include:

1. A mix of detached, semi-detached and terraced housing. Detached structures are usually set back from the road and surrounded by gardens. Semis and terraces either line the road or are set back at right angles to it. Several of the terraces were formerly farm buildings later subdivided.
2. Any ancillary structures are usually very modest in nature due to the scale of the main house.
3. Most structures feature pitched roofs, some with are hipped.

In terms of materials, these buildings feature the most varying detailing in the whole area and include red brick, lighter Fletton bricks, render and weatherboarding. Roofs are often clay tiled, some with pantiles some with slate. Windows are usually timber sashes, some with casements including modern single paned casements and plastic windows are visible in numerous places.



figure 83: **Buildings along Potash Lane** are generally more modest in scale although still with a direct connection to the agricultural landscape. Red Cottages and Falstaff Cottages were farm workers-cottages, and a small but ancient farmstead still exists, Potash Farm. The 'Lane' includes terraces, semi-detached and detached dwellings some set back from the road, others fronting up to it.



figure 84: **Pond Hall Cottages**, semi-detached buildings at right angle to the road and large enclosed gardens.



figure 85: **Park Cottage**, estate building set within a large garden.

6. Assessment of Significance

Ecclesiastic Structures

There is one church in the area, which is constructed of stone with pitched roofs. This is a unique feature and one of the oldest structures in the area. It features a clay roof to its nave and aisle and lead to its tower. Bentley (Church) House is located immediately to the north and sits in ample gardens; its medieval core is still identifiable but has been consumed by later 19th century extensions. The building features a mixture of hipped slate and pitched clay roofs. It is constructed in brick which has been painted white. The building originated as a manor house and became a vicarage in the 1840s.

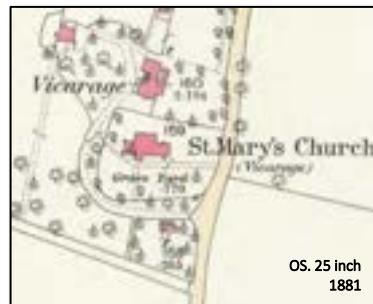


figure 86: **Bentley House** [*former vicarage*]



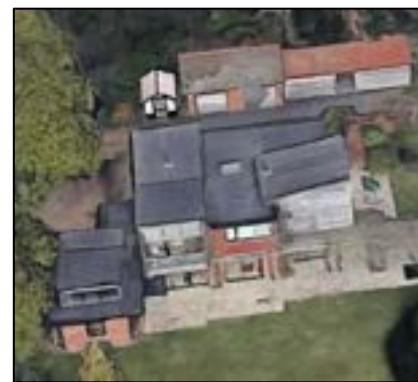
figure 87:
St Mary's Church set within its church yard is a unique building type in the area. Its former vicarage to the north is set in generous grounds and has been extended heavily over time. The church tower can be seen from a number of vantage points across the landscape.



figure 88: **Cemetery and Commonwealth Graves – opposite St Mary's Church**

Contemporary

There are a very limited number of modern structures in the area, the most noticeable of which is Uplands. This building is completely contemporary in nature but make references to its context predominantly through its materiality, with red brick and weatherboarding details with contemporary detailed windows and roofscapes.



figures 89:
'Uplands' is a contemporary building designed by architects - Freeland Rees Roberts (2006) with extensive landscaped gardens, its driveway road provides access to separate modern detached agricultural buildings. The residential building features extensive use of timber cladding and has both butterfly and flat roofs.

6. Assessment of Significance

Setting

Whilst much of the significance of the area is derived from the high survival of high-quality buildings of historic and architectural merit, the conservation area also derives some of its significance from its setting. The agrarian landscape that historically surrounded the area played an important part in its evolution. Whilst many of the original field boundaries in the surrounding area have been eroded through Enclosure, the openness, and green, rural nature of the area still survives. This is particularly apparent to the north and south. The only elements of the area's setting that is considered to detract from it, is to the west along the A12 and east along the A137 with its high quantum of cars. Notwithstanding this, views of the roads are relatively limited throughout the area so only views in close proximity to them have any immediate negative impact.

The overall quality of the surrounding rural landscape makes an important contribution to the historic setting and significance of the area. There are also a number of public footpaths, bridleways, tracks and lanes around the area that allow views into it and across it and these all contribute to an appreciation of its significance.

Whilst the ancient woodland areas tend to create visually impenetrable barriers, the network of largely deciduous interlacing hedgerows and trees provide varying degrees of intervisibility at different times of the year, which can open views particularly during autumn and winter. One of the most prominent landmarks within the conservation area is the tower of St Mary's Church which stands sentinel in the heart of the area.

Positive, Neutral and Negative Features

The conservation area is overwhelmingly dominated by positive features, both in its built form and in terms of its landscape. The following pages provide maps of the conservation area showing positive, neutral and negative features within the area. Due to the size of the area these have been covered over several detailed maps, starting with Old Hall to the north and then moving around the conservation area.

Positive features are generally high-quality structures that have either historic importance or architectural interest. Most structures of historic note are identified as positive, even if they have been subject to certain unsympathetic changes, such as uPVC windows or inappropriate cladding. There are other buildings that are of some age and limited historic interest but insufficient architectural quality to be identified as positive and consequently are neutral contributors.

There are very few negative features in the area, these largely relate to structures that do not relate successfully to the context, such as the MOT garage to the west, or large agricultural sheds or dilapidated structures. Whilst agricultural structures can be argued to be part of the evolution of farming techniques and an intrinsic part of any modern farm, they are not considered to be of any architectural or historic merit and often detract from the principal buildings they are connected to due to their scale and incongruous materials and consequently have been identified as negative features.

In addition to buildings, a number of other features such as boundary walls and signposts have been identified as being negative contributors. In the case of boundary walls, these have been identified as negative where they feature either inappropriate materials (metal palisade fencing) or detailing (close boarded fencing) which allow no permeability of views into their grounds. In relation to sign posts, a number of standardised metal posts have been erected at nodal points which do not speak to the rural, vernacular nature of the area.

6. Assessment of Significance

Detailed maps showing different types of contributors to the area.

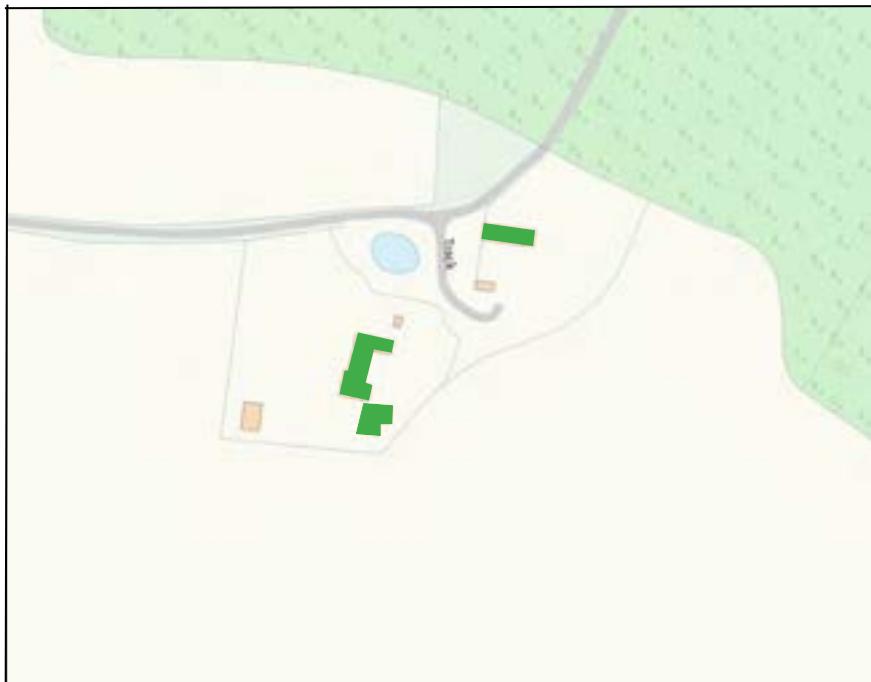


figure 90: Bentley Old Hall

Key

- Positive (green)
- Neutral (orange)
- Negative (red)

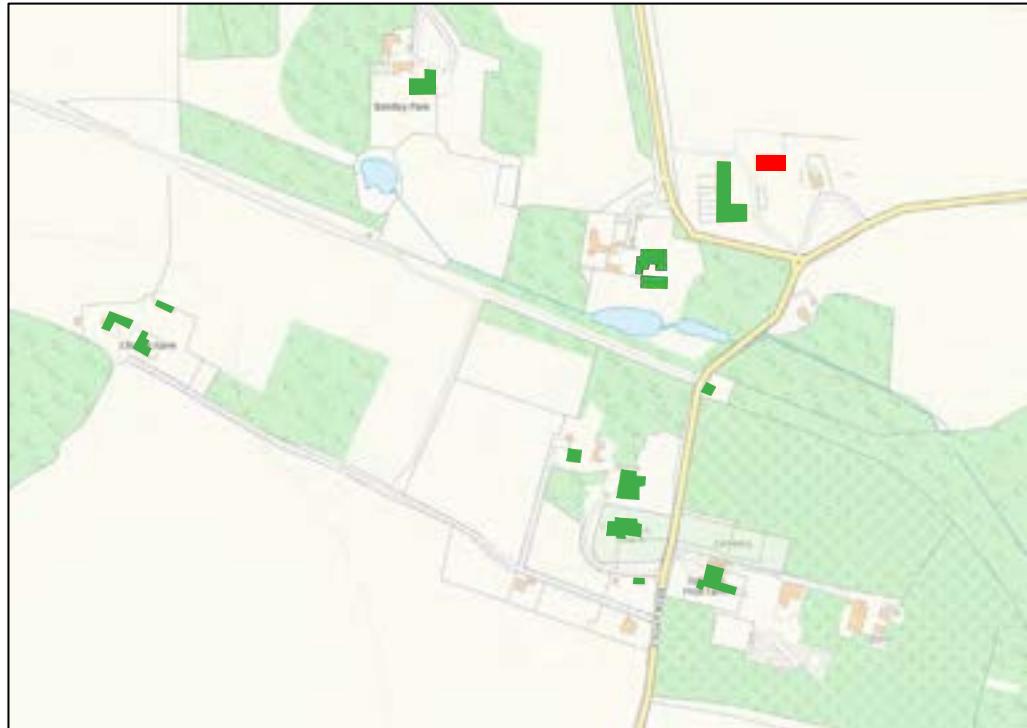


figure 91: Buildings loosely clustered around St Mary's Church in what can be thought of as the physical heart of the conservation area [noting that the historic significance of the conservation area is based on a wider geography focused on scattered Manor and Hall houses and associated manorial land.]



figure 92: An unfortunate juxtaposition. Modern industrial style agricultural metal shed adjacent to the Grade I listed, 'Elizabethan' Bentley Hall Barn. Whilst both may be said to have an agricultural provenance, the modern interloper harms the setting of the magnificent and historically important 'Elizabethan' barn.

6. Assessment of Significance



figure 93
Hubbard's Hall

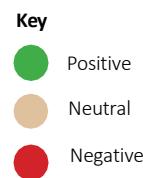


figure 94

Bentley Manor
and Hubbard's Hall

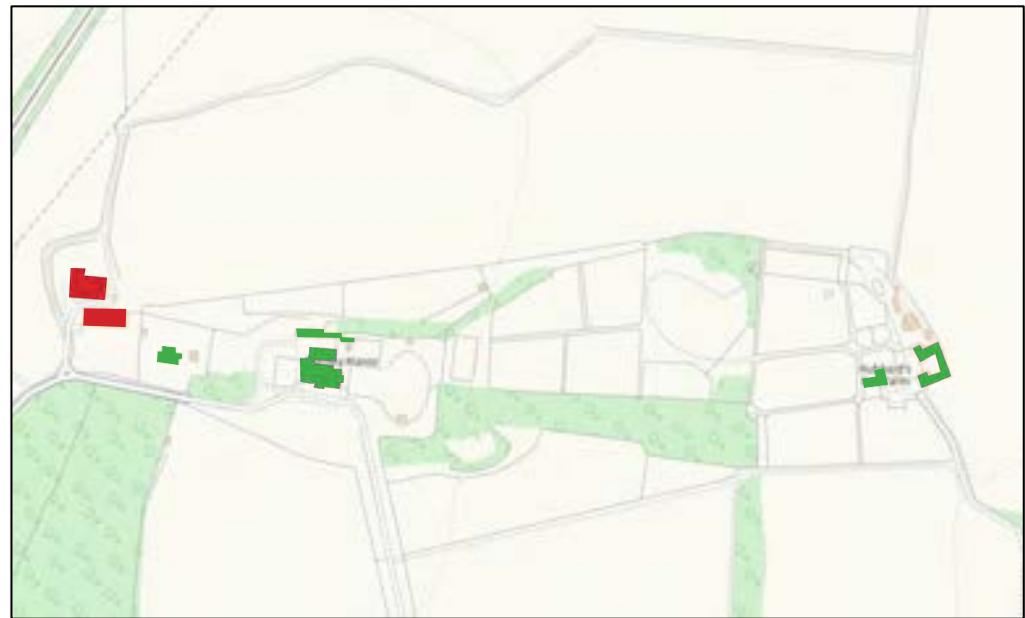


figure 95:

Bentley Manor and environs highlighting the modern agricultural sheds that are considered to make a negative contribution on the character and appearance of the Bentley Conservation Area

6. Assessment of Significance

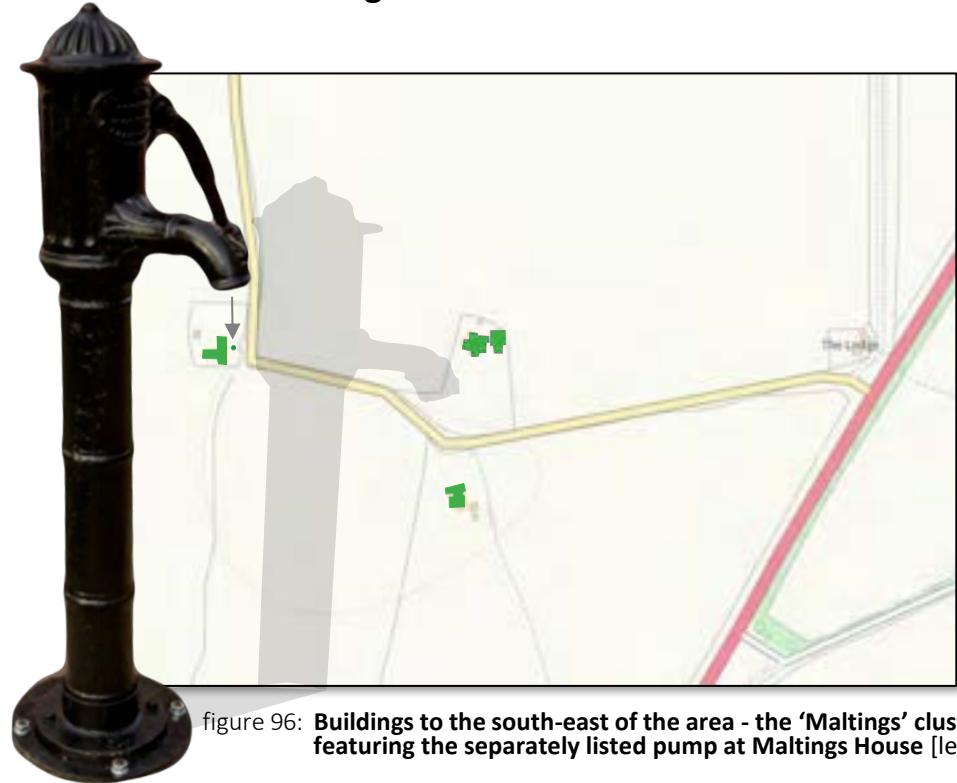


figure 96: Buildings to the south-east of the area - the 'Maltings' cluster, featuring the separately listed pump at Maltings House [left]



figure 97: Maltings Farmhouse



figure 98: Maltings House [front]



figure 99: Maltings House [side and large rear wing]

6. Assessment of Significance



figure 100: Buildings on the western side of the area just off the A12.



figure 101:
Capel Station Garage is of no historic or architectural interest and located at an important entry point to the area (where the Victorian Capel railway station was once located). Note also unattractive palisade fencing.



figure 102: Buildings east of Capel Station Garage

Key

- Positive (Green circle)
- Neutral (Orange circle)
- Negative (Red circle)



6. Assessment of Significance



figure 103: **Buildings in Potash Lane area.**



figure 105:
Another example of close boarded fencing here outside Hope Lodge.

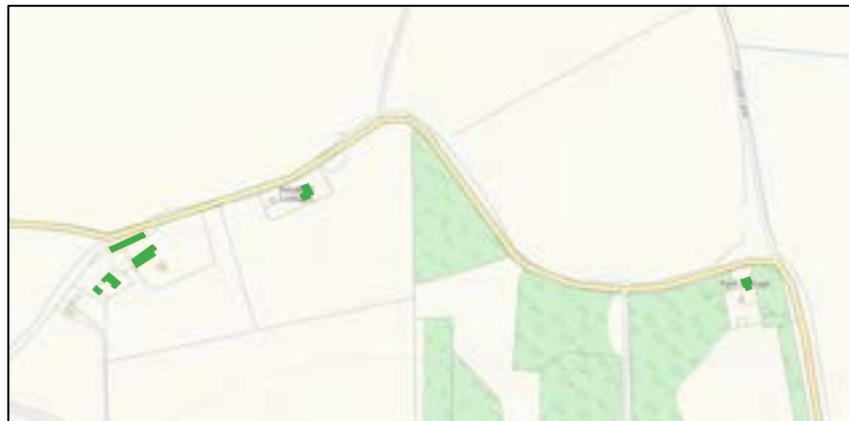


figure 104: **Buildings along Bentley Hall Road.**



figure 106:
Close boarded fencing is an uncharacteristic feature of the area that detracts from its aesthetic qualities, here seen along Potash Lane.



figure 107:
Run down and dilapidated fencing along the southern side of Little Bush, south of St Mary's Church would benefit from sensitive repair or replacement.

6. Assessment of Significance



figure 108:
Former railway platelayer hut in a poor state of repair.



figure 109:
There are a number of scattered dilapidated buildings across the conservation area that would benefit from repair restoration or removal (here to the south-west of Pond Hall).



figure 110:
Inappropriate stone cladding to Falstaff Cottages [pre-dates conservation area]



figure 111:
20th century dwelling house 'Hillside' that of no architectural interest but with appropriate brick detailing and modest scale



figure 112:
Inappropriate plastic windows and altered fenestration to 5 Falstaff Cottage

6. Assessment of Significance



figure 113:
Interesting farm buildings to rear of Falstaff Manor – worthy of retention and conversion.



figure 114:
Farm buildings to rear of Falstaff Manor identified as negative contributors in the CAAMP but are only open to glimpsed view and are in agricultural use.

6. Assessment of Significance



figure 115:
**Zoomed view of the Tower to
St Mary's Church across field
from Potash Lane**

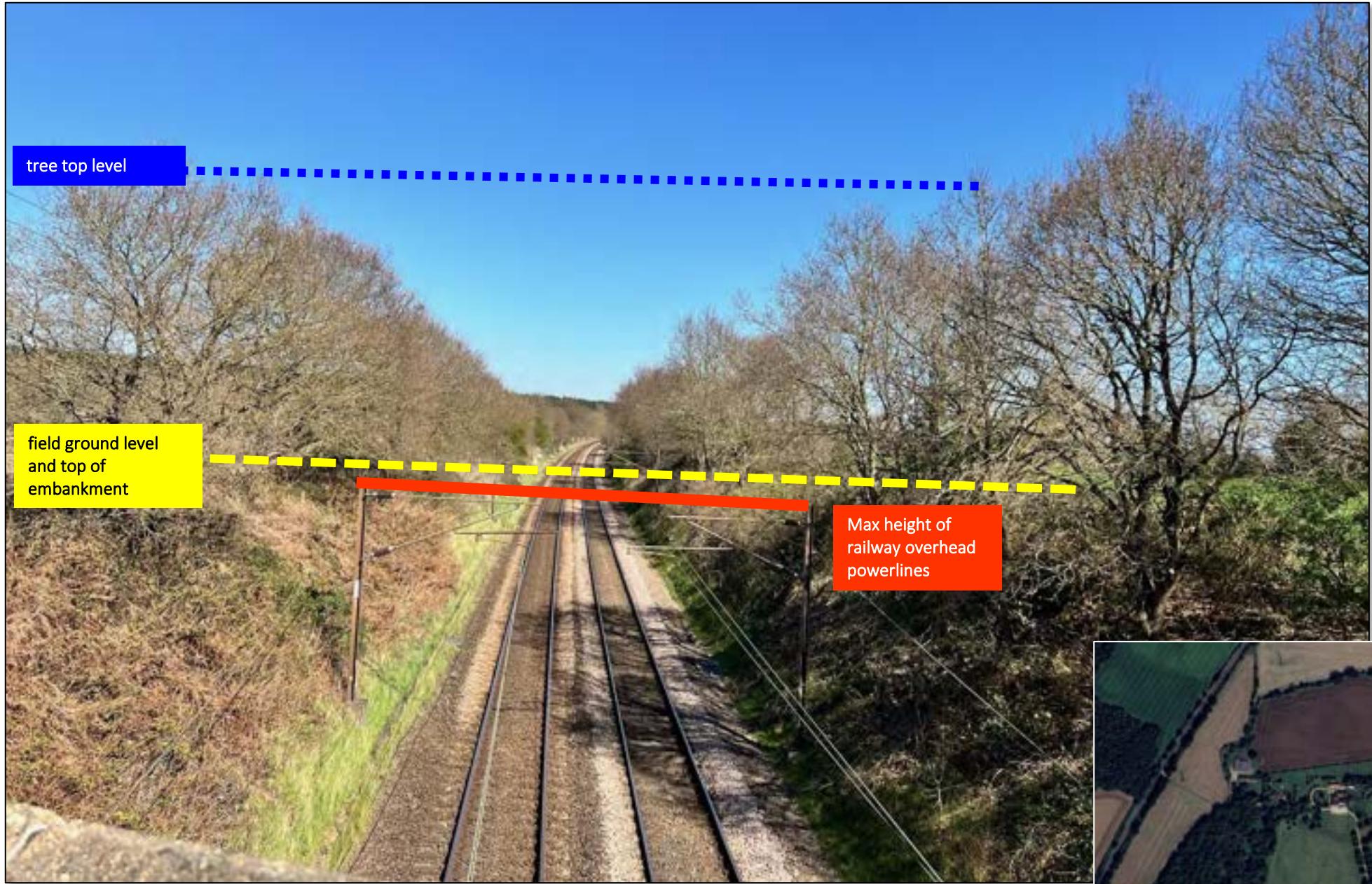


figure 116: Railway lines looking north from bridge parapet. This image demonstrates why the visual impact of the railway line on the character of the conservation area is modest.

6. Assessment of Significance: Character Map

figure 117:
legend for the plan at
figure 118 (following page)



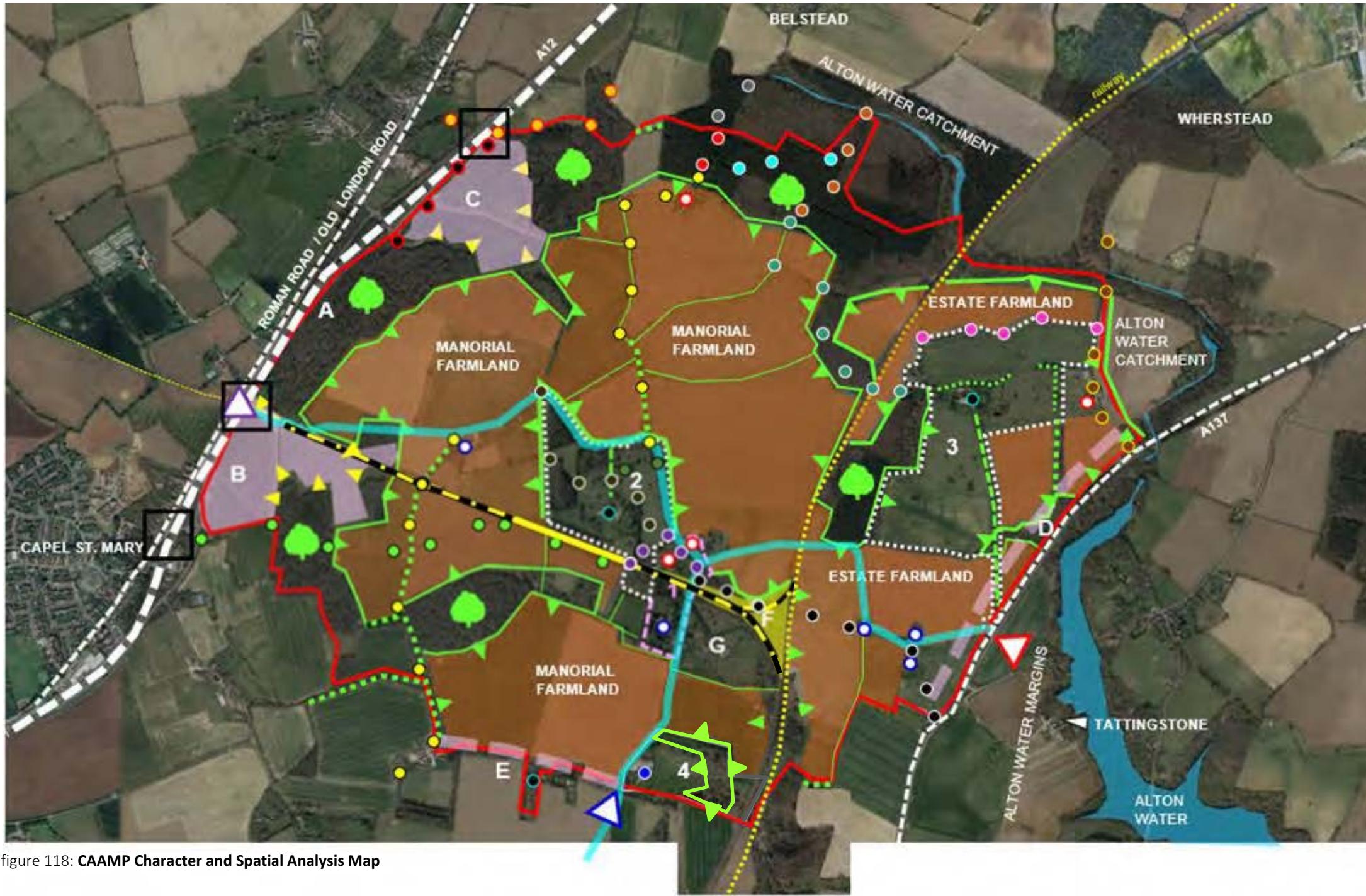


figure 118: CAAMP Character and Spatial Analysis Map

6. Assessment of Significance:

Tranquility

By most metrics and as a matter of judgement much of the area within the Bentley Conservation Area is tranquil.

This tranquility is part of the special historic interest of the Bentley Conservation Area because it reflects life as would have been centuries ago within a context that has a strong Medieval structure underpinning it. This is just another outward sign that the area is largely untouched from the Medieval period and that modern intrusions whilst they happen do not infringe on this experience and add to the understanding of medieval rural life. It therefore illuminates the Area's special interest.

That must have something to do with the fact of there being a low density of development within its boundaries, its lack of significant roads and traffic and large areas of woodland. Parts of the area feel quite isolated.

That does not mean the conservation area is absolutely silent.

Although much of the railway line is effectively in a cutting, occasional short blasts from train horns can be heard, even if the trains themselves cannot always be seen.

There are parts of the Bentley Conservation Area where traffic noise from the A12 can intrude, depending on where you are standing in relation to the A12, the extent to which woodland alongside it is attenuating sound and whether the wind direction is such as to carry that sound.

That said there are large expanses where the hum of traffic does not intrude.

Being a rural area the noise from farm equipment is also to be expected.

That said it is possible to feel lost from the hubbub of life for long periods with only birdsong, the noise of insects and the rustling of leaves to accompany you.

Considering Bentley's location between the A12 and a137 it is remarkable just how little outside sounds intrude. This is almost certainly in large part down to the noise attenuating impact of the large expanses of manorial woodland and the fact that within the Bentley Conservation Area you are able to get away from the world outside and feel isolated.

It would however be wrong to say the area is untouched by noise from the modern world, but its touch is light and gentle.

In 2025, Suffolk County Council as local mineral and planning authority] granted permission for the excavation of sand and gravel in what will be a new quarry immediately north of Brockley Wood, adjacent to the Bentley Conservation Area.

The excavation activity is expected to result in some noise intrusion into the Bentley Conservation Area despite mitigation measures, such is the nature of the operation.

That adverse impact on tranquility is most likely to be experienced in the area of the Bentley Conservation Area around Bentley Old Hall.

Untouched by Modernity?

Whilst it is easy to paint the Bentley Conservation Area as a bucolic idyll, and as accepted in the preceding section, it must be recognised that modern life has made some intrusion.

As can be seen from the following photographs and map, pylons do bestride parts of the landscape within the Bentley Conservation Area. These are a fact of life.

They tend to follow the route of the main line railway tracks in a north south direction stretching single file across the landscape.

Indeed, many communities across Suffolk are facing the creeping spread of pylons in their areas as offshore wind power is to be brought from the North Sea and onto land via distributed overhead power lines hung between new pylons.

Also, within the Bentley Conservation Area is a network of poles carrying wires/cables to and from the various properties, but these tend not to be particularly intrusive and tend to miraculously disappear from view just as they do in urban areas, such is their familiarity.

It is also possible to see passing trains from the PROW in the north-eastern corner of the Bentley Conservation Area

6. Assessment of Significance:

Untouched by Modernity

Modern farm buildings can be seen in the landscape as is to be expected in an area that is being actively farmed.

It is often easy to forget the role that farmers play in ensuring food is produced to help sustain the nation and the hard work and commitment that involves on the part of farmers, their families farm workers and the wider agricultural industry to get food from the field to our forks/homes. It is this activity that underpins so much of the areas character and that has ensured the manorial history of the area can still be read and appreciated.

Man-made interventions are minimal which reinforces the natural quality and character of this largely unspoiled remnant of history.

Certainly, a number of landowners who farm in the area have expressed concern that the conservation area designation may well cause them difficulties in being able to efficiently manage and operate a successful farm.



The issue in respect of a Conservation Area bringing with it additional controls is acknowledged but the major concern around works to trees is picked up in the recommendations. Farmers in National Landscapes (formerly AONB) or those in existing conservation areas elsewhere in the District are familiar with such additional controls and are able to successfully manage their farms. The same outcome is expected to be the case in the Bentley Conservation Area.



figure 120:
Mainline with train passing north of Bentley Manor with pylon in foreground



6. Assessment of Significance:

A12

One of the most dramatic impacts upon the special architectural and historic interest of the area in and around Bentley and its relationship with Capel St Mary was the construction of the A12 and the improvements that created junction 32A (Capel St Mary) in the 1970's.

Until then, the A12 had effectively followed the old Roman Road /London Road through Capel St Mary. (see image below). Its character can still be experienced (save for the modern infill housing development) along what is the Old London Road in Copdock and Washbrook. With the dualling of the A12 and then the creation of the Capel inter-change the previous easy links between Bentley and Capel St. Mary became more difficult and this increased the sense of isolation of Bentley from its once close neighbour. It has made it seem like Bentley has turned its back on Capel St. Mary. In this context the ring of ancient manorial woodlands within the conservation area reinforces its sense of containment and oneness which only magnifies its special interest as a whole.



figure 121: Elevated section of A12 affording views into the conservation

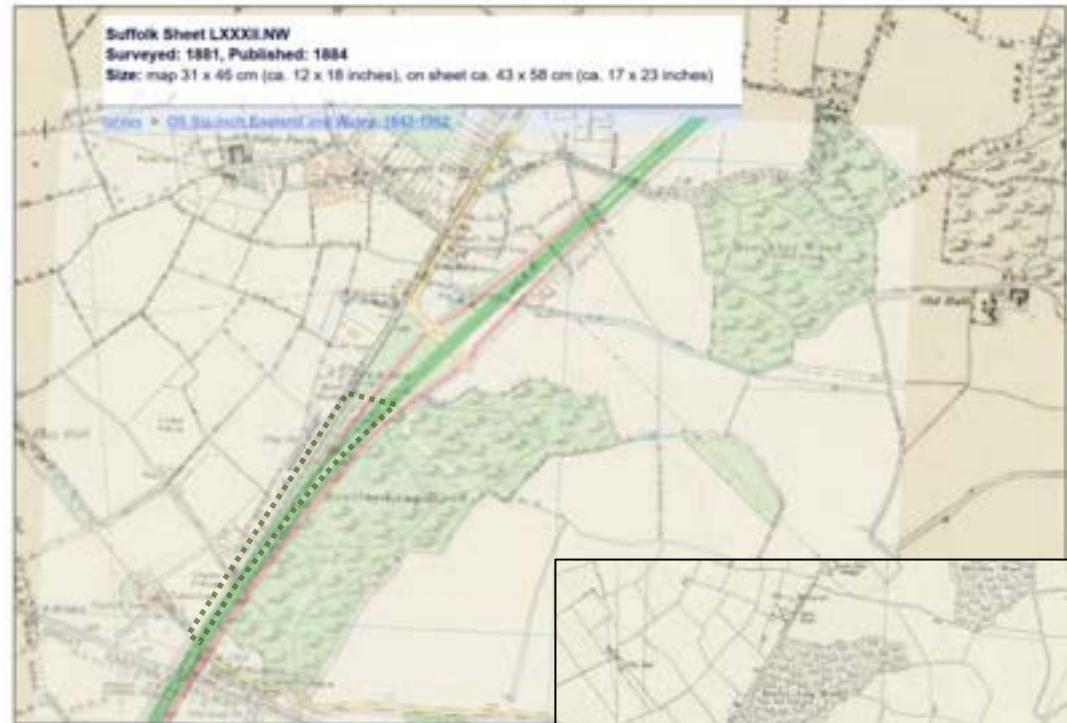


figure 122:
Woodland loss to form the A12 off/on slips
shown with green dotted line.

figure 123:
The former level crossing west of Capel
Station across the Old London Road/A12



The Management Plan

7. Management Plan

This section of the report should be read in conjunction with *Bentley Design Guide* (November 2019) which provides detailed guidance on design related matters relating to Bentley.

This report has highlighted the significance of the area, its key features and buildings, along with elements that detract from this. The purpose of this section of the report is to act as a vehicle for reinforcing the positive character of the historic area as well as helping to avoid, minimise and mitigate any negative impacts identified as affecting the area. It also outlines opportunities to better reveal or enhance the significance of the area.

Opportunities for Enhancement

There are essentially three key areas where enhancements can be made in the area:

1. Where buildings or landscape features are not appropriate to their context/unattractive.
2. Where buildings or landscape features are not being maintained and in a poor state of repair
3. Loss of architectural details/introduction of inappropriate features

In relation to point 1, there are very few negative structures in the area, those that do detract have been highlighted on maps in the previous section. These primarily relate to large agricultural sheds and the MOT garage to the west of the area. In relation to the latter, if any redevelopment opportunities arise, they should seek to reintroduce the architectural language of the previous railway station on the site, to complement the surviving railway features in the area, as well as addressing the former railway line and main road. As a main entrance into the area, this is considered to have the potential to have a considerably positive impact on the area.

In relation to the agricultural sheds, if any redevelopment opportunities arise, they should be undertaken in a similar architectural style to that of the historic ancillary buildings associated with the principal building. This would help reinforce the vernacular nature of the area, whilst also minimising any competing elements with the principal building.

In relation to point 2, the most noticeable derelict building in the area is the grade I listed Bentley Hall Barn. This building is of the highest significance, and it is imperative that a sensitive use is adopted for the building to ensure its future survival and optimum viable use. The removal of modern elements of the building and reintroduction of

historic structures (seen on the historic mapping and historic photograph in appendix 4) would provide a helpful framework for future development.

There are a few other structures in the area that have been neglected including the platelayer hut along the former Bentley-Hadleigh branch line and outbuilding close to Pond Hall. With regards to the former, this would benefit from repair and potentially information boards which would better reveal its significance. With the latter this would benefit from either demolition or repair/replacement.

In relation to point 3, there are a surprisingly limited number of buildings that have been insensitively adapted, with many featuring their original details or appropriate modern interventions. Some properties along Potash Lane have had their original fenestration details altered and replaced with unsympathetic uPVC units. The reintroduction of appropriate timber windows and original fenestration would have a beneficial impact on the building and in turn the wider conservation area. Similarly, one of the Falstaff cottages has had its facade replaced with stone external wall cladding. Stone is not found in modest domestic buildings in the conservation area, and it has unbalanced the symmetry of the original building. Its removal, subject to the condition of the bricks beneath, would provide a beneficial impact to both the building and the conservation area. Historic photographs can also be a helpful source of information when deciding on what details are appropriate to reinstate (appendix 4).

Boundary treatments on the whole have a rustic and modest appearance. Where they have not been successful is where modern, tall, close boarded fencing, or industrial metal palisade fencing have been introduced. The former restricts views into the grounds having a negative impact on views, the latter introduces an incongruous industrial feature into the area. Both would benefit from removal for more sensitive open boarded fencing where possible. Similarly, a number of signposts have been erected in the area with a metal mass manufactured appearance and would benefit from replacement with bespoke timber units, which would be more complementary to a rural nature of the area.

Heritage Statements

All applications within the conservation area and those which potentially affect its setting require an appropriately detailed Heritage Statement in accordance with the requirements of the National Planning Policy Framework. The findings of these reports also provide an opportunity to further inform the age and significance of the buildings within the area, many of which have not been academically studied.

7. Management Plan

Tree Management

All trees in conservation areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, are subject to protection. They may not be felled or lopped unless six weeks written notice has been given to the Council. If the Council objects to the work a Tree Preservation Order may be issued. Any prominent trees, street trees, and trees with amenity value on private land throughout the conservation area should be monitored and maintained appropriately.

Clear felling of Woodland will not be supported by the Council. Phased and managed felling as part of good husbandry with replanting, if supported by the Forestry Commission (with a tree felling licence) may be acceptable.

When making decisions on planning application, the Council will, in particular, assess the direct and indirect effects of development on:

- ancient woodland
- ancient trees and veteran trees

This will take into consideration both the construction and operational effects of the proposed development. To that end, regard will be given to:

- the existing condition of ancient woodland, ancient and veteran trees and woodland
- mitigation measures where appropriate
- the use of buffer zones where recommended
- compensation measures
- creation of new woodland
- restoration or improvement of ancient woodland
- compensation for the loss or deterioration of ancient and veteran trees

and in the case of individual trees or groups:

- the contribution that an individual tree or group of trees makes to the overall character and appearance of the conservation area.

The Council will expect tree surveys and arboricultural reports by a competent person to be submitted to accompany any proposal likely to impact a tree or trees.

Landscape

The historic landscape within the Bentley Conservation Area makes such an important contribution to the historic significance of the conservation area that it will be protected for its historic value and for what it explains about its strong manorial heritage. This includes the manorial and estates farmland and agricultural activity, parkland, the majestic ancient woodlands and the spidery pattern of paths, tracks and lanes that stretch like gossamer threads across the conservation area.

Unsympathetic development within the conservation area and its historic landscape will be resisted where this fails to preserve and enhance its character and appearance.

Whilst the Bentley Conservation Area presently includes railway lines and pylons, the Council will be likely to resist any further intrusion of large-scale man-made structures into and adjacent to the conservation area. Where the Council is able to exercise control, the Council will seek to encourage farmers to construct necessary farm buildings that are sympathetic with the appearance and character of the conservation area whilst also providing functional spaces for agricultural activity.

7. Management Plan

New Development

Any future development within the area needs to respect the local character of the conservation area. Successful new development will:

- Relate well to the geography and history of the place and the lie of the land.
- Sit comfortably in the established pattern of existing development.
- Not detract from important views
- Respect the scale of neighbouring properties.
- Employ materials that reflect those in the surrounding area from a traditional vernacular palette and sympathetic with the adjacent National Landscape and Valued Landscape within which the conservation area sits.

The Council will guide development in a positive manner by:

- Encouraging those wishing to undertake development to engage with the community
- Promoting the submission of pre-application enquiries from prospective developers where appropriate
- Promoting the use of Planning Performance Agreements [“PPAs”] with developer’s hoping to undertake sensitive or major development within or sufficiently close to the conservation area so as to potentially impact its character and appearance.
- requiring a high quality of design, detail and materials
- seeking opportunities for developers to make a positive contribution to the wider historic environment through legal agreements.

In considering any future development proposal/s within the Bentley Conservation Area *[or in any location outside that may impact its appearance and character]* the Council will take as its starting point for its consideration of the planning merits of that proposal –

(i) the requirement in S38(6) of the Planning and Compulsory Purchase Act 2004 that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”; and,

(ii) the requirement in S72(1) of the Planning Listed Buildings and Conservation Areas) Act 1990 that:

“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area” [that area being a conservation area]

When considering the impact of a proposed development on the significance of the Bentley Conservation Area and its appearance and character, great weight will be given by the Council to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of the Bentley Conservation Area from development within its setting will require clear and convincing justification.

Where the Council identifies a proposed development as leading to harm to the appearance and character of the Bentley Conservation Area it will consider the merits of the proposed development within the context of Part 16 of the National Planning Policy Framework 2024 (as amended 2025).

All planning applications within the Bentley Conservation Area must be accompanied by a detailed heritage appraisal that amongst other things addresses the impact of that development on the appearance and character of the Bentley Conservation Area and analyses the extent to which that proposed development will preserve and enhance the character of the Bentley Conservation Area.

In the event that the appraisal submitted with a planning application identifies that harm to a heritage asset (including the Bentley Conservation Area) will occur if the development was approved then an accompanying statement must also be provided as required by paragraph 214 or 215 of the NPPF 2024 (amended 2025) depending respectively whether the identified harm is assessed to be ‘substantial’ or ‘less than substantial’.

The Adopted Bentley Conservation Area Appraisal and Management Plan will be a material planning consideration in the determination of planning applications within its boundaries and in such locations outside where a development may be considered likely to have an impact/s on its significance, appearance and character.

7. Management Plan

The Adopted Bentley Conservation Area Appraisal and Management Plan will be a material planning consideration in the determination of planning applications within its boundaries and in such locations outside where a development may be considered likely to have an impact/s on its significance, appearance and character.

Successful new development will:

- preserve and enhance the character of the Bentley Conservation Area
- ensure that the intrinsic agricultural character of the manorial farmland character areas is maintained for the lifetime of any development, where that development requires planning permission.
- not encroach into the manorial woodland areas or their setting within the wider historically important manorial context
- not intrude into or detract from important views identified in the CAAMP.
- be of a scale, appearance and character that can be sensitively accommodated within the Bentley Conservation Area with no harm to heritage assets.
- use materials from a the traditional; vernacular Suffolk palette and colours that conform to guidance in *"the selection and use of colour in development"*: *Suffolk Coasts and Heaths*" produced by Landscapes for Life.



Prior to submitting any planning and/or listed building consent application, the prospective applicant (and/or their professional agent) will be expected to submit a formal pre-application enquiry to the Council. Any application submitted without first having been the subject of such a pre-application enquiry and a response form the Council will be determined by the Council on its planning/heritage merits with no opportunity for further discussion or negotiation.

Planning/ Listed Building Consent applications within the Bentley Conservation Area must be accompanied by a Heritage Statement.

Outline planning applications will not be accepted in the Bentley Conservation Area.

Change of use applications will not be accepted in the Bentley Conservation if unsupported by appropriate details (a simple 'red line' plan will not suffice)

The Council may expect any infrastructure mitigation required to make a proposed development acceptable to be secured by way of an appropriate legal agreement prior to the granting of planning permission.

Please note that for the purpose of this section of the CAAMP any reference to a particular section of an Act, a specific Act or Order, the NPPF and/or relevant Local Plan policy/cies that is amended by a later Act Order NPPF or Local Plan shall apply where its intention is to serve the same intent.

In assessing the merits of any development proposal within the Bentley Conservation Area, the Council - as local planning authority, will expect the proposed development to preserve and enhance the character and appearance of the Bentley Conservation Area if it is to be supported.

figure 124:
Guidance Document: Materials
Suffolk Coasts and Heaths

7. Management Plan

Opportunities for Enhancement

There are essentially three key areas where enhancements can be made in the area:

1. Where buildings or landscape features are not appropriate to their context/unattractive.
2. Where buildings or landscape features are not being maintained and in a poor state of repair
3. Loss of architectural details/introduction of inappropriate features

In relation to point 1, there are very few negative structures in the area, those that do detract have been highlighted on maps in the previous section. These primarily relate to large agricultural sheds and the MOT garage to the west of the area. In relation to the latter, it is acknowledged that it is a valuable local business that provides a service for the local community. The main building it now occupies was approved by the Council when it granted planning permission for the structure. Whilst it is very prominent from a section of the A12 is cloaked in black cladding in an attempt to provide it with an agricultural appearance.

If any redevelopment opportunities arise on this site at some point in the future, design options that result in a more sensitive relationship with the character of the Bentley Conservation Area will be expected.

It was suggested in the Consultation CAAMP that any future redevelopment should seek to reintroduce the architectural language of the previous railway station on the site, to complement the surviving railway features in the area, as well as addressing the former railway line and main road.

As the original station building was so distinctive with its ornate Italianate flourishes, it may be unrealistic to expect a new development to assume the character of the former main station building as that may now look 'out of place' if it is a poor substitute.

It may be more realistic to expect any replacement building to resemble a traditional farm building/s of a single-storey nature or possibly the character expected from low level former railway buildings.

As a main entrance into the area, this is considered to have the potential to have a considerably positive impact on the area.



figures 125:
new and old



Capel Station garage that replaced Capel Station



7. Management Plan

In relation to point 2, the most noticeable derelict building in the area is the grade I listed Bentley Hall Barn. This building is of the highest significance and is on Historic England's At Risk Register. It is imperative that a sensitive use is adopted for the building to ensure its future survival and optimum viable use. The removal of modern elements attached to the building and some limited development based on former historic structures to the east of the barn (seen on the historic mapping and historic photograph in appendix 4) would provide a helpful framework for future development.

The most noticeable building in need of restoration in the Conservation Area, is Bentley Hall Barn, which is a Grade I listed Elizabethan barn. It is a priority that the building is repaired and restored as it has been empty for a number of years and its condition has deteriorated. The current owner has taken steps to try and keep the building weather and watertight, but the work undertaken is only providing temporary protection and the building itself is vulnerable for a number of reasons. The future wellbeing of this important heritage asset needs to be secured, and the Council will encourage the owner to consider appropriate re-use of the building.

To that extent the Council as local planning authority supports the principle of exploring alternative uses of the building where these can allow the owner to restore the building without harming its intrinsic quality and importance as a largely intact Tudor Barn (with later modifications). To this end the Council does not rule out the principle of limited residential use of the building or as part of an attached development that would enable the barn to be restored and its future secured.

If such a way forward is to be countenanced it will require the support of Historic England and the owner. One of the key priorities will be to ensure that the fundamental appearance, physical integrity and historic importance of the barn is retained and that it is used in a way that its restoration can then provide the springboard for ongoing maintenance and it is not allowed to remain vacant or unmanaged.

This does not in and of itself preclude the principle of employing a contemporary design solution to an adjacent structure where this does not detract from the character and appearance of the barn or damage its physical fabric.

The Council therefore intends to maintain direct discussions with the owner of the building with the prospect of identifying a development proposal that will secure the building's future and allow for its immediate restoration.



figures 126: Bentley Hall Barn Interior [2025]

7. Management Plan

In relation to point 3, there are a surprisingly limited number of buildings that have been insensitively adapted, with many featuring their original details or appropriate modern interventions. Some properties along Potash Lane have had their original fenestration details altered and replaced with unsympathetic uPVC units. The reintroduction of appropriate timber windows and original fenestration would have a beneficial impact on the building and in turn the wider conservation area. Similarly, one of the Falstaff cottages has had its facade replaced with stone external wall cladding. Stone is not found in modest domestic buildings in the conservation area, and it has unbalanced the symmetry of the original building. Its removal, subject to the condition of the bricks beneath, would provide a beneficial impact to both the building and the conservation area. Historic photographs can also be a helpful source of information when deciding on what details are appropriate to reinstate (appendix 4).



figure 127:

Example of inappropriate cladding in what is now conservation area.

Boundary treatments on the whole have a rustic and modest appearance. Where they have not been successful is where modern, tall, close boarded fencing, or industrial metal palisade fencing have been introduced. The former restricts views into the grounds having a negative impact on views, the latter introduces an incongruous industrial feature into the area. Both would benefit from removal for more sensitive open boarded fencing where possible. Similarly, a number of signposts have been erected in the area with a metal mass manufactured appearance and would benefit from replacement with bespoke timber units, which would be more complementary to a rural nature of the area.



figures 128:

Example of how character and appearance might be enhanced [mock-up image] Cottage adjacent to St. Mary's Church

Heritage Statements

All applications within the conservation area and those which potentially affect its setting require an appropriately detailed Heritage Statement in accordance with the requirements of the National Planning Policy Framework. The findings of these reports also provide an opportunity to further inform the age and significance of the buildings within the area, many of which have not been academically studied.



figures 129:
Example of large agricultural buildings and structures within the conservation area

Farming

Farming has a long history within the Bentley Conservation Area and its manorial farmland associations contribute to its significance and special importance. It is recognized that traditional farming activity within the conservation area has helped to safeguard that historical significance and as a consequence the Council recognises that continued traditional active farming is to be supported. Modern farming often requires modern buildings and to some degree these have now become a common feature of the rural landscape and are part and parcel of its functional agricultural operation.



Where possible the Council will encourage new farm buildings to be sensitively designed with an appearance and form that reflects a traditional character wherever possible. Where that is not possible the scale design and colour of buildings should still attempt to harmonise with the abiding character of the Bentley Conservation Area, where the Council as local planning authority is able to manage development.

Development that results in the introduction of intrusive alien elements into the traditional historic manorial farmland will be resisted even where landscaping can be provided to soften any adverse visual impact or heritage harm that is likely to arise from such development on the basis that the presence of such planting cannot be guaranteed into the future – in such circumstances any relief it provides/provided may be transitory.

Actions

1. Signage: Bentley Parish Council will seek to:

- gain such necessary approvals as are required from the District Council (as local planning authority) and County Council (as local highway authority) for the installation of a 'conservation' style direction sign at the location shown below.



figure 130:
Proposed location [yellow] for sign in figure 131

- If successful in gaining such approval as may be required then, the Parish Council will source funding for the purchase and installation of such a sign in order not just to preserve but to enhance the character of the Bentley Conservation Area at that location.



figure 131: **Proposed sign [mock-up]**



figure 132: **Government Veteran tree policy**

2. Veteran Trees: Bentley Parish Council will seek to undertake or commission a survey of veteran trees within the conservation area. A veteran tree is a tree of particular interest because of its age, size, condition and history.

"They have large trunks for their species, along with other characteristics including large cavities and decay holes, fungi growing on the trunk, and character in its shape and form. These trees are important biologically, culturally, and aesthetically. They contribute a huge amount to the conservation of forest biodiversity and come with rich cultural and historical value. Individual trees are often prominent in the landscape, marking historic boundaries or locations.

Veteran trees are a vital part of forest ecology. As trees age, their wood begins to decay and provides a rich habitat for a huge range of species, including many that are rare. They're essential for the diversity of plants and animals, but also important for hundreds of lichens and fungi that have a close relationship with certain trees. These can be just as long-lived as the trees themselves.

Many of our oldest veteran trees may look like they won't be around much longer, with dead and bare branches, gnarled bark, and hollow trunks. But they will likely live on longer than us – and it's important that they do. The standing deadwood contained within their rotting heartwood provides food for insect larvae and eventually hollows out to provide holes for nesting birds and roosts for bats

These trees are also cherished for their beauty and the spiritual value they bring to people."



figure 133:
**Ancient Tree Inventory
Woodland Trust**
<https://ati.woodlandtrust.org.uk/tree-search>

Once identified, veteran trees in the Bentley Conservation Area will be expected to be retained and protected as 'Keepers of Time' as described in 'Keepers of time: ancient and native woodland trees policy in England.'

3. Conservation Area Trail

Despite the significance and historical importance of the area and the multitude of public footpaths and bridleways that crisscross through it, there are no interpretation boards, signage, interactive QR codes etc., which improve an understanding of the area's significance. The designation of the Bentley Conservation Area affords the opportunity to address this. Interpretation would be an effective way to improve the awareness and enhance the significance of key buildings within the area, such as the Bentley Hall Barn and its manorial heritage and wider associations. This could help encourage public participation in conservation efforts and provide an educational accompaniment to enjoying walks around the conservation area.

Bentley Parish Council is expected to develop such a trail and install appropriate interpretation facilities. Those facilities will need to be sympathetic with and sensitive to preserving and enhancing the character of the Bentley Conservation Area. One simple method of adding to the experience and enjoyment of the conservation area might be to install oak posts with appropriate QR code links to information about what can be seen from that particular vantage point and its historic significance. A conceptual mock-up example of what this could look like is provided [right]

4. Working with the Brockley Wood quarry operator

Following the grant of planning permission by Suffolk County Council in 2025 for the extraction of sand and gravel on land north of Brockley Wood immediately adjacent to the Bentley Conservation Area, Bentley Parish Council commits to regular liaison and engagement with the pit operator. It does so in order to foster a good working relationship with its new commercial neighbour and in order to ensure that the mitigation measures included in that permission are implemented in a timely and effective manner in the interest of ameliorating harm to the Bentley Conservation Area.



figure 134:
**Location of the
Brockley Wood Quarry site**



figure 135:
**Possible
interpretation
post and sign**

5. Work to trees on farms

The District Council will work with landowners with farmland in the Bentley Conservation Area to develop, where possible, a mechanism for pre-agreeing routine tree maintenance and management without the requirement for separate prior notifications in respect of works to trees each time such works are intended. Much of the ancient manorial woodland that is of special historic interest within the whole manorial landscape is subject to TPOs. The Council's arboricultural officer has advised that it is possible for landowners to agree an 'Ongoing Maintenance Plan' with the Council that would obviate the need for the type of paperwork and formal approvals that is seen by objectors as burdensome and cumbersome. It may also be possible to develop a similar approach for other trees within the conservation area. There is an interrelationship between this action and that described in 2 above. It is considered worth exploring this further particularly if it enables farmers to routinely manage their land and field margins effectively, whilst safeguarding important trees and preserving and enhancing the character of the conservation area.



figure 134: Prominent field tree within the conservation area

6. Bentley Hall Barn

The Council's planning and heritage officers will work with the owners of Bentley Hall Barn and Historic England to encourage its restoration in ways described earlier in the 'Opportunities for Enhancement' section of this report. The objective being to identify a scheme that can be supported and implemented by its owners, such as to allow the building to be restored and then removed from the 'Suffolk Buildings at Risk Register' - thereby ensuring that this important Grade I listed Elizabethan Barn will survive into the future and is not lost to history.



figure 136: Bentley Hall Barn [Grade I listed building]

7. The Bentley Neighbourhood Plan review

Acknowledging that the Bentley Neighbourhood Plan is its own distinct component within the Adopted Development Plan for Babergh, Babergh The District Council and Bentley Parish Council will nevertheless look to ensure that the Review of the Bentley Neighbourhood Plan that is currently underway *[at the time of adopting this CAAMP]* has regard to the recently designated Bentley Conservation Area and the accompanying CAAMP where appropriate - in terms of considering relevant policies.

In approving this CAAMP, the District Council does not conflate the statutory purpose of both sets of documents.



figures 137: Bentley CAAMP 2025

and

Bentley
Neighbourhood Plan 2022

8. Quiet Lanes

The Council is committed to maintaining the character of the Quiet Lanes as these make a significant contribution to the overall character and appearance and historical significance of the Bentley Conservation Area. This includes ensuring that the legal obligation entered into by the operator of the Brockley Wood Quarry site to fund Traffic Regulations Orders for HGV Weight Restrictions on Church Road and Bentley Hall Road is pursued timeously by the Highways Authority to prevent Quarry HGV traffic using these roads to access the A137.

9. Babergh District Council will publish this adopted CAAMP online and Bentley Parish Council will be asked to do the same on its website

This is to ensure widespread publicity for and access to the CAAMP

10. Babergh District Council will explore with Bentley Parish Council the feasibility of setting up a Bentley Conservation Area enhancement fund and potential sources of external funding for such an initiative.

The purpose of such a fund would be to enable the community to implement projects that will enhance the character of the conservation area. These could include, depending on the level of funding secured, grants to help owners replace modern windows in buildings with heritage significance with traditional ones that include energy efficient technology.

11. The Council will support the primary use of existing farmland for agricultural purposes.

The Council acknowledges the importance of farming not just to the economy and for national food security and resilience, but also for the important contribution it makes in the Bentley Conservation Area to its historic significance. Ploughed fields between areas of ancient woodland all associated with medieval manors and their surviving Manor Houses and Hall Houses are part of the wider manorial fabric that underpins the historical fabric of the land hereabouts. That heritage is worthy of protecting and enhancing.

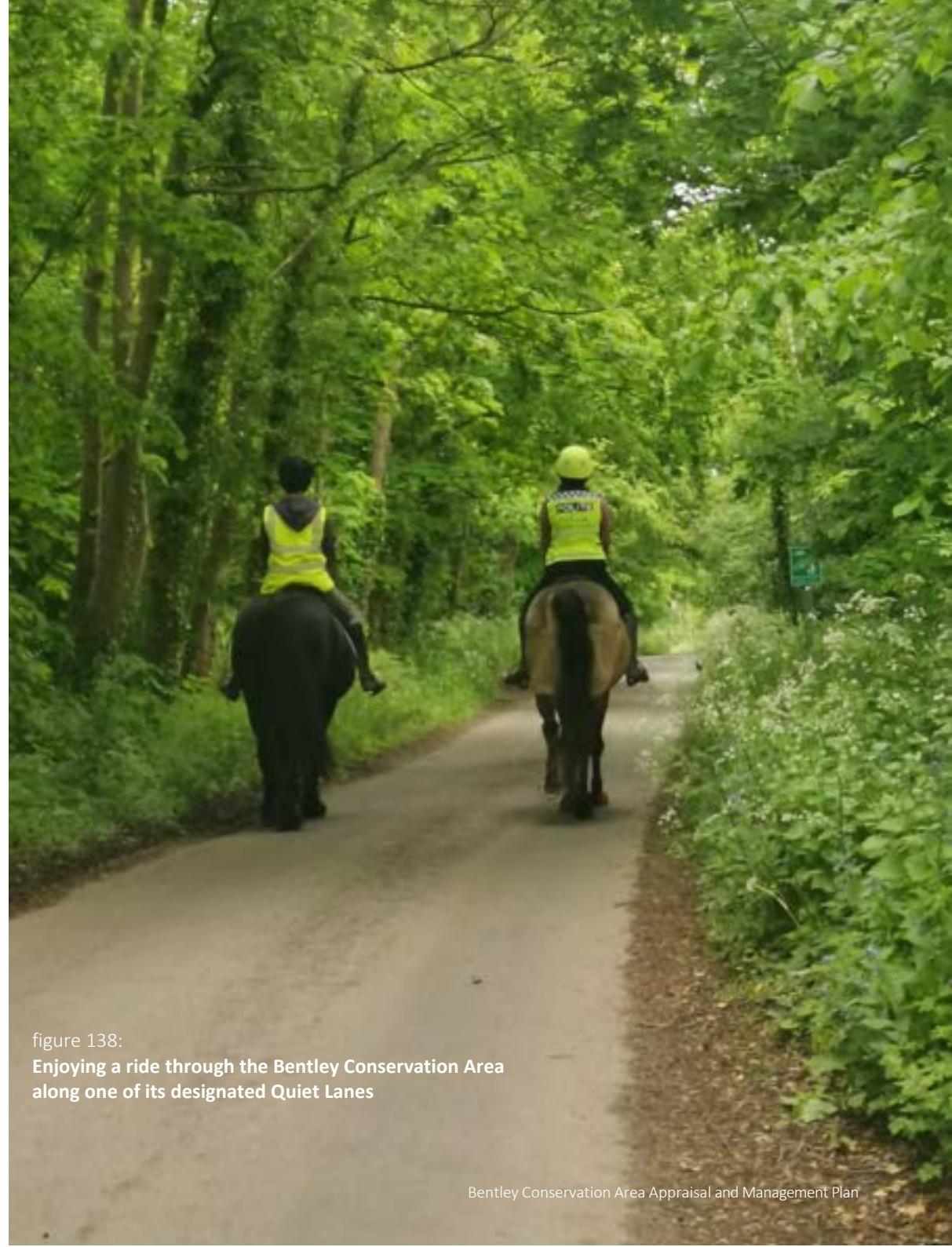


figure 138:
Enjoying a ride through the Bentley Conservation Area along one of its designated Quiet Lanes

A large, gnarled tree trunk in a field with a path and a building in the background.

Appendices

Appendix 1: Bibliography

Secondary Sources

Author	Date	Description
Aecom	2019	Bentley Design Guide
Alison Farmer Associates (AFA)	2019	Bentley Neighbourhood Plan Landscape Appraisal
Alison Farmer Associates (AFA)	2020	Valued Landscape Assessment of the South Coast & Heaths AONB Additional Project Area
Alston, Leigh	2024	Malting Farm, Bentley, Suffolk: Heritage Assessment
Babergh District Council	2013	Babergh and Mid Suffolk Joint Local Plan 1
Bentley J & Pevsner N	2015	The Buildings of England, Suffolk: East
Bentley Parish Council	2022	Bentley Neighbourhood Plan
Handforth Heritage	2024	Draft Bentley Historic Core: Proposed Conservation Area: Appraisal and Management Plan
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Historic England	2019	Conservation Area Appraisal, Designation and Management (Second Edition)
Landscapes for Life [Suffolk Coasts and Heaths]	2018	Guidance: The Selection and Use of Colour in Development
Ministry of Housing, Communities & Local Government	2023	Planning Practice Guide
Pearce, Vincent	2025	The Possible Designation of a new Conservation Area in part of the Parish of Bentley, within the District of Babergh in the County of Suffolk. Report to Interim Director of Planning and Cabinet Member for Heritage, Planning and Infrastructure
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Tollemache Muniments at Helmingham Hall (16th and 17th century deeds and estate papers)
Suffolk Records Office (16th century deeds series)

Web Sources

Address
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Google Earth: https://www.google.com/web
Disused Stations: http://disused-stations.org.uk
Archi UK: https://www.archiuk.com
Suffolk Heritage Gateway: https://www.heritagegateway.org.uk
Suffolk Historic Environment Record: https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/the-historic-environment-record
Britain from Above: http://www.britainfromabove.org.uk
Helmingham Hall: https://www.helmingham.com
Geneanet: https://gw.geneanet.org/pierfit?lang=en&n=tollemache&oc=0&p=stanhope

Appendix 2: List of Designated Heritage Assets within the Bentley Conservation Area

List Entry	Name	Grade
1351965	Bentley Hall Barn	I
1351964	Bentley Hall	II*
1033423	Meeting Hall Stables, Bentley Hall, Approximately 30 metres South of Bentley Hall	II*
1193864	Old Hall	II*
1193823	Church of St Mary	II*
1033424	Hubbard's Hall	II
1351929	Maltings Cottage	II
1033427	Maltings House	II
1351930	Pump in Front of and Approximately 7 metres East of Maltings House	II
1033426	Malting Farm	II
1351966	Pond Hall	II

Appendix 3: List of Non-Designated Heritage Assets within the Proposed Conservation Area

	Name	Description
1	Bentley House	Proposed NDHA as part of this Appraisal
2	Hope Lodge	Proposed NDHA as part of this Appraisal
3	Uplands	Building of Local Significance (Neighbourhood Plan)
4	Crossing Cottage	Proposed NDHA as part of this Appraisal
5	Bentley Park: Medieval Park Cottage	Proposed NDHA as part of this Appraisal
6	Park Cottage	Building of Local Significance (Neighbourhood Plan)
7	Pond Hall Cottages	Building of Local Significance (Neighbourhood Plan)
8	Pond Hall Farm	Proposed NDHA as part of this Appraisal
9	Grove Farm	Proposed NDHA as part of this Appraisal
10	Potash Farm	Proposed NDHA as part of this Appraisal
11	Red Cottages and Potash Cottages	Building of Local Significance (Neighbourhood Plan)
12	Falstaff Manor	Building of Local Significance (Neighbourhood Plan)
13	Church Farm and Barns	Proposed NDHA as part of this Appraisal
14	Capel Station Cottages	Proposed NDHA as part of this Appraisal
15	Railway Bridges	Proposed NDHA as part of this Appraisal
16	Manor Cottage	Proposed NDHA as part of this Appraisal
17	Bentley Manor	Building of Local Significance (Neighbourhood Plan)

Appendix 4: Historic Photographs



figure 139:
Hubbard's Hall



figure 140:
Bentley Hall Barn

Appendix 5: Tollemache Connections to Bentleys

It appears that the following were all one time or another part of the Tollemache's holdings/estate in Bentley.

Bentley Hall
Bentley Manor
Dodnash Priory
Falstolfs Manor
Hubbard's Hall
Malting Cottage
Malting House
Malting Farm
Manor Cottage
Old Hall
The Lodge

This represents a significant land and property portfolio over the centuries.

The Tollemaches appear to have lived in Bentley for centuries during the Medieval period and it was clear they were influential. Today the Suffolk home of the Head of the Family is Helmingham Hall in Mid Suffolk but the Helmingham Hall website acknowledges the Family's Bentley origins.*

"The Tollemache family has lived in Suffolk from shortly after the Norman Conquest right up to the present day. Their home for the first 400 years was at Bentley near Ipswich. Despite their proud boast to the contrary – Before the Normans into England came, Bentley was my seat and Tollemache my name – it seems now that the family actually came over from Avranches on the Normandy coast. Their name was spelt Talemache, meaning 'purse bearer.' It has been recorded that Hugh Tollemache was Purse Bearer to Henry I.

The Tollemache family remained at Bentley as squires and knights throughout the turbulent years of the early centuries, fighting for both Henry II against the Welsh and Edward I against the Scots, even fighting against their neighbours in order to retain their lands. Two Tollemache knights from Bentley fought at the Battle of Crécy against the French in 1346.

In 1487, John Tollemache married Elizabeth Joyce, the heiress of Helmingham, and his son Lionel also married a Joyce, thus further cementing the union, and so they moved to Helmingham where the Joyce family home of Creke Hall stood. John Tollemache and his wife proceeded to pull the hall down and build in its place Helmingham. Helmingham was completed in 1510, and it still stands today, surrounded by a deep moat, serene gardens and deer park."



figure 141:
Helmingham Hall

<https://www.helmingham.com/history/the-family/>

Appendix 5: Tollemache Connections to Bentley

Tollemache connection to the founding of Virginia

In 1610, Anne Tollemache, sister of the then head of the Tollemache family, married Robert Gosnold V of Otley, elder brother of Anthony Gosnold, who had sailed to Virginia in 1607 with the pioneering mission led by his cousin Captain Bartholomew Gosnold and Captain John Smith, the founding fathers of Virginia and ultimately the United States. During the first half of the 17th Century, the extended Gosnold family settled in large numbers at Bentley. Anthony Gosnold was the only member of his family to survive the difficult years following the foundation of Jamestown. He returned from Virginia in the 1620's to claim a legacy from his grandfather Robert Gosnold III and married his cousin Beatrix Carrell at Bentley in 1635, where he too settled. Several of their children were baptized at St Mary's and Anthony's aunt Elizabeth Gosnold with whom the couple lived, was buried prominently on the north side of the chancel of the Church

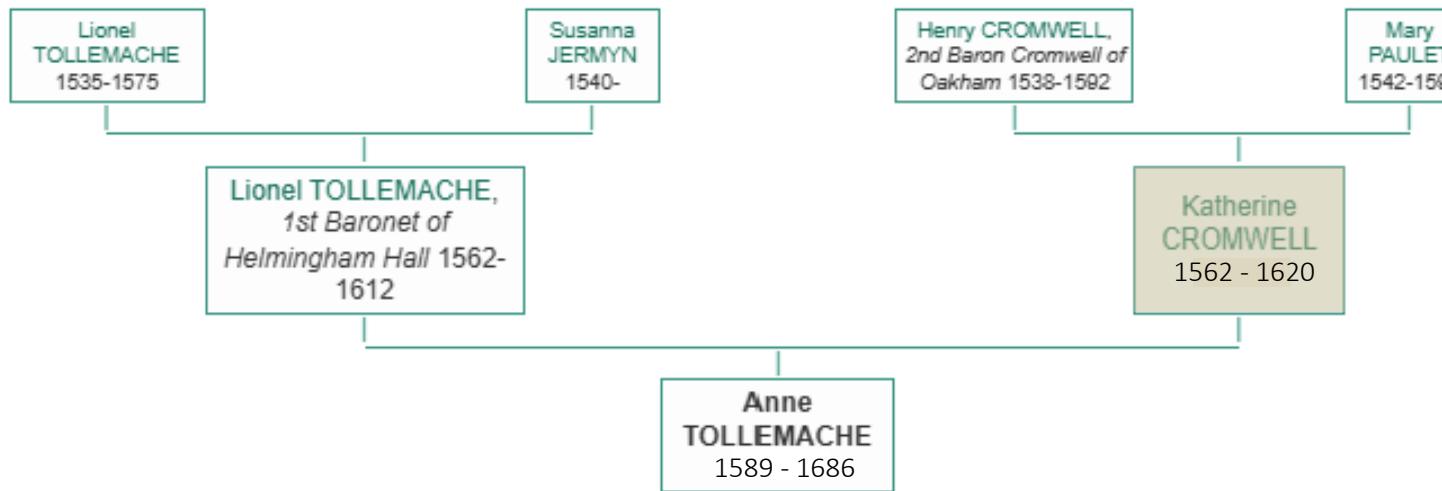


figure 142:

Immediate family tree of Anne Tollemache



figure 143:
Bartholomew Gosnold

Katherine Cromwell married Lionel Tollemache Bt. on 10 February 1580 in North Elmham, Norfolk.

Her father, Henry Cromwell, was the son of Gregory Cromwell and Elizabeth Seymour. Gregory's father was Thomas Cromwell (abt. 1485 – 28 July 1540). Thomas Cromwell served as Chief Minister to King Henry VIII from 1534 until 1540, when he was beheaded on the orders of the King

Appendix 5: Tollemache Connections to Bentley

Undoubtedly there is a strong 800-year-old historic connection between the Tollemache family and Suffolk, along with long-standing connections to Babergh (Bentley in particular), Mid Suffolk (Helmingham Hall) and Ipswich (historic business interests).

In the Victorian era the Tollemache's were important businessmen in Suffolk. The Tollemache brewery originated in Ipswich in 1888. Founders were the sons of John Tollemache, 1st Baron Tollemache – Douglas, Stanhope and Mortimer Tollemache who bought Cullingham Brewery in Upper Brooke Street in 1856. (acquiring 1042 pubs in the process) They proceeded to build a number of pubs taking design cues from Helmingham Hall. These became known as 'Tollies Follies' A surviving example amongst many is the Suffolk Punch in Deben Road.

There will be those in the community and across Suffolk, that remember frequenting Tollemache pubs and drinking Tollemache beers.

In 1957 the Tolly Cobbold brewery was formed by the merger of the Cobbold and Tollemache breweries. The Cobbold brewery was founded in Harwich in 1723 in Harwich and later moved to Ipswich. Brewing ceased in Brooke Street in 1961 after which the activity was concentrated in Cobbold's Cliff Quay brewery. The brewery closed in 2002, after being acquired by Ridley's Brewery.



figure 145:
Tollemache Brewery
pump badges



figure 144: The Old Tollemache Brewery Site, Ipswich and typical Tollemache Pub 429 Norwich Rd, Ipswich IP1 5DN

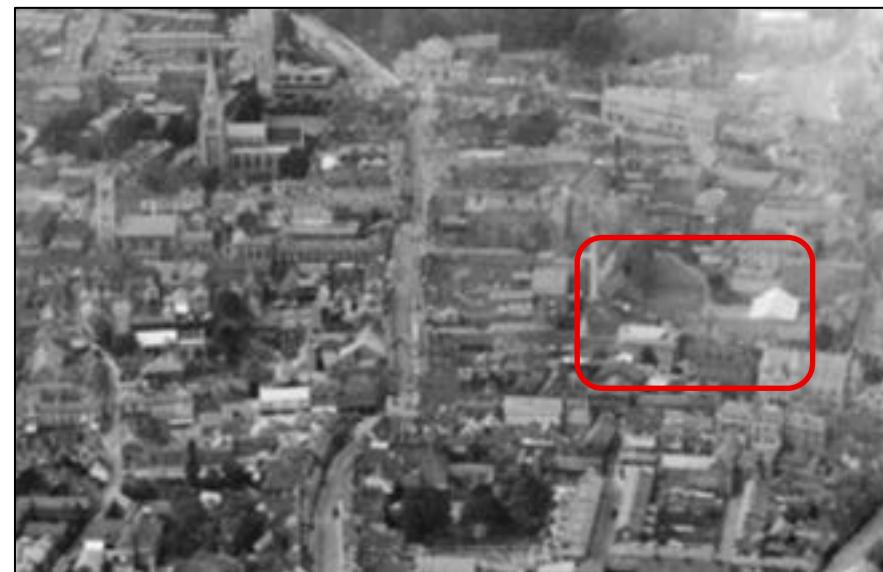


figure 146:
Old Tollemache
Brewery, Ipswich
Britain from
above.org.uk 1920

Appendix 5: Tollemache Connections to Bentley

Stanhope Alfred Tollemache

born: 26 August 1855
 died: 18 December 1934 (aged 79)
 burial: St Mary's Church burial ground

figure 147:

Master Stanhope Tollemache

National Portrait Gallery

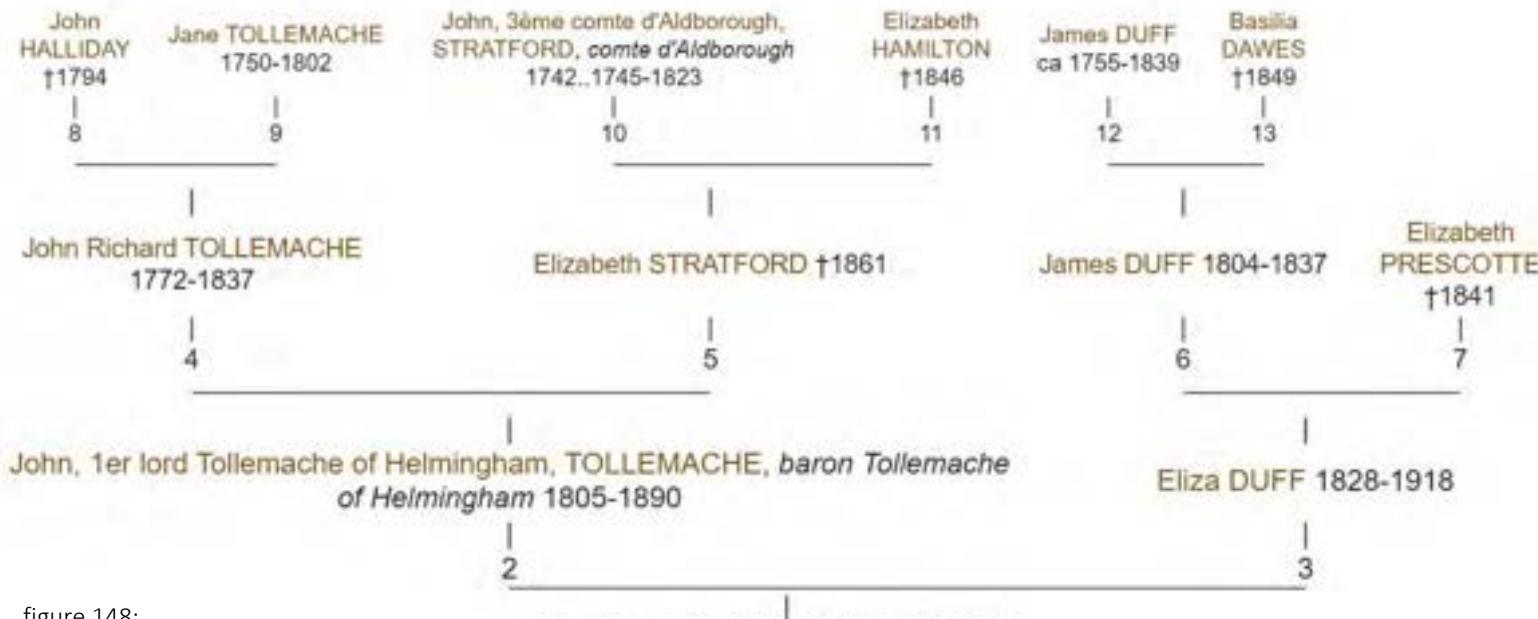
<https://www.npg.org.uk/collections/search/portrait/mw282123/Stanhope-Tollemache>



by Camille Silvy

23 July 1861

Photographers studio, 38 Porchester
 Terrace, Bayswater London



Appendix 5: Tollemache Connections to Bentley

Bentley Manor was re-established and extensively re-modelled by the Hon Stanhope Tollemache in the 1890's, where he then lived. Prior to this the property was known as Bentley Lodge

Whilst, Bentley Manor is not listed, it is considered to be a non-designated heritage asset and of special historic interest because it was the home of Stanhope Tollemache in the Victorian/Edwardian era.

The front elevation of the Manor (which was earlier known as Bentley Lodge, which suggests a more modest status) appears to have undergone some aggrandisement. (when compared to other elevations). There look to be design references from Helmingham Hall something which also found their way onto new Tollemache Brewery's public house under Stanhope Tollemache's ownership. (Tollies Follies as referenced earlier)

figure 149:
**Bentley Lodge (now
Manor)**

OS 1882

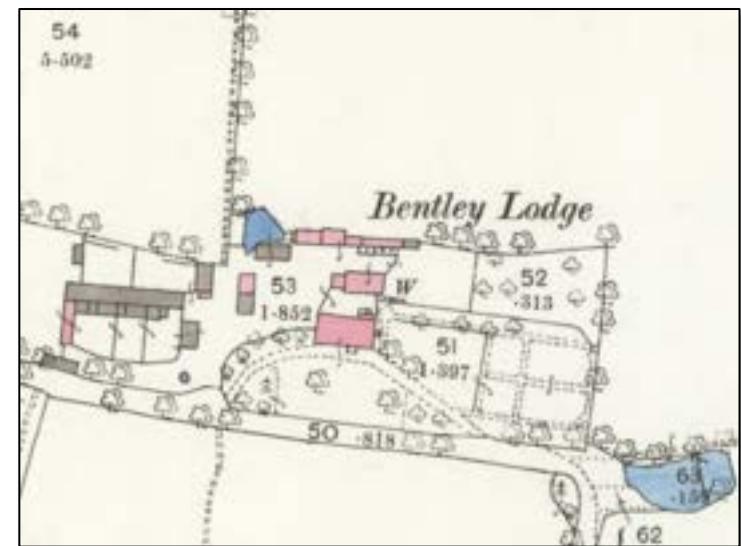
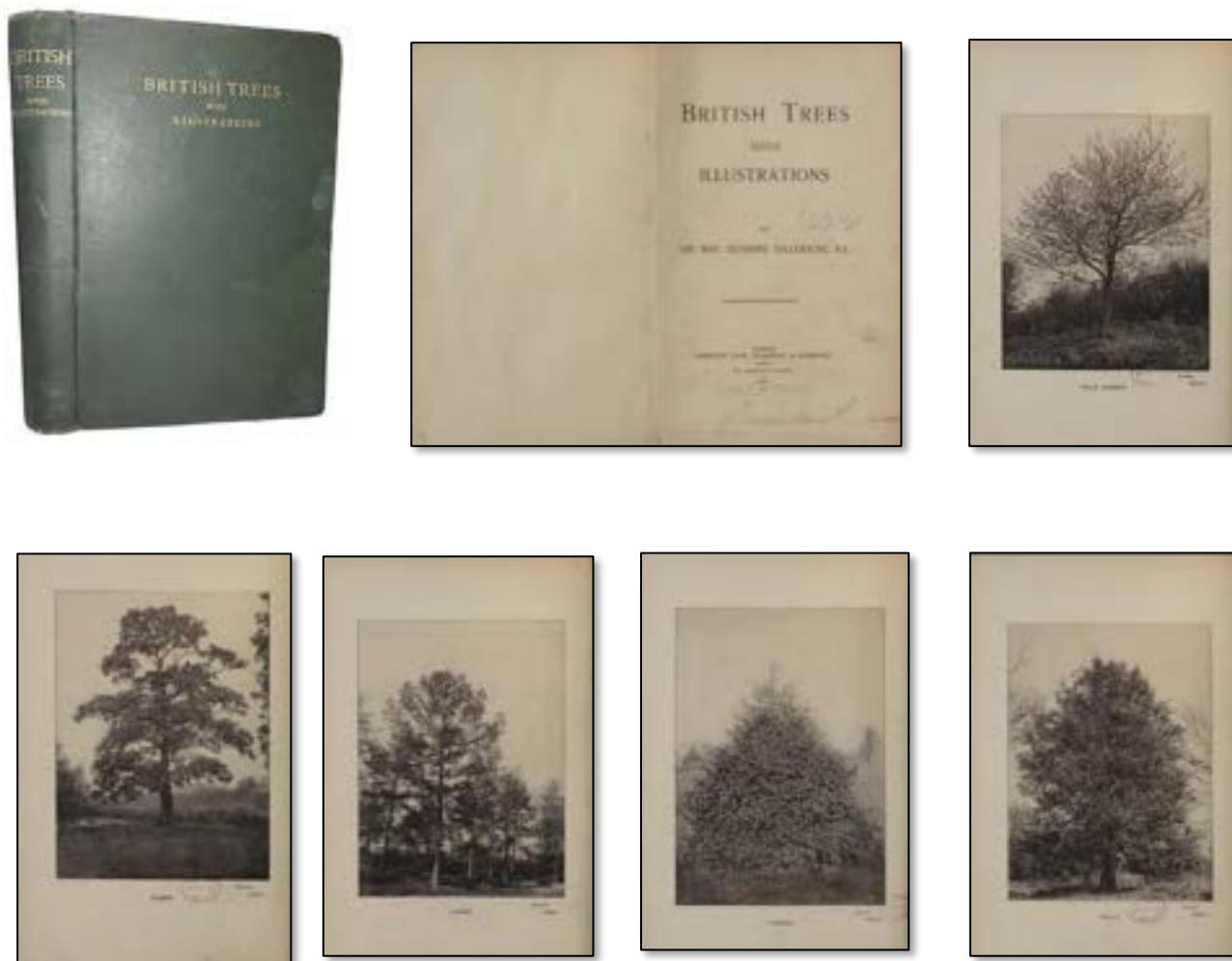


figure 150: **Bentley Manor as it is today**

Appendix 5: Tollemache Connections to Bentley

Stanhope Tollemache authored and illustrated the book 'British Trees' which was published in 1901. The book included a number of photographs of trees taken in Bentley.



figures 151: Extract from British Trees by Stanhope Tollemache published 1901

Appendix 5: Tollemache connections to Bentley



CHAPTER 4

Bentley Hall

We have now learnt something of the troubles and difficulties of the Tollemache family in the past, and have traced its growth during more than two years of strenuous times. Now we should know something of their mode of life in those days, and of the house which they must have built with such pride for themselves and their retainers. Luckily the actual contract for the building has been preserved.¹

Bentley Hall was provided with a moat and a strong palisade as a protection against robbers and armed bands of outlaws, and the attacks to which a private quarrel might expose the owner; such attacks as we have read that the Tollemaches themselves carried out against the Goldinghams of Belstead. The house stood on one side of a large courtyard, which was nearly surrounded by stables, barns, sheds, and offices. These outbuildings were built of timber, but the house itself was built of a mixture of flint and brick, since stone was very difficult to obtain in Suffolk. The outer walls of the house were very thick, and the main door was again protected by a small inner most and drawbridge.

"The magnificently timbered outbuilding, stable, chase house, barmes room, wash-house building, brewing room, etc. all under one great tiled roof and badly in need of repair. Above it divided into rooms in the old days the staff used to live. Some years ago we chance upon an old lady in a Suffolk almshouse, her age being 80, who could tell of the old days at Bentley Hall where she lived as dairymaid and dwelt with the others in a big building in the yard."²

"Even the most thoughtless and unimaginative must surely feel the influence of its old age and must appreciate the sense yet held outlook of its sturdy walls."³

At the back there is a delightful old gable end which contained at one time, inside, a weird ladder staircase leading to the rooms above.

The most beautiful part of the house is to be seen at the side and back. Over the big window which lights what is now the kitchen there exists a wonderfully carved beam

¹ Doctor Carpenter in his History of English manors gives an entry in 1399 as the building of Bentley Hall was in the family of Tollemache or Tolman, built by expensery and the service of a Knight's fee, and by entries the Red Book of the Exchequer and also the Free Rent Roll, and says, 'I have even found it stated that the family held lands very long before the conquest.'

² East Anglian Daily Times.

³ Suffolk Pioneer, East Anglian Daily Times.

having upon it the emblems of the period and the initials L.T. and S.T. dated 1398; the initials are believed to be those of Lionel and Susan Tollemache (as shown in photograph).

Passing through the front door we come into the hall, which was about fifty feet long with small rooms opening out of it; here most of the household slept at night and passed their spare time by day. The roof was of open timber work covered with tiles; it was fired with a lantern by which the smoke escaped, for though there were fireplaces in the private rooms, the hall was heated by a fire on a raised hearth in the centre. The room consisted of the natural soil well rammed down, and was strewed with green rushes in the summer and with fresh straw in winter, and for furniture there were benches covered with cover matting, and mead tables which could be moved when the meal was over. At one end of the hall was a wooden screen with the minstrels' gallery above. Two doorways led through the screen out of the hall. In the wall behind the screen were three doors; the central one opened into the large kitchen, and the others into the pantry and buttery. The approach to the minstrels' gallery was by a newel staircase leading from the porch.

At the opposite end of the hall was a raised dais for the high table, which was reserved for the family and guests of the lord of the manor. Beyond the high table was a door leading into the solar, or private room, which were raised above the level of the ground by a vaulted undercroft. The undercroft was a ground-vault lit by small lancet windows and was used for storage purposes, but the Tollemaches had probably by now altered this so as to provide better accommodation for their people.⁴

The solar was formerly one large single room, but by now it was divided into separate bedchamber and a parlour, where the family sat after dinner or when the weather was too bad for outdoor pursuits. The walls of the room were plastered and painted a plain colour, powdered with a pattern of stars and painted folds of drapery 'like a curtain'. They were probably not so finely painted as Chaucer, a few years later, described the bedchamber in his dream:

the walls with colours fine
were painted, both sort and glorie
of al the Romant of the Rose.

Wainscoting came into use during the fifteenth century, and was becoming fashionable. This, like the plastered walls, was also painted. The wood used for this in most parts of England was fir, cheaper and more easily worked than oak, and largely imported from Norway; but in a district where oak was so plentiful there was no difficulty in obtaining English timber for Bentley.

¹ King Henry III ordered in 1308 that an undercroft should be prepared for 'the use of his knight' by the addition of 'a chamber and two windows'.

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*This volume was first published
in 1949 and was printed
by the Publishers at
their press in the
Buttermarket
Ipswich*

Appendix 5: Tollemache Connections to Bentley

Glass was beginning to be used in the windows of houses at this time, but it was extremely rare, and it is not likely that Bentley Hall had.

Windows wel reglaed
ful clere, and mett at hole y-cased,
That is to helde hit were gret jerys.

There were strong wooden shutters, and in cold weather the family had to make their choices between light and heat. Probably the choice was more often in favour of as much warmth as possible, as the difficulty of heating medieval houses was very great. The deficiency in light could, of course, to some extent be overcome by the use of candles; tallow candles cost about 4d. a pound, and there was a chandler in the neighbouring village of Dedham. Lamps were also used in the private rooms, though the hall was lit with torches.

In later years small partitioned-off rooms, as we find in many old eating-houses in London to the present day, were added in the parlour of the solar, when it became the custom for 'noble noblemen, gentlemen and others' to 'delight and use to dysse in corners and sever places, not reppysing to the . . . hall'.

The plates seem often to have been displayed on the sideboard in the hall. We have no inventory of plates at Bentley during the thirteenth century; the earliest list is that of the loot taken by Richard Tollemache and his followers when he raided the house of William Freris in 1381, but it is probable that the stock was not large. The earliest list of plates at Melfordham includes a salt cellar, and as this was the chief ornament of the table during the thirteenth and fourteenth centuries it may often have been of silver, even if there was no other plate in the house, and much ingenuity was spent on the designs. By fourteenth-century illuminations it is known to have been made sometimes like a chalice, with foot which ran along the table, and sometimes it took the shape of a dog or a stag; the plainer form was that of a covered cup on a slender stem. Earthenware was used for jugs, but not consistently for dishes or plates, probably because of its fragility and the heavy-handleness of those responsible for its care. William Freris's household utensils were of 'pewter', but during the thirteenth century wooden bowls and trenchers were generally used, though very early in the fourteenth century it became the fashion for the richer classes to have their cups and dishes of silver. A writer of the time of King Edward II considered that it would have been better to keep up the good old custom of eating off wood and paying for food in silver than to eat off silver and make payment in wood—an allusion to the too prevalent custom of keeping accounts with wooden tablets. Forks were considered a luxury at this time, and for many years later, they do not appear in contemporary pictures of feasts, and are mentioned only in the inventories of the richer class. Knives were often a personal possession carried by the owner, 'but some table knives with ivory handles' were presented to the monks of Peterborough about this time. Special knives were sometimes kept for use at meals.

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Spoons were in common use, and were often made of silver; they are mentioned next to the 'pieces of plate' in the list of valuables taken from William Freris in 1381.

The customary time for dinner was nine or ten o'clock in the morning. The hour grew later gradually, and towards the end of the fourteenth century seems sometimes to have been as late as eleven. Unfortunately, Freris does not tell us the exact hour at which the English army, 'because they departed in haste' from Arques, were obliged to leave their dinner untouched ('flesta only on the broches, leide and partys in the cyvys, wyne in innes and barelles, and the tabulz only laynd'). Unfortunately also for the French the 'great prevyon' which they found there about noon must surely have been burnt to a cinder, and nothing except the wine can have been of much use.

Supper was usually at five, and the evening relieved by music, dancing, and games; chess, which was often played for great stakes, was especially popular. Musicians were also in much demand. They were retained in every large household, and wandering minstrels were never refused admission.

Juggery and trick-dancing were quite as popular as music. A fourteenth-century illumination suggests that the daughter of Melford pleased King Edward by turning cart-wheels, and it was very likely by some such dance of an acrobatic kind that Maud Molyneux attracted such attention in the King's Hall at Ipswich during King Edward I's visit there in 1307. The Prince of Wales, who had rather a taste for such feasts, was so pleased with her dancing on 26 December that he gave her two shillings.

Nine o'clock was the usual time for bed. Bedrooms were usually small and separated by wooden partitions only. They contained little furniture except the bed and a large chest, and occasionally a bookshelf. Richard of Greystead, who died in 1307, had books to the value of £118 14s. 6d.; these he kept in his wardrobe, but Chaucer's clerk had shelves at the head of their beds, and if what he tells us of his passion for reading in bed is true, he probably had some such arrangement in his room.

The bedroom was still a place where one sought quiet and privacy. In the romance of Berit of Hampton, when the princess wished the knight to dine with her privately, he came and sat on her bed, and there is a similar scene in the later romance of Ywain and Gwaine:

In at the dore she hym led
And did him sit upon her bed,
A spyl full sold by theron
Ridet aye he sone
A cypres contel broughe the sone,
A clere blach and brede theron,
And a pot with riche wine.

Next door to the bedroom, or close to it, there was a small lavatory with a fixed hand-basin, supplied from a cistern. The lavatory was also sometimes used as a bathroom,

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though baths seem usually to have been set out in the bedroom. There was another lavatory in the hall, or just behind the screen.

In the romance of Florence of Hance there is a fine description of the fittings for the bath:

Three compayn wass in a condry,
Thorow a hyre ramayn byt,
That weight is all of gold,
And that wassyd in the myndys of the bale,
A hundred knyghts and halyers smale
Might wader ther on they wold,
All at onys

The medieval romances loved to describe things lavishly—who should be magnificient if not an Emperor?—and we need not suppose that arrangements were on this scale at Bentley. There was probably just a small niche for the fixed basin, and a twisted iron hook for a towel, which was presumably considered sufficient accommodation for a country house in Suffolk which could not pretend to great splendour.

The connection of the village of Bentley with the Tollemaches¹ would, of course, make long reading, but this I hope has given some idea of old Hall, that building of 'other days'. In the village church of St. Mary the font basin in its panels links with the family whose connection with it extends for so long. On the bowl are two angels holding shields, on two of which is the Tollemache device. Around the shaft are four lion segways alternating with four small lions, and the Registers contain many ancient spellings of the name. Mr Boteler in *East Anglian Miscellany* states that in examining an old Ordnance map he discovered that about a mile further north there was a spot called 'Old Hall' and he thinks that this may have been the residence in the time of King John.

¹ The Tollemaches have been linked with Bentley and Bungay, and it is difficult to determine exactly the connection, but it is with Bungay that they are associated, for this was the residence of the Tollemaches long before that bloody battle fought between the English and French invaders in the battle-field of Hastings which changed the whole aspect of the people—See, *act 2* of the *Public History of English Parties*, published by the Suffolk Chronicle and Mercury, 1890, written by "Trotter".

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Appendix 6:

A note on the alleged connection between the Bentley Tollemache's, the slave trade and use of slave labour on plantations in Antigua.

An internet search generates a connection between the Tollemache family and the slave trade. It has been suggested by one group of consultees that this makes the designation of the Bentley Conservation Area inappropriate or detracts from the value of the connection of the family with the Bentley area over so many centuries.

It appears from research undertaken as part of the preparation of this CAAMP that the establishment of the Tollemache's Bentley estate was underway by 1200 and reached its zenith **by 1550**, by which date the family had acquired all four manors in the parish. This estate was established well before the transatlantic slave trade.

By the late 18th century, one Tollemache younger daughter (Lady Jane Tollemache) married a member of the Halliday family, who owned land and plantations in Antigua. She became Lady Jane Halliday. On the death in 1821 of his uncle Wilbraham, 6th and last male of the direct Tollemache holders of the Dysart peerage, Admiral John Halliday succeeded to large Tollemache estates in Cheshire, Northampton and Suffolk. Also, in accordance with his uncle's will he assumed his mother's maiden name of Tollemache and by royal licence the arms of that family in place of those of the Hallidays.

This happened 14 years after the historic Abolition of the Slave Trade Act 1807. It is correct that the old Halliday family holdings in Antigua were eventually subject to the compensation provisions of the Slavery Abolition Act 1833 and that the then John Tollemache (born Halliday) was the eventual beneficiary, by the accident of marriage. It appears therefore that the Tollemache family had no historic involvement in the slave trade.



figure 152:
**Lady Jane Halliday [nee
Tollemache]**
by
Sir Joshua Reynolds
1779

Appendix 7: Bentley on Maps



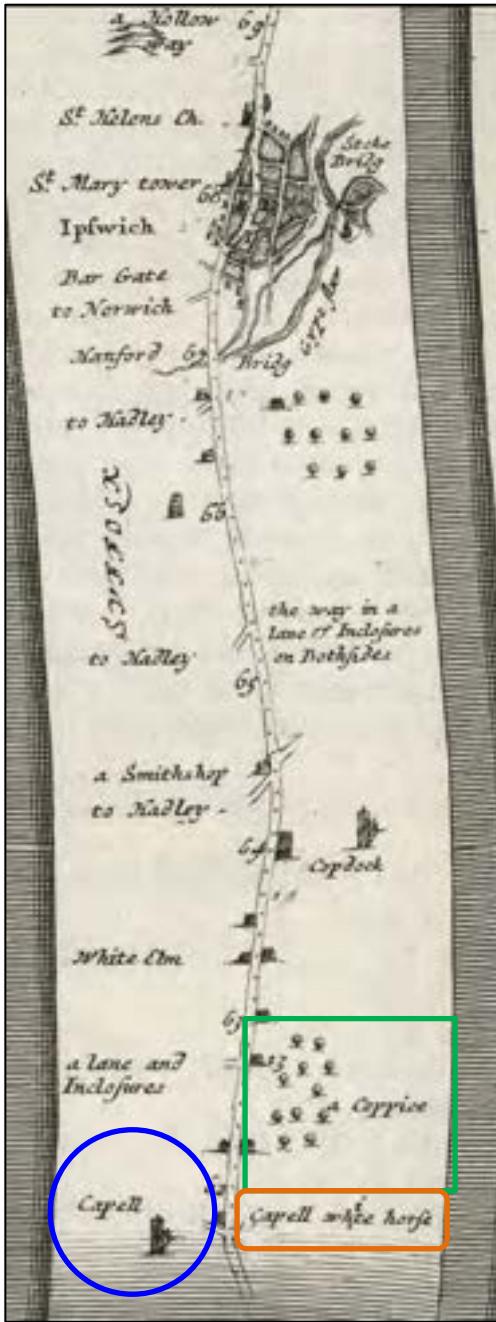
figure 153: Extract from map of Suffolk, 1575

hundred, unit of English local government and taxation, intermediate between village and shire, which survived into the 19th century. Originally, the term probably referred to a group of 100 hides (units of land required to support one peasant family). In the areas of Danish settlement these units were usually called wapentakes, and in the extreme northern counties of England, wards. The term hundred first appears in the laws of King Edmund I (939–946), but an anonymous Ordinance of the Hundred (issued before 975) indicates that the hundred was already a long-established institution. The hundred had a court in which private disputes and criminal matters were settled by customary law. The court met once a month, generally in the open air, at a time and place known to everyone. Originally, all dwellers within the hundred were expected to attend, but gradually suit of court (attendance) became restricted to the tenants of specific land. The suitors normally acted as the judges, but the sheriff was judge on the two annual visits (his "tourn") he made to each hundred court. Increasingly, hundred courts fell into the hands of private lords. In medieval times the hundred was collectively responsible for various crimes committed within its borders if the offender were not produced. These responsibilities were extinguished by statute in the 19th century.



figure 154: SVFFOLCIÆ Vernaculare SVFFOLKE 1664 Joannes janssonius executit

Appendix 7: Bentley on Maps: Capel and woods in Bentley



figures 155: Extract from John Ogilby's Map no 54 circa 1680

John Ogilby's Map No. 54 London to Yarmouth (circa 1680) shows the route of the London Road passing Capel (Capell) along with a woodland area on the opposite side of the road to Capel (Capell) in Bentley

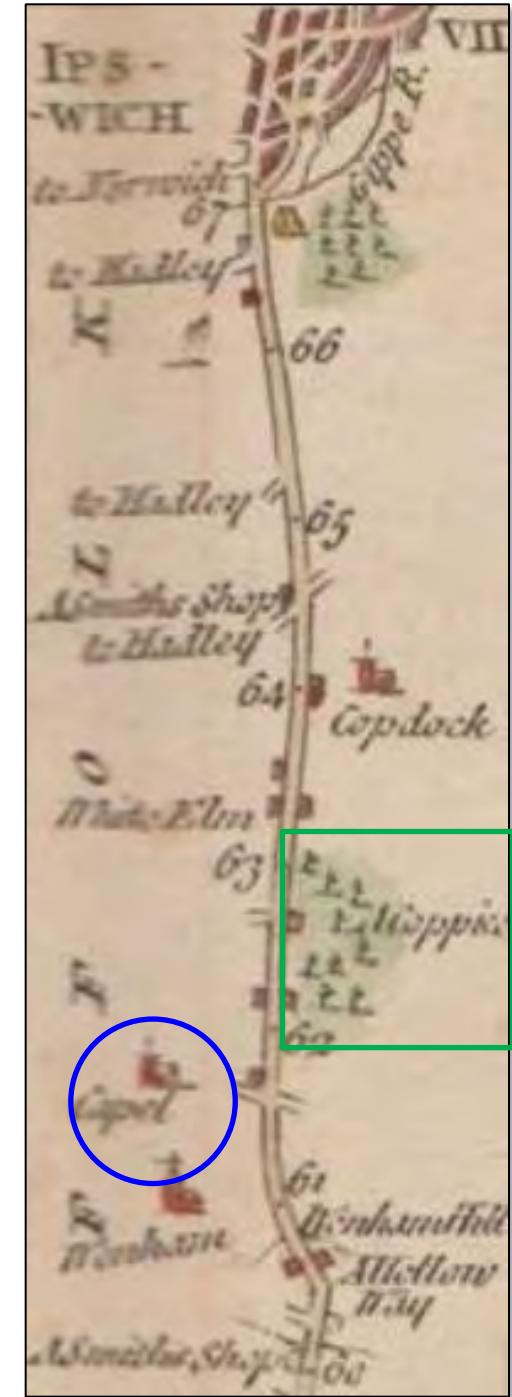


figure 156:
Extract from John
Gibson's Map of 1776

Appendix 8: The Railway in Bentley and the remnants within the Bentley Conservation Area: The Hadleigh Branch Line

The story of the railway in Bentley is typical of so many rural communities in the Victorian age that saw their relative isolation lifted with the arrival of the railway. Like so many rural communities much of the rural rail network and the infrastructure that supported it was finally lost in the 1960's with the cuts made by Dr Beeching.

The Bentley Conservation Area captures parts of this important element of the history of the economic and social life of Bentley.

Evidence of the lost branch line remains strong, and the route can now be enjoyed from a PRoW.

In 1836 the Eastern Counties Railway was incorporated to build a railway from London to Yarmouth – the cost of the project £1.6m (which equates to £155.1m today¹). Once built that line only reached Colchester, such were cost overruns.

In 1844 the Eastern Union Railway was incorporated to build from Ipswich to Colchester and possibly include Norwich. The main line opened for goods traffic on 1 June 1846 with the passenger service opening on 15 June 1846.

This threatened to leave the prosperous town of Hadleigh¹ somewhat isolated and merchants in the town were aware of the economic harm that might befall the town from being by-passed having seen examples elsewhere. Some of these decided to take steps to keep Hadleigh 'on the map' and in 1846 the Eastern Union and Hadleigh Junction Railway was duly incorporated. Shareholders included prominent local businessmen such as John Chevallier Cobbond, his father John Cobbond and James Allen Ransome¹.

Here there is a connection between businessmen John Cobbond (Sr & Jr) and the Tollemache's when their respective breweries eventually later merged to form Tolly Cobbond.

¹ Bank of England Calculator (1836 – Feb 2025) www.bankofengland.co.uk

¹ Hadleigh was an important centre of the wool and cloth industry

¹ Ransomes of Ipswich having been world renowned makers of agricultural implements, and traction engines who eventually at their height in the 1960's became the largest plough and agricultural equipment manufacturer in Britain. Ransomes also built the world's first lawn mower in 1832. The Ransome self-sharpening plough (patented in 1808) is credited with transforming agriculture and BBC Radio 4's History of the World cites Ransome's Traction Engine for its impact. Ransome's independent existence ended in 1998 when it was acquired by (Textron (US) who formed 'Ransomes and Jacobsen'. Grass cutting equipment bearing the Ransome name continues to be made in Ipswich.

The now absent Bentley Station (outside of the Bentley Conservation Area) was formerly located just south of the triangular Bentley Junction [The Island] (inside the Bentley Conservation Area) which connected the Hadleigh Branch Line to the main line.

The Hadleigh Branch Line had stations at Capel, Raydon Wood and Hadleigh.

There has been conjecture as to whether there was a stop at Bentley Church (inside the PBCA) because it appeared briefly on timetables. The stop, if it existed, is thought to have been located just to the west of where the southern and northern arms of the triangular junction met. The northern leg of the junction (from Ipswich) closed in 1875.

A little further west (within the Bentley Conservation Area) sat the crossing keeper's cottage. That remains but is now a dwelling, the crossing having been dismantled after closure of the line.



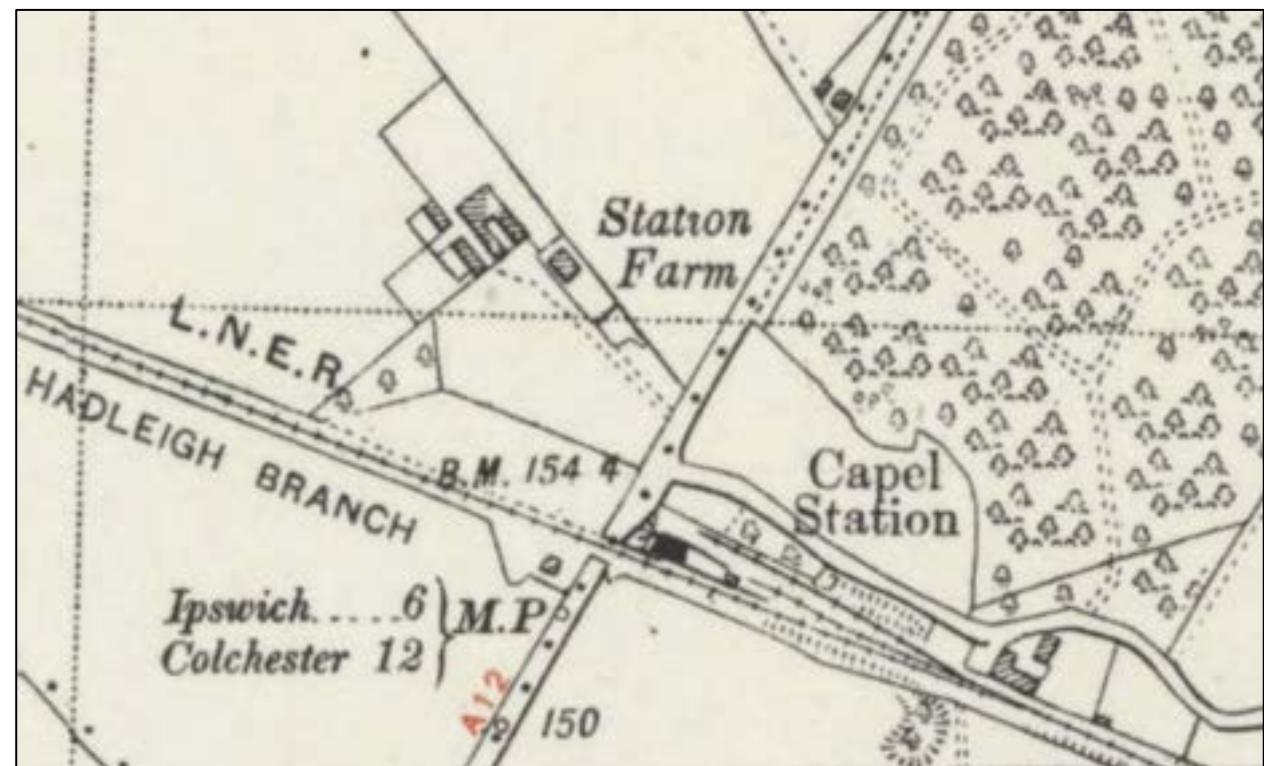
[#fpstate=ive&vld=cid:12a94e65,vid:82lHYTvLpXQ,st:0">https://www.google.co.uk/search?q=hadleigh+branch+line
#fpstate=ive&vld=cid:12a94e65,vid:82lHYTvLpXQ,st:0](https://www.google.co.uk/search?q=hadleigh+branch+line)



figures 157:
The Old Gate Keepers Cottage - then and now from 1963

Appendix 8: The Railway in Bentley and the remnants within the Bentley Conservation Area: The Hadleigh Branch Line

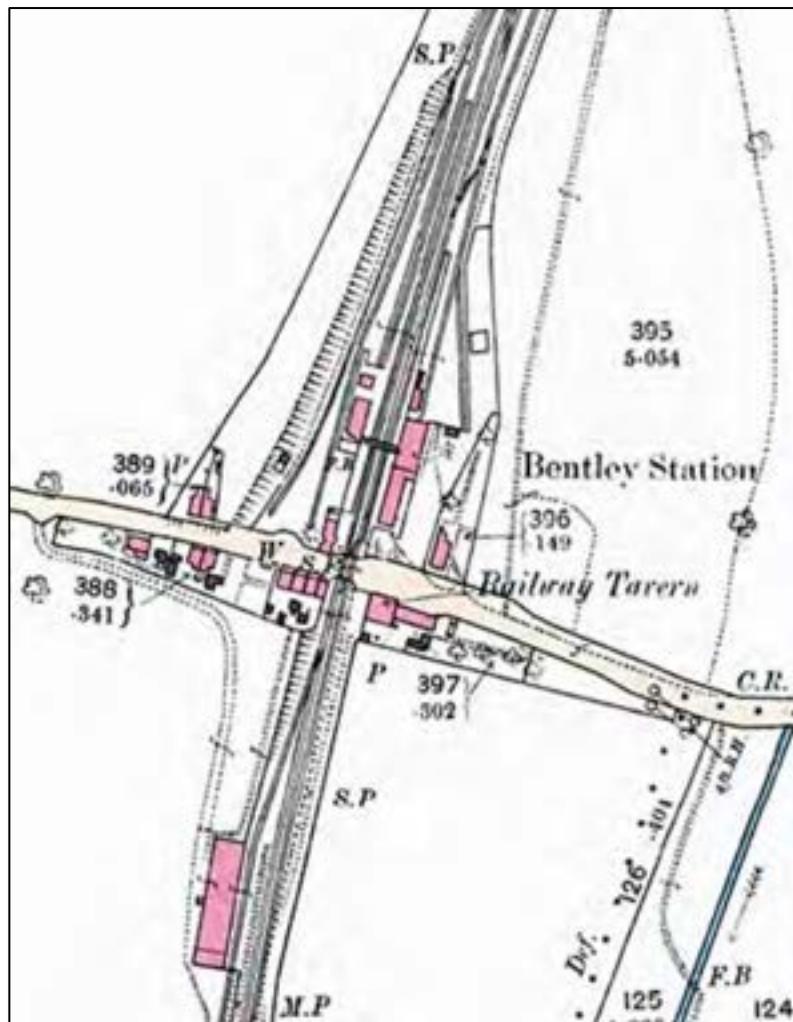
Capel Station which no longer exists, was situated on the Bentley side of the London Road. Today the modern MOT garage has replaced it.



figures 158: The Old Capel Station (now long demolished)

Appendix 8: The Railway in Bentley and the remnants within the Bentley Conservation Area: The Hadleigh Branch Line

Bentley Station (outside the Bentley Conservation Area) now demolished had goods sidings on both the Up and Down-sides of the station at the northern end and also a 450ft siding to TW Wilson & Sons Malthouse at the southern end of the station on the Down-side. On the Up-side there was a 440ft headshunt. From this a 200 ft siding ran diagonally across the yard to serve a cattle dock and pens, and also the 550ft shed road which ran at the back of the up platform, behind the gents' toilet up to the shed. On the Down-side two cartage sidings (the inner 650ft and the outer 510ft) ran from the bay road serving a dock behind the waiting room and terminating at Station Road. In 1920 Dodnash Priory Farm was producing 40,000 eggs along with chickens, turkeys fruit and vegetables for the GER hotels, restaurants, dining cars and buffets and these were shipped from a siding on the down-side that served the farm.



This demonstrates the extent to which Bentley Station for a while played an important role in the lives of locals/businesses. Goods facilities were finally withdrawn on 13 June 1964 and the sidings lifted. The line was closed to passengers on 7 November 1966.

Passenger services were provided on the Hadleigh Branch Line until 29.02.1932. Freight and goods trains continued to use the line until they too stopped with stations closing completely on 13.06.1964. This ended the economic benefits of rail access as did the closure of passenger services.



figures 159: Bentley Station (now long demolished) (outside the conservation area)

Appendix 8: The Railway in Bentley and the remnants within the Bentley Conservation Area: The Hadleigh Branch Line



figure 160:

Early 1964 - British Thomson-Houston (BTH) Type 1 Class D8/1, later Class 15, No. D8226 moves over Church Road Crossing, Bentley, with the 4.10pm Hadleigh - Ipswich goods

http://www.disused-stations.org.uk/b/bentley_church/index.shtml



figure 161:

Looking east from Church Road at the probable site of Bentley Church station in February 1988. Photo by John Mann



figure 162:

Train entering the Island curve to the branch-line early 1960's
Photo by David Pearson

Appendix 9: The John Constable RA Connection with the Bentley Conservation Area and the Tollemache Family

John Constable RA (1776-1837) the famous Suffolk English Romantic Landscape artist has well-known links with Dedham and East Bergholt, both not far from Bentley and there is a link between him, Bentley and the Tollemaches.

John Constable's connection to Bentley primarily revolves around his brother, Golding Constable. Golding was employed as a warden at Bentley Woods by the Countess of Dysart, a position obtained through John's influence. This employment, and the later residency on the Helmingham estate, highlights the familial connections between John and Golding, and their mutual involvement in the estate's management.

Here's a more detailed look at John and Golding's connection to Bentley:

- **Golding Constable's employment:** *John Constable's older brother, Golding, was instrumental in securing employment for himself with the Countess of Dysart as her warden at Bentley Woods, based on his interest in shooting.*
- **Family connections:** *The Constable family had a strong relationship with the Dysart estate, and John's influence played a role in Golding's employment, particularly as their family home was sold after their father's death, according to the website Flatford and Constable.*
- **Bentley Woods:** *The location of Bentley Woods on the Dysart estate is where Golding was employed, showcasing the family's connection to the area and the estate's management.*
- **Later residence:** *Golding later became a live-in land warden at Helmingham, indicating a deeper involvement with the Dysart estate and its lands, according to the website Flatford and Constable.*

"Bentley 21 April 1823"

Bentley is about four miles east of Constable's family home in East Bergholt. The woods there formed part of the estates of Helmingham in Suffolk, owned by Louisa, Lady Dysart. Both she, and her brother, Wilbraham, sixth Earl Dysart, were patrons of Constable; on his death in 1821, Louisa inherited and was created Countess Dysart in her own right. Around 1823, the date of this drawing, the painter obtained the post of warden at Bentley for his elder brother, Golding. A letter from Golding to his brother dated February 1824 gives an account of his duties, as he only recently taken them up "(JCC I, p. 205).

The drawing records a visit to Bentley in April 1823, which is documented only by two drawings of Flatford (R23.8 and R23.9, 1888-2-15-69). The visit took place between the date Constable submitted his paintings for the Royal Academy exhibition and the opening, when he was back in London, and was evidently of short duration. He was probably asked to make a brief report on the estate for Lady Dysart, for whom Constable's agricultural background continued to be of use, as well as his activity as a painter. At the same time the following year, April 1824, Constable went again to Bentley on her behalf, so that he could bring her a first-hand account, as he reported in a letter to Archdeacon Fisher (JCC VI, pp. 155-6). Three months after making this drawing, Constable was putting the finishing touches to a painting of the Dell at Helmingham; this was not destined for the countess, however, but was bought by one of her relations, James Pulham, in 1825 or 1826 (R26.21).¹

One of Constable's pencil drawings is known to have been sketched in Bentley. It is depicted below.

The same reference includes a detailed list of correspondence from and to John Constable.

In that list the Lord and Lady Dysart's (Countess of Dysart) are a series of exchanges (notes, letters and meetings) between John Constable and the Dysarts. Indeed, they were Patrons of the artist. There are records of him visiting both Helmingham and Ham House (Surrey) and he had a residency at Helmingham.

figure 163:
A farmhouse at Bentley; ditch in foreground with hedgerow running on other side, gate to left and field beyond, farm building in centre in distance among trees.
1823.
Graphite
John Constable
V&A Museum



Appendix 10: Connectivity

The A12 and its alteration in the 1970's did much to sever the special historic and physical linkage between Bentley and Capel St Mary.

This was provided by footpath connections that allowed people in Bentley to walk to Capel St Mary and such facilities and services as it offered - as the maps and images below highlight.



figures 164:
Bentley – Capel
interconnectivity Old
London Road pre-A12

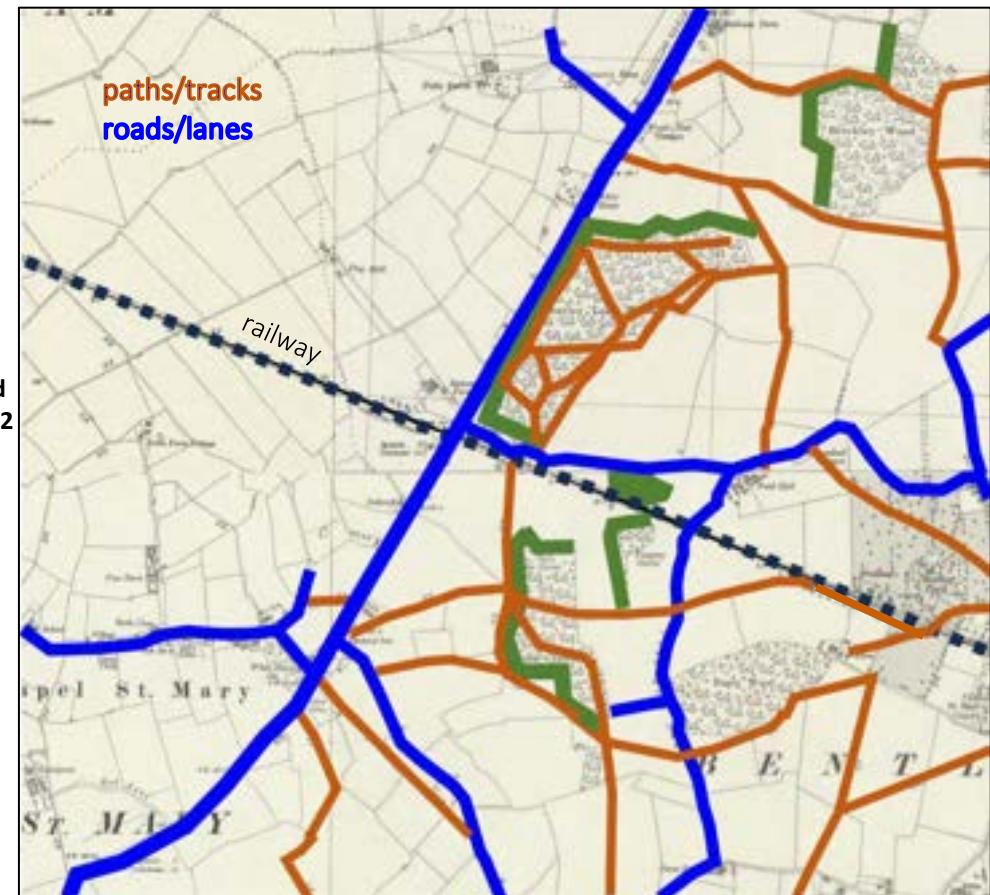


figure 165:
John Riches Bakers Shop 1905
– London Road Capel

figure 166:
The White Horse today
London Road
Capel



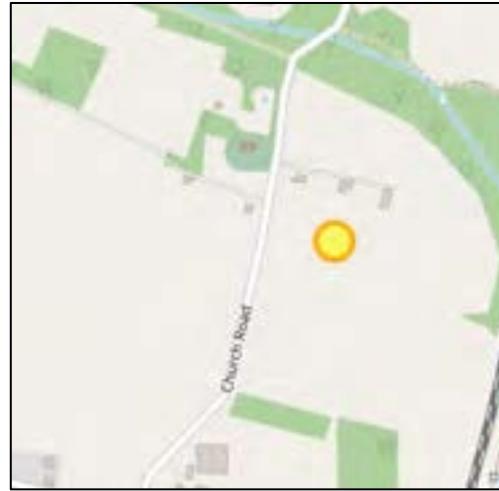
Appendix 11: Archaeology – Historic Environment Record [HER]



TM 13NW

94296 Early Mesolithic (9000BC - 8000BC)

Tranchet axe between 10 and 20 cms long, identified as Mes by J J Wymer (S1). IPSMG described this as Neolithic, 5.5 inches long, weighing 8.5 ozs. Picked off a field stone heap.



TM 12 38 (point) poorly located

BTY 045

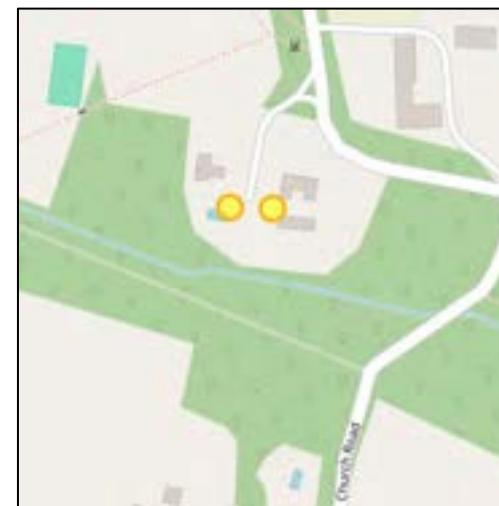
Bronze sheet vessel of unknown date



TM 1178 3836 (50m x 50m)

BTY 012

Sceatta. Medieval token and late Saxon? relief decorated strap end



TM 118 383 (27m x 5m)

BTY 033

Post medieval pits and remains of garden wall

Appendix 11: Archaeology – Historic Environment Record [HER]



TM 11907 38496 (57m x 69m)(27m x 5m)

BTY 025

Anglo Saxon copper alloy stirrup

TM 11 38 (point) poorly located
Iron Age (800BC - 42 AD)

BTY 055

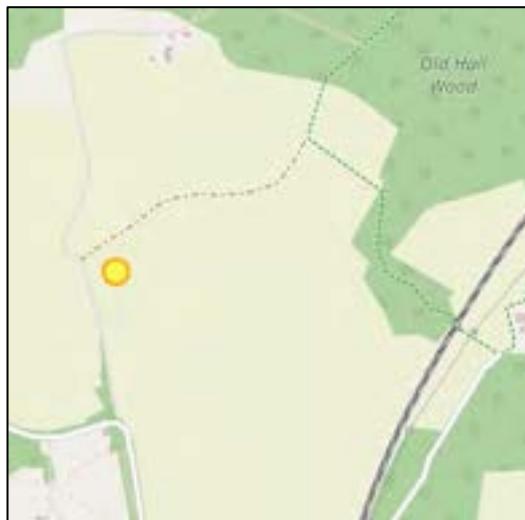
Small tripartite urn with herringbone
decorated cordons in IPSMG (S1)
(R1)



TM 1177 3917 (point)

BTY 048

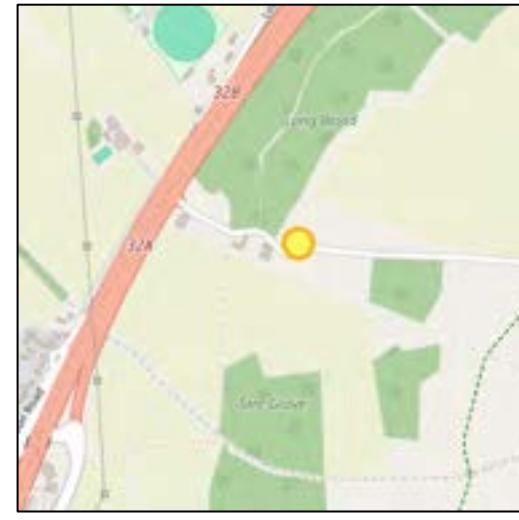
Two Post-Medieval coins and a
hooked bronze mount



TM 10554 38850 (point)

BTY 055

Artifact scatter
86499 Roman (43AD – 409AD)
86499 Post Medieval (1540AD –
1900AD)

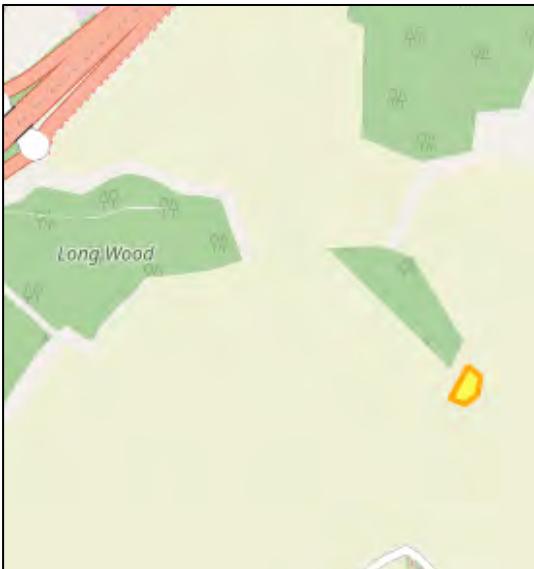


TM 1146 3922 (44m x 57m)
centred on (point)

BTY 009

Causewayed enclosure and
interrupted ditch system, visible
as cropmark, of unknown date

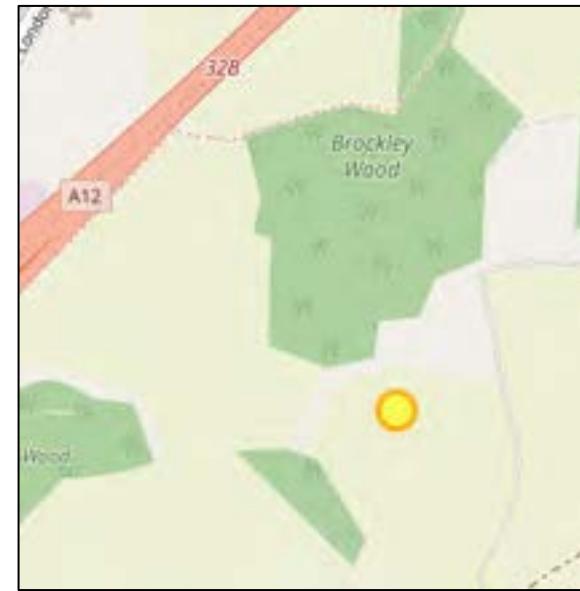
Appendix 11: Archaeology – Historic Environment Record [HER]



TM13NW centred TM 1146
3922

BTY 009
Causeway enclosure and
interrupted ditch system,
visible as cropmarks, of
unknown date

Cropmark semi-circular
interrupted? ditch system,
circa 60m diameter N-S.



Centred TM 11 39 (1000m x 1000m)

BTY 046
Medieval deer park recorded in
Domesday Book (location unknown
(S1)(S2)(R1)



Centred TM 111 396 (322m x
632m)

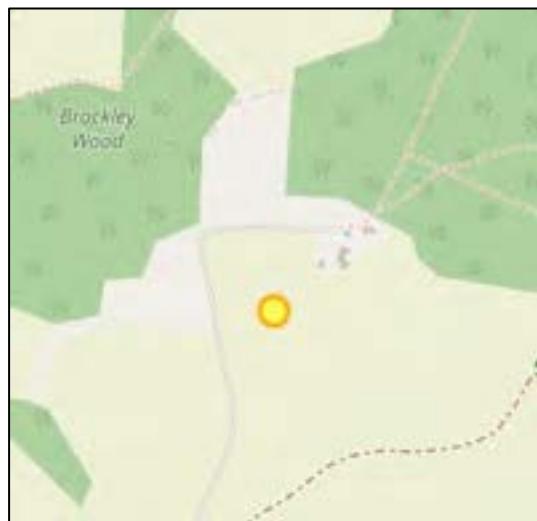
BTY 003
Traces of field system, of
unknown date



Centred TM 1116 3955 (288m x
296m)

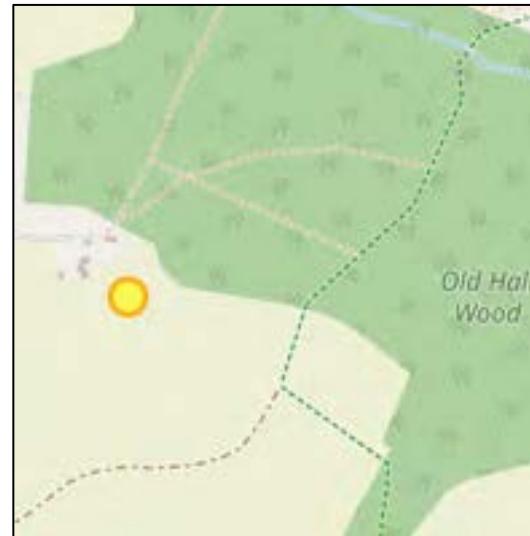
BTY 003
Cropmarks of field boundaries and
an extractive pit

Appendix 11: Archaeology – Historic Environment Record [HER]



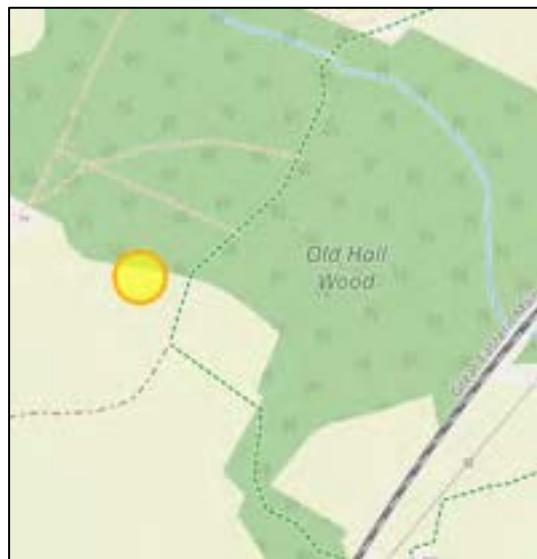
Centred TM 1176 3960
(50m x 50m)

BTY 008
Bronze -Age cake with a
possible sword embedded in
it



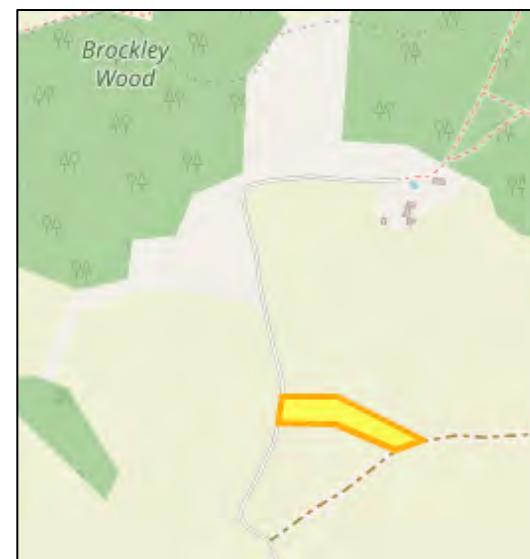
Centred TM 119 396 (point)

BTY 053
Medieval short cross penny
(?John 1199-1216), a gilded
harness pendent and a harness bit
fragment



Centred TM 121 396 (100m
x 100m)

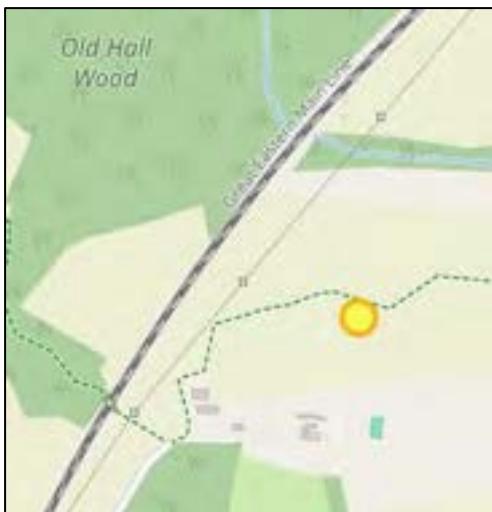
BTY 010
Bronze mount in the shape
of a stylized human head.
(S1)



Centred TM 1180 3938 (217m x 75m)
100m)

BTY 039
Cropmarks of a field boundary of
possible Medieval date

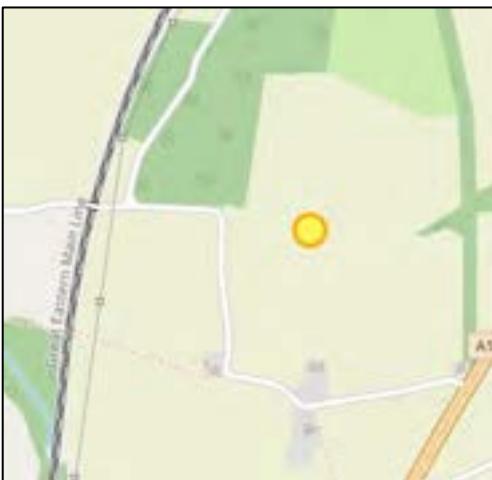
Appendix 11: Archaeology – Historic Environment Record [HER]



TM 1300 3925 (point)
BTY 051
Gold half-groat of Elizabeth I,
1556



TM 1313 3844 (50m x 50m)
BTY 041
Cropmarks of ring ditch which may
represent a former mill of post medieval
date

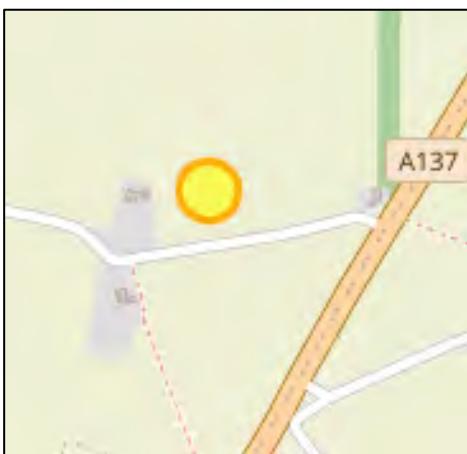


TM 12759 38453 (point)
BTY 049
Post Medieval bronze and lead
animal and cherub heads and
fitting and a C17th coin



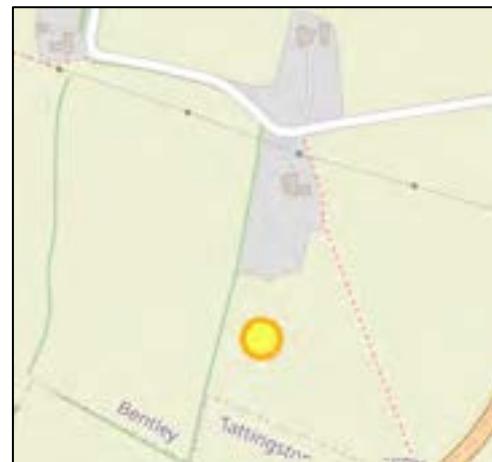
Centred TM 1292 3829 (282m x 322m)
BTY 040
Cropmarks of an incomplete rectilinear
enclosure possibly of pre-historic date

Appendix 11: Archaeology – Historic Environment Record [HER]



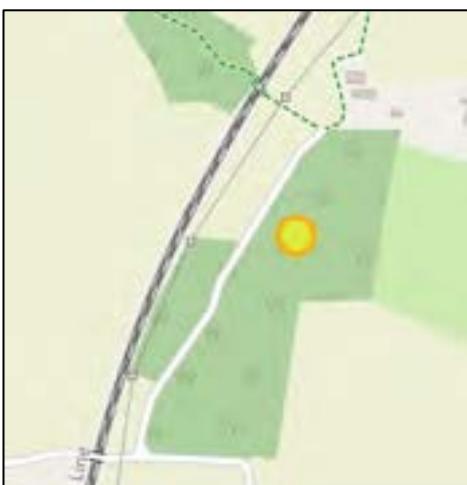
Centred TM 1286 3820 (70m x 70m)

BTY 013
Roman artifact scatter of two corroded brooches, an enamelled disc type and a sitting bird



Centred TM 1275 3795 (point)

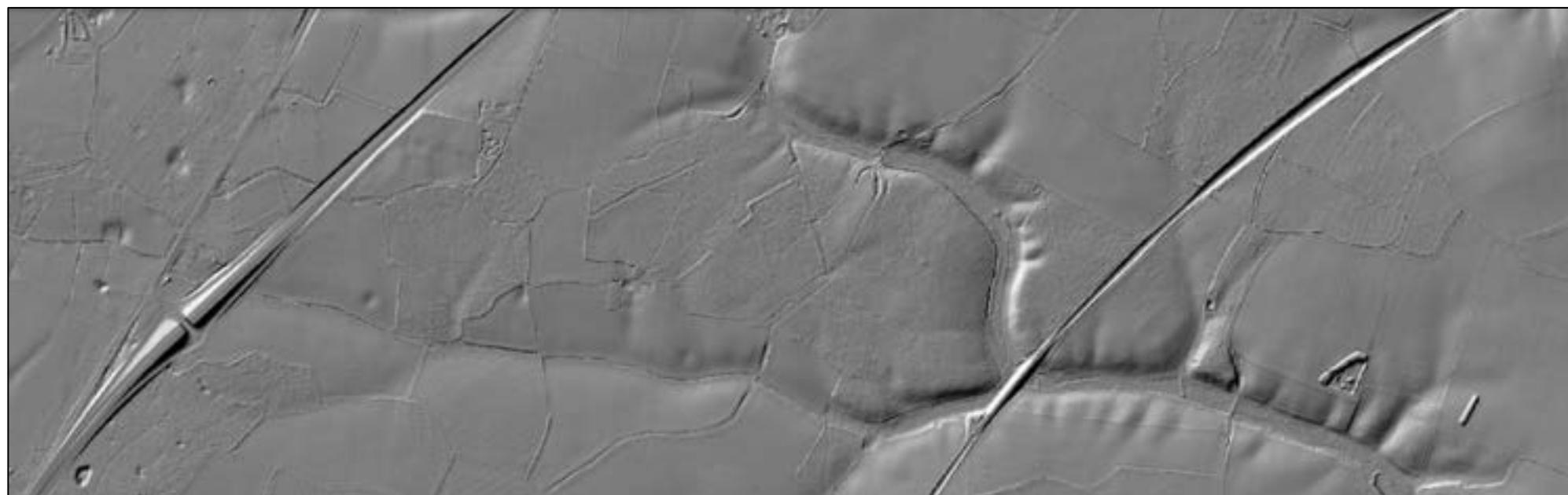
BTY 054
Bronze Roman brooch of Colchester derivative hinged type



Centred TM 126 388 (point)

BTY 052
Post- Medieval copper dividers

This is suggestive of there being the potential for interesting archaeology and therefore historical interest within the Bentley Conservation Area. This is hardly surprising considering its record of over a Millennium's human occupation and associated Endeavour. The limited extent of development within the conservation area is likely to mean much remains untouched in the ground. As methods of archaeological investigation become technologically more sophisticated their discovery may not require traditional invasive investigation.



Appendix 12: LIDAR comparisons (showing terrain and anomalies)

ARCHI UK: LIDAR <https://www.archiuk.com>

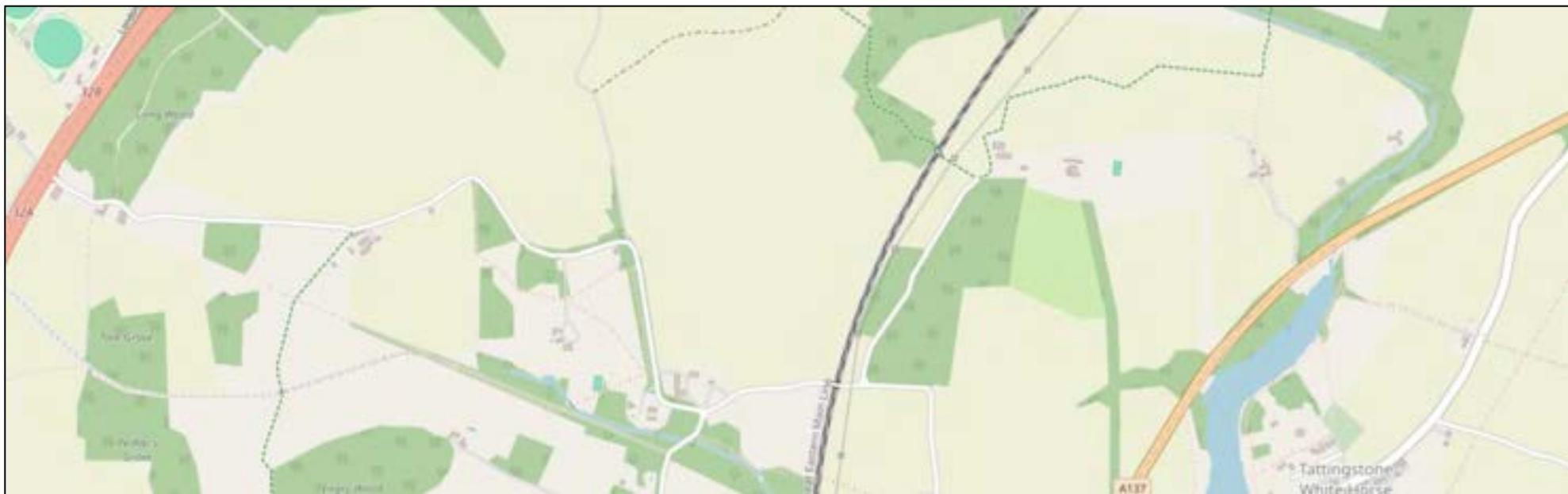


figure 168: Map and comparative LIDAR image: Central and eastern parts of the Bentley Conservation Area

Appendix 12: LIDAR

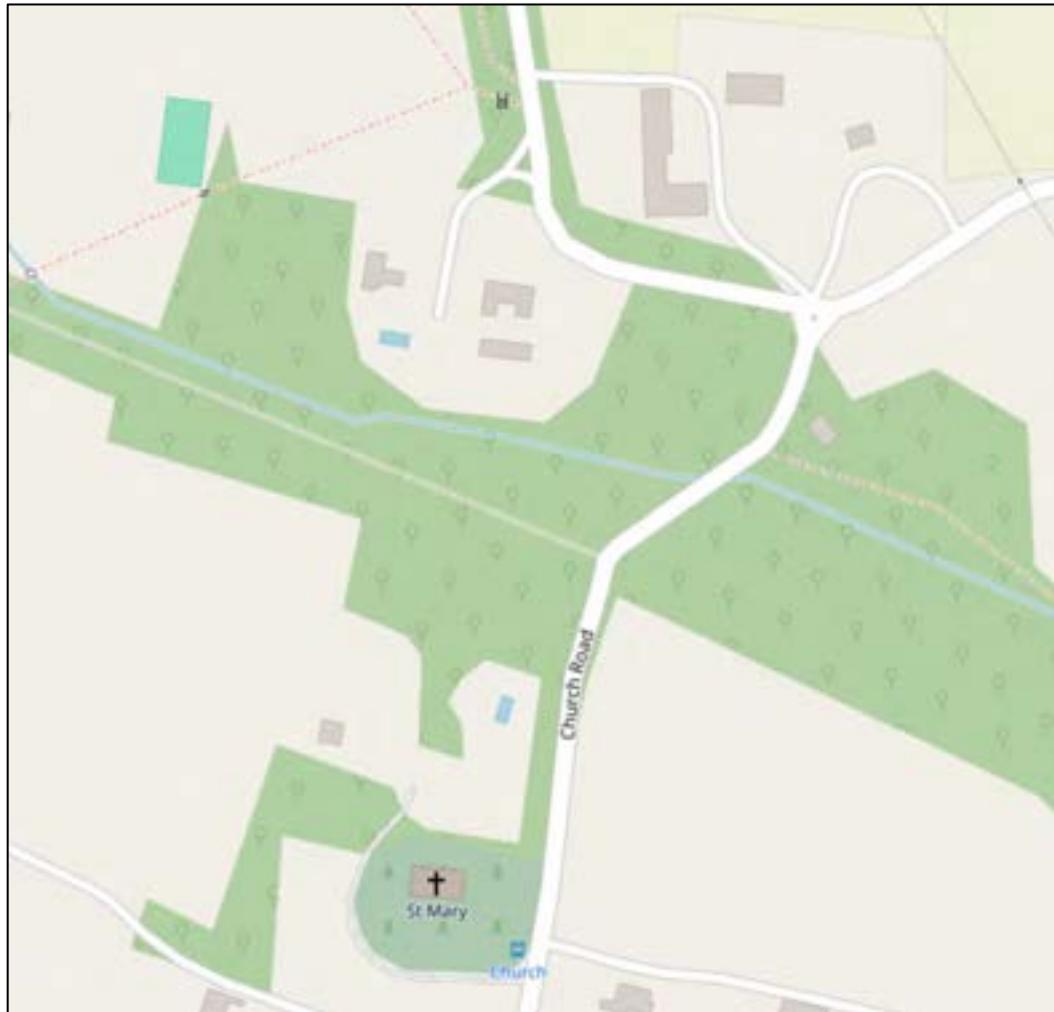
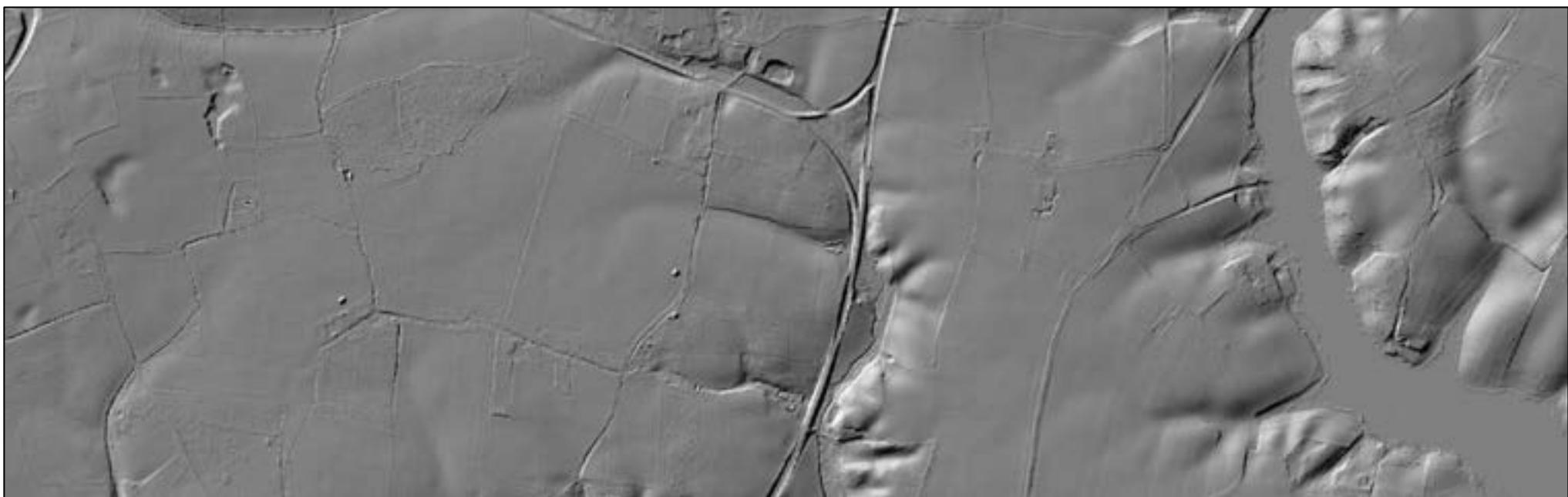


figure 169: **Zoomed in Map and comparative LIDAR image: Church and Bentley Hall area within the Bentley Conservation Area**

Appendix 12: LIDAR



Appendix 13: Aerial View



figure 171:
Aerial view from St Mary's Church eastwards towards A137 and beyond

1. A137
2. Maltings House
3. Maltings Farmhouse
4. Mainline railway
5. The Island
6. Route of former Hadleigh branch-line
7. Burial ground
8. Church Road
9. Bentley House
10. St Mary's Church
11. Hope Lodge
12. Glebe Cottage

Appendix 14: Aerial View



figure 172:
Aerial view from St Mary's Church eastwards towards A12

Appendix 15: Bentley Old Hall



figure 173: Bentley Old Hall, from the east



figure 174: Bentley Old Hall, from the west



figure 175: Entrance doorway

Bentley Old Hall

The Old Hall is within the top 8.3% of highly graded listed buildings in England, and within that group it is an uncommon type, being a former mediaeval aisled hall house dating from the 13th or 14th century. It was a building of high status, being associated with a family of enduring social and political influence from Norman times to the present day. It remains of significance to that family as visual evidence of their history and ancestry.

This is reflected in the quality and detailing of its construction: some features, such as the “feather” bracing and moulded crown post roof structure of the hall are of outstanding visual appeal and historic interest. Over time, the building has been adapted to suit the needs of successive owners, reflecting changes in the style of domestic living and the process of evolution in domestic architecture to create more convenient or more fashionable homes. This adds to rather than detracts from its interest and significance, and the building is correctly listed in an appropriate grade (II) according to the principles of selection published by Historic England, which state “Grade II* buildings are particularly important buildings of more than special interest”.*

The Old Hall once formed the central feature of a farm complex, of which some structures still survive. Its present setting in a farming and woodland landscape has not changed since the time of its construction, and this relationship is a direct link with the past. Integral with that setting, and thus with the character and value of the building, is the sense of isolation and tranquility that prevails.

The environs of the Old Hall and distant views of the building are accessible for the public to appreciate by footpaths, but the value and appreciation of the significance of the building does not depend on public access. Its existence alone gives it a place in the built heritage of this country, which is valued locally, nationally, and internationally. In modern times, “access” to heritage does not have to be physical but can be “virtual” by online activity.”

September 7th, 2023

Malcolm Starr
Conservation Architect
Dip Arch, Dip Cons, AA Grad Dip, AABC, RIBA



This extract is taken from a Statement of Significance prepared by Malcolm Starr. It was commissioned by the owners of Old Hall in response to a proposal for gravel extraction on land to the north-west of the Old Hall, a grade II* listed building

Appendix 15: Bentley Old Hall

"Although large numbers of mediaeval hall houses survive, an aisled hall house of this date and quality of construction is comparatively rare and indicates that its original occupants were of a high social status.³ The key details of the building that confirm this are the scale of the hall range, the quality of the timberwork; especially the close studding, the crown post with its moulded capital, and the ornamental bracing at the north end of the hall range, all of which would have been built to show wealth and status.

There are some intriguing aspects of the structure as it stands today:

The "display" bracing [right: top] suggests that this was at the "high" end of the hall, forming a background for the Lord and his family where they would have sat at meals and other occasions. In that case, one could expect their private accommodation or "Solar" to have been in another crosswing abutting the north end, forming an H-plan building. There would have been no point in placing the bracing at the low end where it would have been obscured by the screens passage from the entrance. In that case, the Solar wing has been lost.

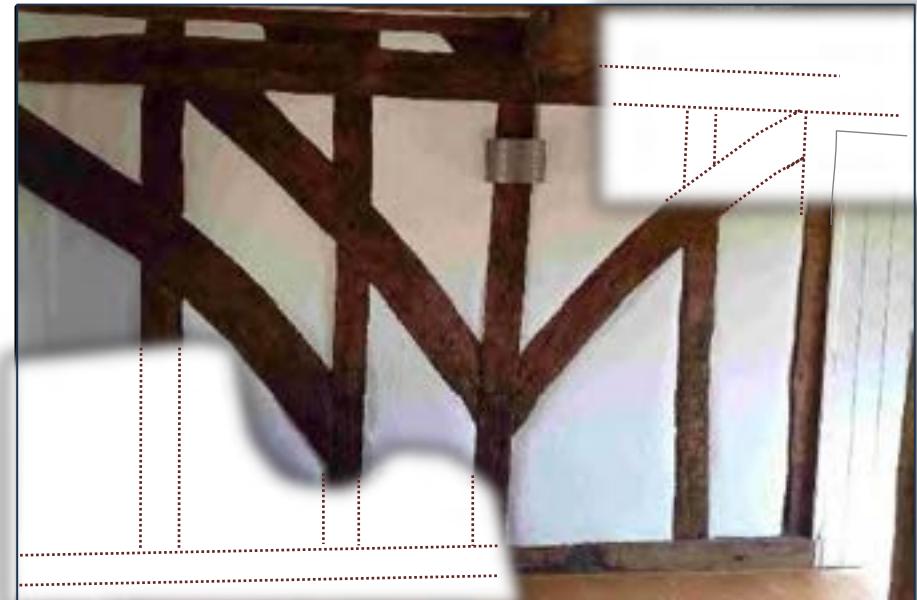
It seems likely that the present front doorway (a late detail of great interest, but uncertain date) [4b] is in the position of the original entrance. Several factors suggest this:

i) When brick chimney stacks were inserted in open halls, accompanied by the creation of a first floor, in the interests of greater comfort and a more convenient or fashionable layout, they were commonly placed opposite or near the entrance to create a "Lobby Entrance" plan form. In the process, the through-passage might be either retained or suppressed. Such an arrangement now exists in this building, with a cloakroom now occupying the place of what could have been the passage.

ii) This would mean that the present crosswing was originally the "service" wing, for the storage and preparation of food⁴ and drink at ground floor level and sleeping quarters for servants above. Although the list description states that the present crosswing is a later "addition", it is likely to have replaced an earlier wing in this position. Its roof, which originally would have been visible and without a ceiling below, is a good, clasped purlin structure characteristic of early 16th century and later construction [10b – d]. But this is relatively plain in comparison with the crown post roof of the hall. Solars often had crown post roofs, to maintain the style and visible quality of construction, so although this is not conclusive evidence, combined with the likely relationship to the entrance and through passage, the roof of the crosswing suggests that this wing was not the Solar.

3.3 The jetty referred to in the list description is a common, even normal feature of crosswings.⁵

3.4 The changes to the building such as the loss of its aisles and the rebuilding of the crosswing in the 16th century do not detract from its interest or significance, as the listed grade of II* confirms. These changes are actually of interest by demonstrating the evolution and adaptation of domestic architecture through time." **Malcolm Starr**



figures 176:
timber frame (interior)
[furnishings masked out]



Appendix 15: Bentley Old Hall



figures 177:

top left
roof beams and post

top centre
crown post

top right
bracing

bottom left
mullion window

bottom right
horizontal sliding sash window



Appendix 16: Photographic Audit



figures 178:
Grove Farm and barns
non-designated heritage asset

Appendix 16: Photographic Audit



figures 179:

1-3 Red Cottages [top left and bottom left]
Buildings of Local Significance

figures 180:

1-3 Red Cottages [top right] Buildings of Local Significance
Potash Farm [bottom right] non-designated heritage asset

Appendix 16: Photographic Audit



figures 181:
Brick farm buildings rear of Falstaff Manor
non-designated heritage assets

Appendix 16: Photographic Audit



figures 182:
Falstaff Manor and farm buildings
Buildings of Local Significance

One of the original four Manors of Bentley

Appendix 16: Photographic Audit



figures 183:
Bentley Manor
Buildings of Local Significance

figure 184:
Manor Cottage:
Non-designated heritage asset



Appendix 16: Photographic Audit



figures 185: **Uplands Fruit Farm:** Buildings of Local Significance

figures 186: **Hope Lodge:** non-designated heritage asset of Local Significance

Appendix 16: Photographic Audit



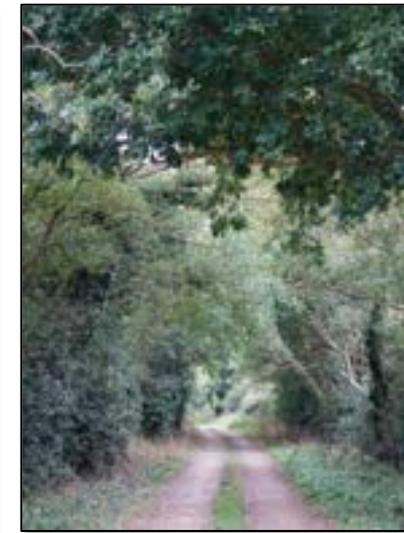
figures 187:
Church Farm
non-designated heritage asset



figures 188:
Church Farm: barns



figures 189:
Route to Church Farm from Church Road lined with Oaks



Appendix 16: Photographic Audit



figures 190:
St Mary's Church
Grade II*
Listed Building

Appendix 16: Photographic Audit



figures 191:
St Mary's Church
Grade II*
Listed Building



Appendix 16: Photographic Audit



figures 192:
Bentley House

Entrance to Bentley House
from Church Road

top right
View of Bentley House
from St Mary's Churchyard



bottom
**Bentley House from
entrance**
Building of Local
Significance

Appendix 16: Photographic Audit



figure 193:
Glebe Cottage
non-designated



figures 195: **Crossing Cottage**: non-designated heritage asset



figure 194:
Oak tree near Glebe Cottage



Appendix 16: Photographic Audit



figures 196
Bentley Hall Barn:
Grade I
Listed Building



Appendix 16: Photographic Audit



figures 197:
Bentley Hall: Grade II* Listed Building and Gardens.
one of the original four Manors of Bentley

Appendix 16: Photographic Audit



figures 198: Bentley Hall Meeting Room/stables Grade II* Listed Building

Bentley Conservation Area Appraisal and Management Plan



figure 199:
Bentley Hall and meeting room/stables:
Grade II* Listed Buildings

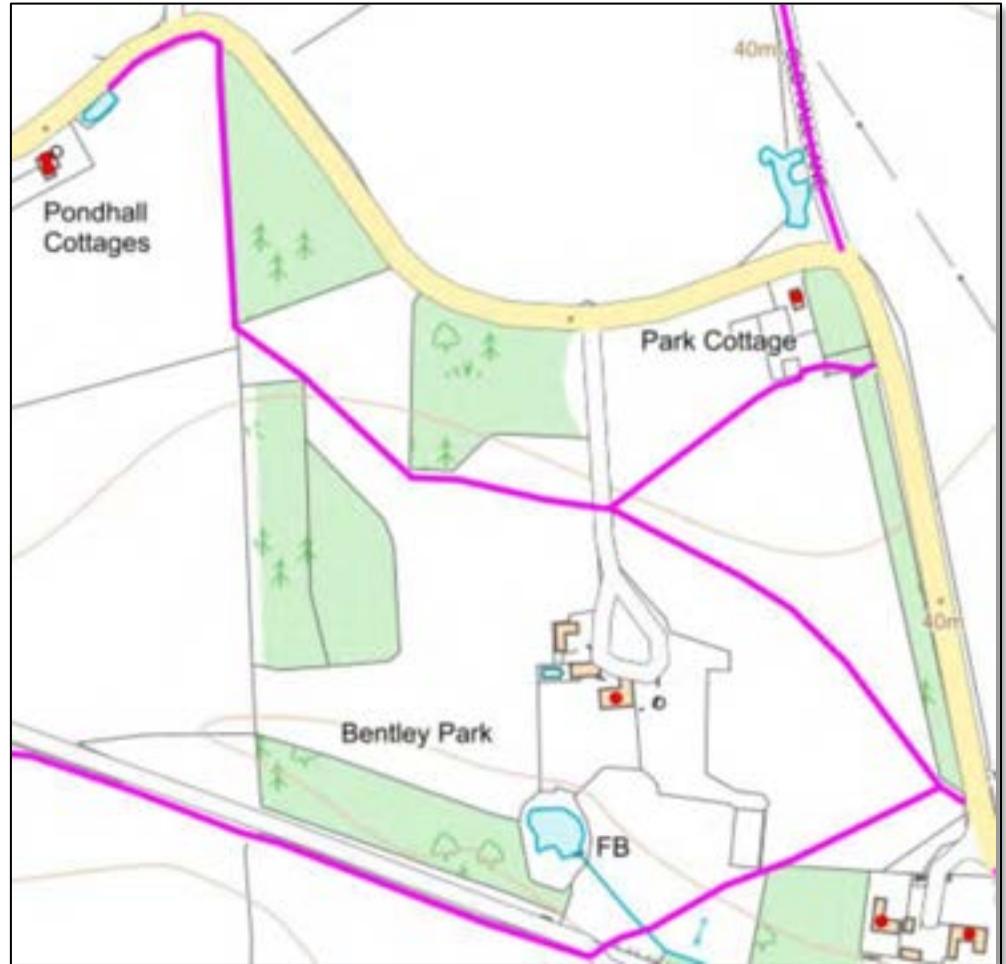
View from Church Road showing the meeting room/stables and medieval ponds

Appendix 16: Photographic Audit



figure 200:
Park Cottage:
Building of Local
Significance

Appendix 16: Photographic Audit



figures 201:

Bentley Park:
Building of Local Significance

Bentley Park tree lined drive
Public footpaths in and around
Bentley Park

Appendix 16: Photographic Audit



figures 202:

Bentley Park:

Building of Local Significance

Parkland trees





figure 203: Bentley Park: Medieval park cottage

Appendix 16: Photographic Audit



figure 204:
Pond
Cottage
Building of
Local
Significance



figure 205:
Pond Hall:
Grade II
Listed
Building



figures 206
Moyes Cottage:
non-designated
heritage assets



Appendix 16: Photographic Audit



figures 207: Pond Hall Farm (Petrus) Barn and outbuildings non-designated heritage asset





figure 209: Hubbard's Hall: Grade II Listed Building

Appendix 16: Photographic Audit



figures 210: The 'Maltings Group'

top left

Maltings House and pump:
Grade II Listed Building

top right

Maltings Farmhouse
Grade II Listed Building

bottom right

Maltings Cottage
Grade II Listed Building



Appendix 17: Historic England List Entries – Bentley: GRADE I

BENTLEY HALL BARN

Grade: I

List Entry Number:

1351965

Date first listed:

22-Feb-1955

List Entry Name:

Bentley Hall Barn

Statutory Address:

**approximately 90m north-east of Bentley Hall,
Bentley Hall Road, Bentley, Suffolk, IP9 2LP**

Late C16 timber-framed barn.

MATERIALS: timber frame with brick nogging and a roof covering of pantiles, probably dating to the mid-C19.

PLAN: the barn is situated approximately 90m north-east of Bentley Hall and has a long rectangular plan orientated north-south.

EXTERIOR: the barn is a single-phase oak-framed structure of sixteen approximately equal bays of 3m in length, and it extends to 54m in length by 7.5m in width. Its closely studded walls contain mid-rails and rise to a maximum height of 5.4m on a brick plinth of 1m which diminishes by 0.5m as the ground level increases to the north. The roof pitch of approximately 50 degrees is not sufficiently steep for thatch and was probably designed for peg-tiles. The external walls retain most of their original brick nogging and, where visible, the sides of the studs and posts are hewn concave.

Where the external surfaces of the bricks have been protected by later extensions, notably at the northern end of the western elevation, they retain their original reddled finish (when the mortar is smoothed over the brickwork and incised with a trowel to create an illusion of regular joints: the surface was painted red and the bonding in white or black). The nogging incorporates a series of original ventilation slits formed by pairs of vertical bricks approximately 30cm below the roof-plates and in some cases below the mid-rails. These do not extend into the floored section at the southern end of the building.

On the western elevation are the fragmented remains of the mid-C19 sheds: a ruinous lean-to roof towards the north end, and the ruin of a brick wall extending westwards from the southern corner of the barn.

On the rear (eastern) elevation, the original framing of the two entrances in the second and eighth bays has been removed, probably when the two lean-to porches were added which is likely to have been in the C18. The porches were extensively remodelled in the C19 and the northern one enclosed to form a shed. The early C19 brick shed of similar width which adjoins the two northern bays probably continued along the entire rear elevation to hide them from the building's outline. At the southern end, two of the mid-C19 shelter sheds have been amalgamated into one large space under a shallow pitched roof, clad in corrugated iron. The brickwork on the south wall has been largely rebuilt, and the east gable is of modern corrugated steel. This projection is of lesser interest than the C16 barn.

The brick gables of the barn are additions of the later C16 or early C17 which replaced the original timber-framed gables, leaving only their tie-beams and mid-rails intact (both with empty mortices for removed studs). The southern gable incorporates a first-floor window which was lacking from its timber-framed predecessor; and has substantial buttresses with tumbled in brickwork on either side of the wide double-leaf wooden door. Both gables are decorated with diaperwork and brick finials on stepped corbels, the finials seemingly rebuilt. **INTERIOR:** the roof structure contains two tiers of clasped purlins with cranked wind-braces to the upper tier but not the lower, and externally trenched serpentine wall braces rise from the corner posts and certain storey posts to the common studs. The roof-plates contain edge-halved-and-bladed scarf joints of standard form, and the storey posts are fully jowled and arch-braced to the tie-beams.

The ceiling has been removed from the five southern bays which originally formed a single chamber on the upper storey, although the brick-nogged internal partition remains, as do two neatly chamfered binding joists with mortices for axial joists and the missing internal partition of the two ground-floor areas. The two doors in the rear (eastern) elevation providing access to these areas retain their original lintels and extend to 86cm in width by 2m in height – the jambs interrupting the brick plinths and sill beams.

In the northern two bays a ceiling was later inserted but only the substantial tie beams remain. The brick partition dividing this formerly floored section from the rest of the barn dates to the C18.

Various apertures have been made and blocked in the outer walls, and several arch braces were replaced by bolted knee-braces in the C19 but in general the C16 structure survives intact.

continued overleaf.....

Appendix 17: Historic England List Entries – Bentley: GRADE I

.....continuation

Reasons for Designation

The late C16 timber-framed barn at Bentley Hall is listed at Grade I for the following principal reasons:

Architectural interest:

* it is substantially complete, which is rare for farm buildings of this period, and retains a significant proportion of its original fabric; * the plan form remains perfectly legible, illustrating its multi-functional purpose as a barn, stable and possible 'court hall', adding significantly to the increasing evidence that threshing barns originated from at least the C17 as combination barns; * it is amongst the largest and most impressive Tudor structures in Britain and, although masonry barns of comparable scale survive, it may be the longest timber-framed barn of the period in the country; * it is an unusual example of a barn with two tiers of clasped purlins in the roof structure and ventilation slots in the infill panels – important evidence of what may once have been a common practise in timber-framed barns; * its high status is evident from the decorative treatment of the close studding and brick nogging, a striking use of local materials and techniques on a monumental scale. Historic interest:

* it played an important part in the well-preserved 'seigneurial landscape' of Bentley Hall.

Group value:

* it forms a highly significant group with the nearby Bentley Hall and the probable former court house, both C15/ C16 in date and listed at Grade II*, which altogether are representative of traditional forms of construction and farming practice on a prestigious C16 estate.

History

Until the late C20, Bentley Hall Barn was in the same ownership as Bentley Hall, approximately 90m to the south-west. The hall occupies the site of the medieval manor of Bentley which was held by the Tollemache family from around 1200. The Tollemaches prospered by marriage during the C16, serving on several occasions as High Sherriffs of both Suffolk and Norfolk, and moved their principal seat to Helmingham Hall, around 10 miles to the north. The family was created Earls of Dysart during the C17. On the marriage of Lionel Tollemache, the first baronet, to Elizabeth, the daughter of Baron Cromwell in 1581, his mother Susanna adopted Bentley as her dower house and rebuilt the main hall. It seems likely that the barn formed part of this refurbishment, which created a typical Elizabethan 'seigneurial landscape' whereby the main residence was approached through a park by a broad avenue flanked by ostentatious outbuildings.

The five southern bays formed a single chamber of 17m in length on the upper storey but were divided into a pair of smaller areas on the ground floor: a space of three bays to the south and another of two bays to the north. The ceiling has been removed and there is no evidence of the original access to the chamber, but it was probably accessed from within the building rather than via an external stair. It was lit by three windows in the western elevation and one in the rear, each of which contained three diamond mullions with internal shutters sliding in grooves in the roof-plates. Five original mullions still survive. The two ground-floor areas were entered by doors in the rear elevation and lit by at least three windows, each containing four diamond mullions in the front elevation (but not the rear). More windows or possibly an additional door may have existed in the two southernmost bays of the front elevation or the southern gable where the framing has been lost or disturbed.

The original purpose of the barn's floored southern end is not entirely certain, but the two ground-floor areas were probably designed as stables. The first-floor chamber could have served as a grain store or hay loft but may have operated as a 'court hall' like those identified on other high-status manorial sites in the region. Such spaces probably served many purposes. The various communal functions of domestic manorial halls in the Middle Ages, such as the holding of courts and harvest celebrations for tenants, were no longer welcome in the more private, well-furnished homes of Elizabethan England, and separate premises were built instead.

At the time of the Bentley tithe survey in 1841 the hall and farm were owned by Eliza Deane and tenanted by John Gosnell Esquire. A map of the estate drawn in 1844 shows the barn with a substantial structure projecting at right-angles from the northern end of its western elevation. This structure may have been a second barn, but it is uncertain. The juxtaposition of the two ranges suggests they formed the surviving corner of an enclosed or partly enclosed 'base court' of service buildings in front of the hall. Base courts of this kind were standard features of high-status houses in the C16 and C17, often containing lodging ranges and riding stables in addition to barns, 'court halls and agricultural stables.

The second barn was later removed, and a major refurbishment in the mid-C19 saw the addition of numerous shelter sheds and animal yards at right angles to both the eastern and western elevations, most of which have now collapsed. The roof was probably covered in its present pantiles at the same time to create a unified farm complex. Many local farmyards were rebuilt or refurbished in this way during the mid-C19 as cereal production was replaced by mixed-animal husbandry after the Repeal of the Corn Laws in 1846.

Appendix 17: Historic England List Entries – Bentley: GRADE II*

BENTLEY HALL

Grade:
II*

List Entry Number:
1351964

Date first listed:
22-Feb-1955

List Entry Name:
BENTLEY HALL

Statutory Address:
BENTLEY HALL, BENTLEY HALL LANE

House C15/C16 with later alterations and additions. Timber framed, mainly brick herring bone nogging in fill, red brick with black header diapering to north west gable, plastered front above carved bressumer. Red brick C18 and early C19 east wing. Half H plan with gable to south west of west wing. Large original external red brick chimney stack to rear (south) of central range with 2 diagonal shafts, end ridge stack and a stack in-line with central range to west range, external end stacks to east range. Red plain tiled roofs. 2 storeys and attics. The original hall and west cross wing are jettied to front (north), the hall with a carved bressumer of foliage and heraldic beasts, 2 shields with date 1582 and initials LT (Lionel Tollemache) on one and ST (Stanhope Tollemache) on the other. The figure 2 is reversed and research by the present owners suggests the 82 is reversed and should read 1528. The 4 crosswing jetty brackets are supported by pilasters with moulded capitals. 2 storeys. First floor, 3 vertically sliding sash windows to hall, 4-light leaded casements with transoms to cross wing. Ground floor, 5-light leaded casement with transom (not original) and vari-light side mullions to hall, 4-light leaded mullion to west cross wing. Doorway with 4-centred head, sunk spandrels, nailed plank and muntin door.

Various reproduction vari-light mullions or mullions with transoms to other faces and some small paned vertically sliding sashes, 3 window range of tri-partite vertically sliding sashes to east range, east face. Interior:- Much of the original frame is exposed with stop chamfered and moulded ceiling beams. Screens passage with 2 segmental headed doorways. The plastered fire surround in the hall has been restored and matches the original first floor 4-centred arch surround with sunk spandrels and red brick jambs. In the kitchen is a very large, 3-4 metres wide, red brick fireplace with chamfered jambs and 4-centred arch, there is a bake-oven to left with a 4-centred head. Brick herring bone pattern kitchen floor. Original flooring to bedrooms and landing. C17 panelled door with ironmongery, 2-board door, nailed, with many keyholes. Later features include C18 cupboard with 5 shelves, fluted pilasters with moulded capitals and bases. C18 fully panelled bedroom, another bedroom with panelled dado and panels below windows. Cast iron bedroom hobgrate, moulded surround. Regency drawing room, panelled window shutters, moulded fire surround. Homes and Gardens, January 1987. N. Pevsner Suffolk 1974.

Listing NGR: TM1187038395

MEETING HALL STABLES, BENTLEY HALL

Approximately 30m south of Bentley Hall

Grade:
II*

List Entry Number:
1033423

Date first listed:
22-Feb-1955

List Entry Name:
MEETING HALL STABLES, BENTLEY HALL, APPROXIMATELY 30 METRES SOUTH OF BENTLEY HALL

Statutory Address:
MEETING HALL, BENTLEY HALL ROAD

TM 13 NW BENTLEY, BENTLEY HALL ROAD 4/2 Meeting Hall, formerly 22.2.55 listed as Stables, Bentley Hall, approx 30 metres south of Bentley Hall

Probable former court house. Now used as a meeting hall, recently used as stables. C15/C16, with later alterations and C20 restorations. Timber framed, red brick herring bone nogging infill to first floor, the ground floor and one bay of rear wall red brick. Red plain tiled roof, hipped at ends with gables. Long wall jetty to front (north). 2 storeys. Pilasters with capitals support the 8 jetty brackets. Arched braces to first floor walls. 4 first floor, 3 ground floor mullion windows. Off centre right doorway, 4-centred arch, square head, foliate carved spandrels, nailed board door. Far right square headed doorway, nailed board door. Return walls each with a mullion window to first and ground floors. Rear wall, 3 mullion windows to ground and first floors. Interior, of 5 bays, the central bays open to the roof, end bays floored and approached by C20 stairs and gallery. Arched braces to tie beams, renewed crown posts to roof. Halved and bridled top plate scarf. There is an early brick paved forecourt with a gutter below the eaves of the court house to front of the building. E Sandon, Suffolk Houses, 1977.

Listing NGR: TM1187738372

Appendix 17: Historic England List Entries – Bentley: GRADE II*

BENTLEY OLD HALL

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1193864

Date first listed:

30-Oct-1990

Date of most recent amendment:

31-Oct-1990

List Entry Name:

OLD HALL

Statutory Address 1:

OLD HALL, OLD HALL LANE

TM 13 NW BENTLEY OLD HALL LANE 4/13 Old Hall

II*

House. C13/C14 with later alterations and additions. Timber framed and plastered with some red brick facing. Shingle and red plain tiled roofs. Former aisled hall. Off centre right, rear of ridge chimney stack to left hall range, the right crosswing hipped to front with gablet, chimney stack behind gablet and to left of ridge. 2 storeys with single storey C19/C20 lean-to extension to left return. 3:1 window range, 2 horizontal sliding sashes and an old leaded 2 light casement to first floor of hall, C20 casements to ground floor. Original mullion to first floor left return of crosswing, front 2 light casement, ground floor 6-light mullion and small single light to left of mullion. Doorway to right of hall, pilasters with capitals and bases, dentilled flat canopy, nailed 3-board door with original hinges. Internal features include, jowled storey posts to inserted ceiling in hall, stop chamfered bridging joists and flat section ceiling beams. Inserted inglenook fireplace with mantel beam. Heavy continuous "feather" arched braces to left return wall. Arched braced principal tie beam with crown post over, this with original moulded capital and 4 arms, the short octagonal post has been renewed. Heavy, sooted roof timbers. Very long splayed scarf with undersquinted abutments to top plate. The crosswing, of later date, was formerly jettied to front. Close studded walls. Jowled storey posts to first floor, stop chamfered bridging joists. Vertically boarded doors.

Listing NGR: TM1187139700

Appendix 17: Historic England List Entries – Bentley: GRADE II*

CHURCH of ST. MARY

Grade:

II*

List Entry Number:

1193823

Date first listed:

22-Feb-1955

List Entry Name:

CHURCH OF ST MARY

Statutory Address:

CHURCH OF ST MARY, CHURCH ROAD

TM 13 NW BENTLEY CHURCH ROAD 4/11 Church of St Mary

22.2.55

Side windows of single cinquefoiled lights, 2-centred heads. C19 North Aisle:- 3 windows each of 2 trefoiled lights, trefoils over, moulded labels with headstops. C19 North Chapel:- East rose window, star tracery, central cusped roundel. Caernarvon head to east doorway, vertically boarded door with ornate hinges. North window, 2 plate-lancets with roundel over. West Tower:- Of 3 stages. Flint and stone panels to crenellations and plinth. Buttresses to western angles. Bands below crenellations and bell chamber. Each face of the bell chamber has a window of 2 cinquefoiled lights, quatrefoil over, 2-centred head and label. Second stage, small trefoiled lights with square heads to north and south faces. Angled stair turret to east of south face with one slit light and one quatrefoil light. West window of 3 trefoiled ogee lights, vertical tracery over, 4 centred head. South Porch Interior:- Side purlin ridge board roof with small crown post. Scratch date IT 1736 on west jamb of outer archway. Church Interior:- Chancel:- Boarded and ribbed roof of 5 cants, moulded wall plate. Tesselated floor, the tesserae appear to be Roman. 2 floor slabs, (1) Tollemache son of Tollemache Duke Esq 1713 (2) Tollemache Duke 1690. Mosaic reredos, central cross flanked by symbols Alpha and Omega. C19 stained glass to windows. 2-centre arched doorway to north vestry. C19 choir stalls. Wooden altar rails of 7 two-light cinquefoiled ogee arches, moulded rail. No chancel arch, in its place a heavy timber tie or rood beam. Single hammer beam roof, moulded wall plates, purlins, braces to collars and king posts, carved spandrels. C19 coloured tiled floor. 2 floor slabs (1) Coyte and Beeston 1732 and 1735 (2) Much worn, dated 1722. C19 stained glass windows. Wooden octagonal pulpit, crocketed pinnacles to angle buttresses, moulded parapet, cinquefoiled panels, octagonal stem. south wall memorial, coloured marble, Hon. Stanhope Tollemache, son of 1st Baron Tollemache 1855-1934, shafts with Corinthian capitals support the moulded pediment, central shield of arms, pendant grapes and lion mask. Wooden octagonal pulpit, crocketed pinnacles to angle buttresses, moulded parapet, cinquefoiled panels, octagonal stem. south wall

memorial, coloured marble, Hon. Stanhope Tollemache, son of 1st Baron Tollemache 1855-1934, shafts with Corinthian capitals support the moulded pediment, central shield of arms, pendant grapes and lion mask. Probably C15 octagonal font, panelled with carved virgin and child, angels with shields, 2 flowers and interlocked eternity rings. Octagonal stem, symbols of the 4 Evangelists at angles alternating with buttresses with moulded capitals and bases. Square base. Old, probably C12/C13 base slab, with outlines of a former stem. Simple chamfered 2-centred tower arch, fragments of medieval painting on jambs. Stop chamfered 2-centred stair turret arch, nailed board and muntin door with edge muntins. North arcade of 3 bays, octagonal columns with moulded capitals and bases, chamfered 2-centred arches of 2 orders. North aisle side purlin ridge board roof of 3 bays, stone corbels, timber wall plates, arched braces to principal rafters and collars. Triptych, painted Exodus/Lords Prayer Boards in carved wooden frames on west wall. Hatchment above 2-centred arch, east wall. North vestry, boarded and ribbed 5 cant roof. One bench with poppyheads and carved animals on the arms. N Pevsner., Suffolk 1974.

Listing NGR: TM1186038142

Appendix 17: Historic England List Entries – Bentley: GRADE II

HUBBARDS HALL

Grade:
II
List Entry Number:
1033424
Date first listed:
22-Feb-1955
List Entry Name:
HUBBARD'S HALL
Statutory Address:
HUBBARD'S HALL, IPSWICH ROAD

TM 13 NW BENTLEY OFF IPSWICH ROAD WEST 4/4 SIDE
Hubbard's Hall 22.2.55 II

House. C16, with later alterations and additions. Timber framed and plastered red plain tiled roof. Red brick plinth. Off centre rear of ridge and external left chimney stacks. 2 storeys. Long wall jetty with 6 brackets. Projecting gable bressumers. 4 window range of 2 and 3 light C19 style casements with transoms. Step approach to reproduction door and doorway to left. There is old pargetting to right bay but the doorway with dated panel 1591 and pargetted Tudor rose have been removed. Rear wing to right and single storey extension to left. Internally much of the frame is exposed with jowled storey posts, arched braces to tie beams, halved and bridled top plate scarf, said to be 2 arm Crown post structure. Original first floor boards adjacent to chimney stack. Restored inglenook fireplace. Fireplace with mantel beam over to rear wing. The carved vine pattern on hall beam mentioned in previous listing no longer exists.

Listing NGR: TM1339639061

MALTINGS COTTAGE

Grade:
II
List Entry Number:
1351929
Date first listed:
30-Oct-1990
List Entry Name:
MALTINGS COTTAGE
Statutory Address 1:
MALTINGS COTTAGE, CHURCH ROAD

TM 13 NW BENTLEY CHURCH ROAD (SOUTH 4/8 SIDE)

House. C16. timber framed and plastered. Red plain tiled roof. External left offset red brick chimney stack and rear off centre right stack. C20 rear wing. 2 storeys. 3 window range of C20 small paned casements. Off centre left C20 gabled porch and door. Internally the frame appears to be intact, of 4 bays, with jowled storey posts, arched braces to tie beam, halved and bridled top plate scarf, 2 arm crown post roof structure, heavy chamfered bridging joists.

Listing NGR: TM1277238076

MALTINGS FARMHOUSE

Grade:
II
List Entry Number:
1033426
Date first listed:
30-Oct-1990
List Entry Name:
MALTINGS FARMHOUSE
Statutory Address 1:
MALTINGS FARMHOUSE, CHURCH ROAD

TM 12777 38188

House. C15/C16 or earlier with later alterations and additions. Timber framed and plastered. Tall, hipped, red plain tiled roof with gables, outshot to left. Central red brick chimney stack. 2 storeys. 3 window range of C20 casements. Central C20 gabled porch. C20 dormer to right return. Rear range. Internal features include, flat section ceiling beams and heavy bridging joists, Inglenook fireplaces (back-to-back), 4-centred arch to rear wall.

Listing NGR: TM1277738188

Appendix 17: Historic England List Entries – Bentley: GRADE II

PUMP IN FRONT OF AND APPROXIMATELY 7 METRES EAST OF MALTINGS HOUSE, CHURCH ROAD

Grade:
II
List Entry Number:
1351930

Date first listed:
30-Oct-1990

List Entry Name:
PUMP IN FRONT OF AND APPROXIMATELY 7 METRES EAST OF MALTINGS HOUSE

Statutory Address:
PUMP IN FRONT OF AND APPROXIMATELY 7 METRES EAST OF MALTINGS HOUSE, CHURCH ROAD

TM 12601 38182

Pump. C19. Cast iron. Banded stem, fluted head and finial, fluted spout with bucket hook, curved handle with pear shaped end. Label reads "Appleby, Manchester". Included for group value.

Listing NGR: TM1260138182

MALTINGS HOUSE

Grade:
II
List Entry Number:
1033427
Date first listed:
30-Oct-1990
List Entry Name:
MALTINGS HOUSE
Statutory Address 1:
MALTINGS HOUSE, CHURCH ROAD

TM 12592 38175

House. C16 with later alterations and additions. Timber framed and plastered. Red plain tiled roofs of 2 levels. Left range has a central chimney stack with 3 attached, banded shafts, right range, external right stack with splayed base now issuing from right return single storey lean-to. 2 storeys to each range. 2:2 window range of C20 casements, door at rear. Stop chamfered bridging joists and flat section ceiling beams. Large chimney stack, now blocked with C19 fire surround and cupboards. Some vertically boarded doors with IL hinges.

Listing NGR: TM1259238175

POND HALL

Grade:
II
List Entry Number:
1351966
Date first listed:
02-Feb-1990
List Entry Name:
POND HALL
Statutory Address 1:
POND HALL, BENTLEY HALL ROA

TM1108438773

Cottage. C16 or earlier timber frame with C18 red brick facing, C20 matching bay to left. Red plain tiled gambrel roof. End chimney stacks to original range. One storey and attics. Dentilled eaves cornice. Four raking dormers with C19 style 2 light casement windows. Three ground floor 3 light casements with transoms, segmental heads. C20 part glazed porch. Internally bridging joists and flat section ceiling beams are visible.

Listing NGR: TM1108438773



figure 211:
The Formal Tree-Lined Drive
to Bentley Park



Bentley Conservation Area Appraisal and Management Plan 25 November 2025

Bentley Conservation Area was designated on 23 April 2025

Directorate of Place
Babergh and Mid Suffolk District Councils
Heritage Team
Vincent Pearce BA[Hons] MRTPI