

# TATTINGSTONE PARISH NEIGHBOURHOOD PLAN

2024-2037

## NON-DESIGNATED HERITAGE ASSETS ASSESSMENT



TATTINGSTONE PARISH COUNCIL  
JANUARY 2024

## Introduction

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

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

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

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

## Appraisal

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

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



Local Heritage Listing:  
Identifying and Conserving Local Heritage

Historic England Advice Note 7 (Second Edition)



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

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

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

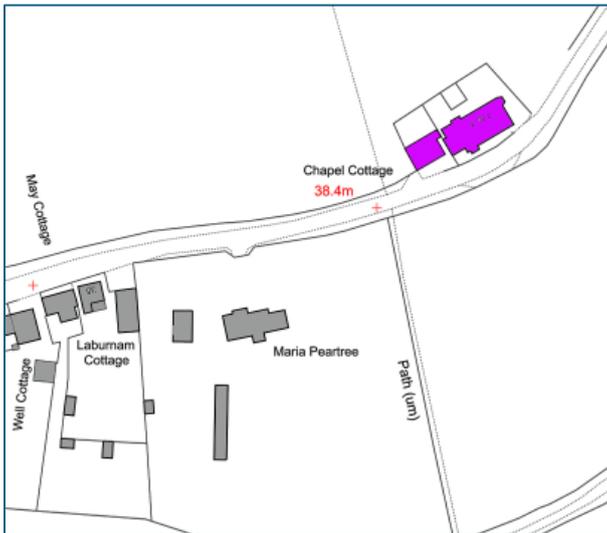
Contains Ordnance Survey data (AC0000860226) 2023. © Crown copyright and database right. All rights reserved

# 1. Tattingstone Church of England Voluntary Controlled Primary School



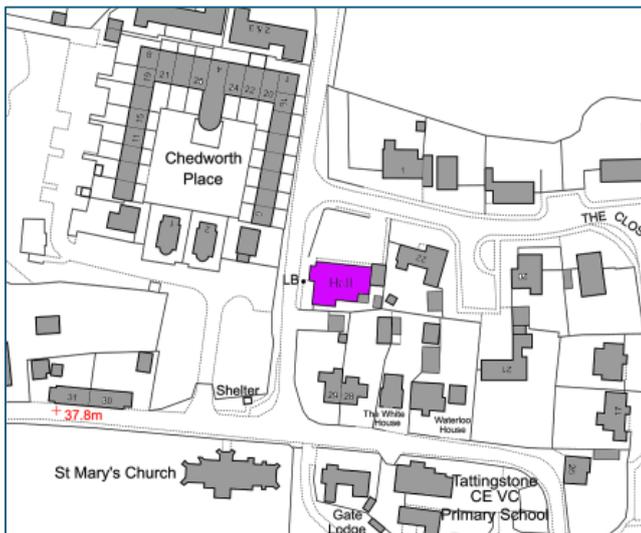
<b>Address</b>	Tattingstone CEVC Primary School, Church Road, Tattingstone, IP9 2NA
<b>Description</b>	The School House stands behind a red brick wall in the central part of the village and is situated on the southern side of a bend in Church Road between the Rectory and the Parish Church. The Master's House is situated behind it to the south.
<b>Archaeological Interest</b>	None known.
<b>Architectural Interest</b>	The School House is early Victorian and built of red brick and flint nap with a pitched slate roof. Notably it has two attractive hexagonal chimneys with an arched window between on the outside of the western side and three arched windows on its northern side. The Masters House is later Victorian and built entirely of red brick. Both buildings have more modern additions. There is an old red brick wall to the front, probably original.
<b>Artistic Interest</b>	None known
<b>Historic Interest</b>	<p>The school house was erected in 1841 at an expense of £205 the cost being borne by the Rev Charles Elliott, the then Rector of Tattingstone, other sponsors and various grants. The site was a glebe field called "the Little Green Piece" and was given by the Rector. The school opened in 1842.</p> <p>The Master's House was built in 1884 as a residence for the head teacher and is situated across the yard behind the School House. It is no longer a residence and now forms part of the school. A further classroom for infants was built in 1908.</p> <p>The front brick wall is probably original.</p>

## 2. The Methodist Chapel



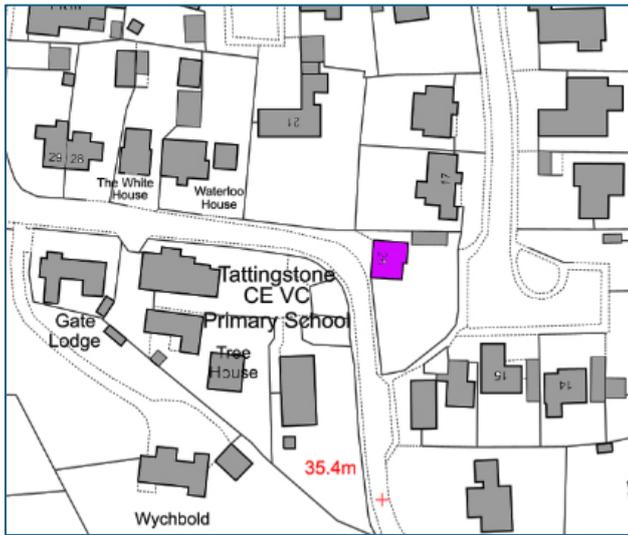
<b>Address</b>	Church Road
<b>Description</b>	A grand structure of red polychromatic brick with a small detached cottage set close to the road.
<b>Archaeological Interest</b>	None known.
<b>Architectural Interest</b>	Highly decorated red brick with various geometric patterns in a cream brick including around the arched doorway, around and underneath the windows, in several borders and in the gable ends. Slate tiled roof. Three large arched windows to the eastern end, three arched windows to the southern side and a rose window. A side porch with a slate pitched roof on the eastern side. An old brick wall to the road that is probably original.
<b>Artistic Interest</b>	The chapel is imposing and stands out against the horizon from all directions around it.
<b>Historic Interest</b>	Built by the Wesleyan Society and opened in 1877 as "an ornament and a credit to the village". It is unusually large for a rural Methodist chapel.  It closed in 1988 and the chapel was converted into three private residences with little change to the external appearance.

### 3. The Village Hall



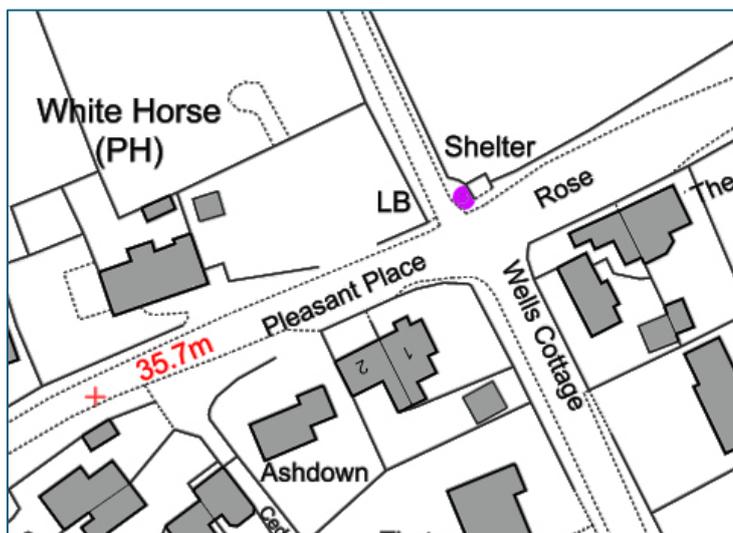
<b>Address</b>	2 Lemons Hill, Tattingsstone, IP9 2NH
<b>Description</b>	A single storey building with cream pebbledash walls and a corrugated pitched roof. Three noticeable extensions all with flat roofs.
<b>Archaeological Interest</b>	None known.
<b>Architectural Interest</b>	None evident.
<b>Artistic Interest</b>	None.
<b>Historic Interest</b>	<p>The Village Hall, previously an army hut, was erected in 1920 as a memorial to those men from the village that died in the First World War. A plaque listing their names was erected inside above the entrance and the hall.</p> <p>It was not only a tangible memorial to the fallen but was intended as a meeting place for those who returned, some badly wounded, and indeed for the whole parish who all suffered in many different ways.</p> <p><i>"At the close of the [Great] War, steps were taken to provide an Institute or Recreation Room for the parish; and an army hut was erected, and opened in 1920".</i> Written by the Rev C B Elliott</p> <p>A second plaque was added listing the names of the men from the village who lost their lives in the Second World War.</p> <p>Over subsequent years the hall has been greatly modernised and extended.</p> <p>And it has certainly fulfilled its brief because it is a hub for the modern community and other than during the Covid pandemic, it has remained open and used on an almost daily basis, sometimes several times in one day, for over 100 years.</p>

## 4. Badger's Bend



<b>Address</b>	Church Road
<b>Description</b>	A detached 18th century cottage of character situated in the heart of the village.
<b>Archaeological Interest</b>	None known
<b>Architectural Interest</b>	A two storey cottage with a clay tile pitched roof. Most of the front elevation is black stained weatherboarding. To the front there is an old wooden front door with a window to either side and on the south facing end wall there is a further window and an interesting small circular window. There is a rear flat roofed extension.
<b>Artistic Interest</b>	Badger's Bend was the subject of a watercolour by the famous artist John Preston Neale in circa 1846.
<b>Historic Interest</b>	None known

## 5. The Telephone Box



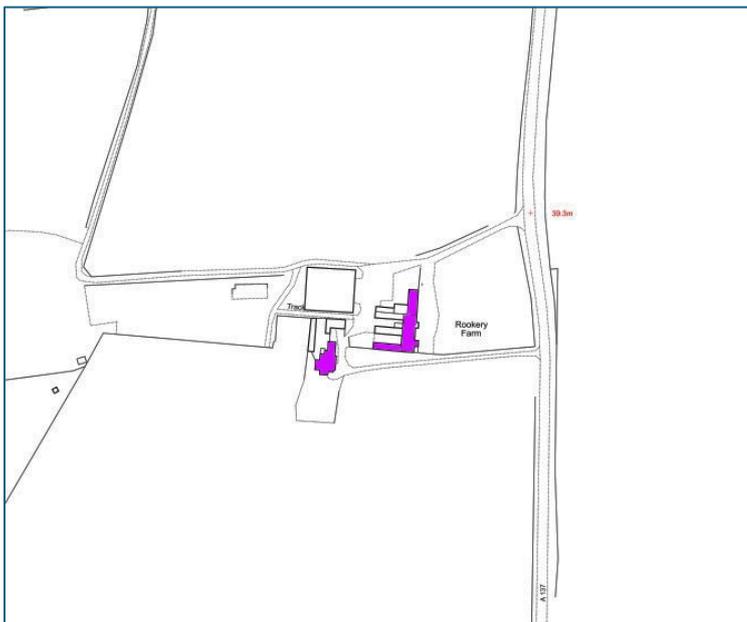
Address	Near The White Horse
<b>Description</b>	A K6 telephone box converted into a unique oral history heritage centre to celebrate and recognise the part of the village lost when the Alton valley was flooded in the late 1970s to create a reservoir - "The Hidden Histories of Alton Water".
<b>Archaeological Interest</b>	None.
<b>Architectural Interest</b>	The K6 is a British icon designed by Sir Giles Gilbert Scott in 1936. Painted the traditional colour, currant red.
<b>Artistic Interest</b>	The K6 telephone kiosk in its original colour currant red is an iconic image.
<b>Historic Interest</b>	The contents professionally displayed include visual and oral information about a part of the village lost when the Alton Valley was flooded to create the Alton Water reservoir.

## 6. Row of Cottages, White Horse Hill



Address	White Horse Hill
<b>Description</b>	A row of cottages descending down the right hand (northern side) of White Horse Hill from The White Horse public house. Since the creation of Alton Water reservoir the road is now a dead end.
<b>Archaeological Interest</b>	None known.
<b>Architectural Interest</b>	Cottages rendered in soft creams and pinks and the oldest buildings have clay pantile roofs.
<b>Artistic Interest</b>	An iconic view of historic village cottages disappearing downwards round a bend in the road with a distinctive stepped appearance.
<b>Historic Interest</b>	<p>Historically the White Horse part of the village was much busier than it is nowadays with trades living and working there that included the blacksmith, saddler and harness maker, baker, a shopkeeper and shoe maker.</p> <p>Prior to the creation of the reservoir it used to be the main route between Ipswich and Manningtree crossing over Tattingstone Brook until the road was re-routed to form the current A137. Now the road slopes down towards the reservoir flanked by cottages to the north which cascade down the hill. The combination of their different styles, scale and arrangement on the hill and materials gives the feel of an historic street and cottages remain that were formerly the Old Forge, The Old Bakery and a village shop.</p>

## 7. Rookery Farm and barn



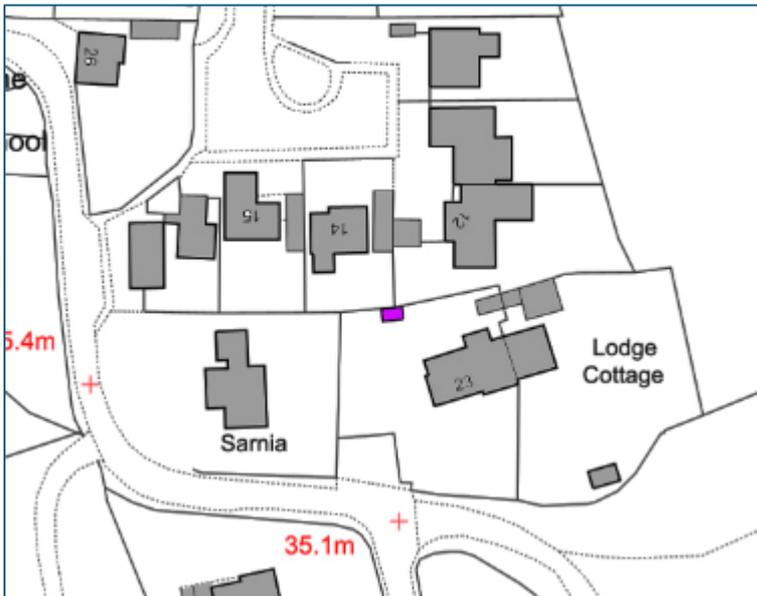
<b>Address</b>	<b>Rookery Farm, Tattingstone, IP9 2LU</b>
<b>Description</b>	A 19th century farmstead, barn and farmhouse set back from the A137. Regular courtyard E-shaped plan formed by working agricultural buildings.
<b>Archaeological Interest</b>	
<b>Architectural Interest</b>	
<b>Artistic Interest</b>	
<b>Historic Interest</b>	

## 8. Wallers Farm



<b>Address</b>	<b>Tattingstone, IP9 2NY</b>
<b>Description</b>	A 19th century farmstead and farmhouse, with converted buildings. Dispersed cluster plan formed by working agricultural buildings. The farmhouse is set away from the yard.
<b>Archaeological Interest</b>	
<b>Architectural Interest</b>	
<b>Artistic Interest</b>	
<b>Historic Interest</b>	<p>Part of the Tattingstone Estate (Tattingstone Place owners) and sold by P.W. Cobbold in 1942.</p> <p>Farmed by several generations of the Waller family during the 1800s and early 1900s.</p> <p>In the early 1990s it was the home of Ipswich Town Football Club Manager, John Lyall, who is buried in Tattingstone churchyard.</p>

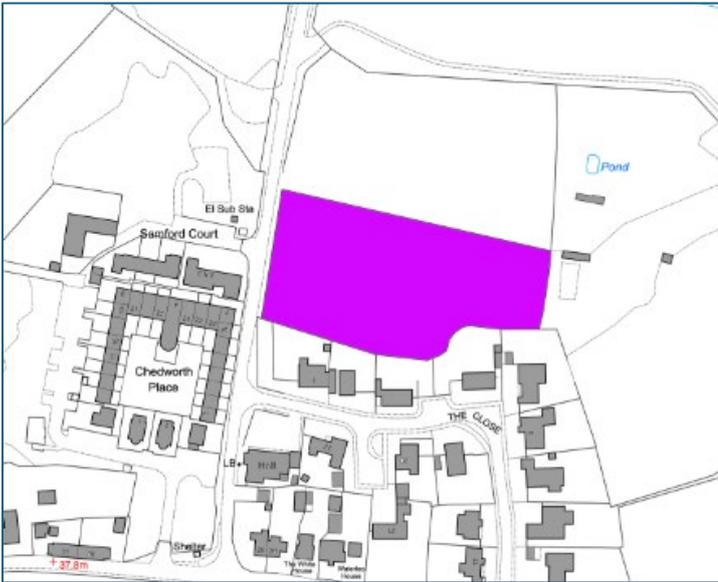
## 9. Gateway Arch, The Close



<b>Address</b>	<b>Park Cottage, 23 Church Road</b>
<b>Description</b>	Gateway associated with Tattingstone Place?
<b>Archaeological Interest</b>	
<b>Architectural Interest</b>	
<b>Artistic Interest</b>	
<b>Historic Interest</b>	Part of the Tattingstone Estate (Tattingstone Place)

REMOVED AT NEIGHBOURHOOD  
PLAN EXAMINATION

## 10. Pauper's Grave,



<b>Address</b>	<b>Park Cottage, 23 Church Road</b>
<b>Description</b>	Site originally used for the pauper's graves in association with Samford Court and Chedworth Place. Now in a private trust and has grown into a small wood famous in the Spring for its daffodils
<b>Archaeological Interest</b>	Graveyard
<b>Architectural Interest</b>	None
<b>Artistic Interest</b>	None
<b>Historic Interest</b>	Of significance in relation to the history of Samford Court and Chedworth Place opposite.