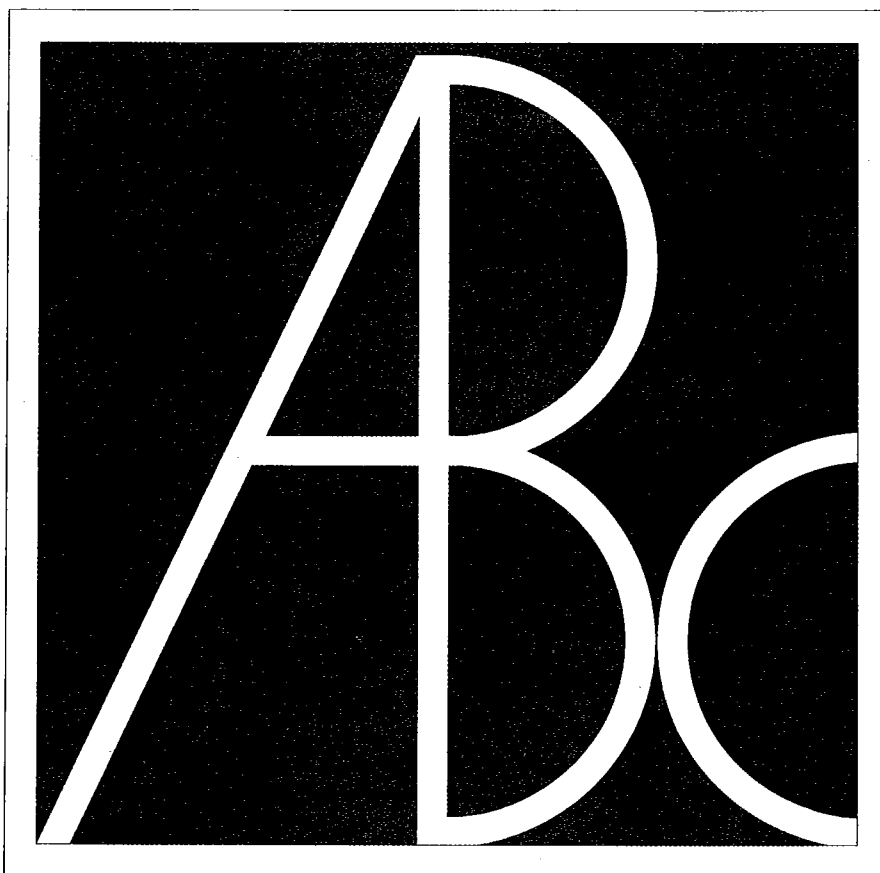


BRIDGE STREET, HADLEIGH, BABERGH, SUFFOLK

LISTED BUILDING, CONSERVATION AREA &  
VISUAL IMPACT ISSUES  
RELATING TO THE PROPOSED ACCESS ROAD

FEBRUARY 2008



**ANTHONY BLEE CONSULTANCY**

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## HADLEIGH LISTED BUILDING, CONSERVATION AREA & VISUAL IMPACT ISSUES RELATING TO THE ACCESS ROAD

The current application for the TESCO supermarket provides vehicular access from Bridge Street both for Customers and for Service Traffic. This is the option preferred by the highway authority and addressed in positive terms by the Inspector in his report on the Local Plan Inquiry in December 2004.

In order to satisfy the rigorous highway standards applied to this location in Bridge Street, adjacent to the statutorily listed bridge, slight modification to the line of the red brick retaining wall at the south-western end of the bridge will be necessary and the total demolition of Bridge House would have to take place.

The impact of these necessary works is re-assessed in this report

The Local Plan Inspector concluded that:

*I neither consider the storage building (Bridge House) has any inherent merit, nor that access at this point would have a material visual impact in the street scene, taking into account the open car park already established.* (para. 11.12.19)

The bridge over the River Brett was statutorily listed on 22 May 1972.**(LISTING A)** The listing schedule presumes an C18 origin, but the present structure is clearly dated on the ironwork as having been cast in 1843 at St. Peter's Foundry, Ipswich.**(3&4)** The bridge was widened on the downstream (south) side to provide a good footpath when it was restored in 1988.**(6)** This work entailed an extension of the abutment and the formation of a reinforced concrete slab for the footpath and at the same time it appears that the actual cast iron carriageway sub-structure was replaced in reinforced concrete, leaving only the iron edge-beam with its cast inscription on the up-stream side.**(4)** An example of the original cast iron beams and deck plates has been preserved and is displayed on the grass verge opposite No.17 Bridge Street.**(12)**

The original, braced railing on that north side, together with the original stone piers are the most interesting and attractive details.**(3&5)** That original pattern of railing was relocated on the margin of the south side when the widening took place,**(6)** thereby maintaining much of the character and appearance of the historic bridge as a whole.

At the south-eastern end of the bridge, the relatively recently constructed (1988) red brick retaining wall would need to be partially demolished and then re-built on a new alignment to provide the required sweep for the access road.**(8,9&10)** . This is a minor alteration to the listed structure for which consent is being applied. The commemorative cast iron plaque that is set into this wall is on the retained section of the wall.**(10&11)**. **T** The intended new alignment is shown on a Boreham drawing number 203152\_104, dated

February 2007.(**PLAN 1**). The re-built section of the brick wall will match the existing wall in respect of its materials and detail.

In recognition of the anticipated level of traffic at this turning point into the access road, kerb-side railings matching the early Victorian design of those on the listed bridge(**9**) are to be installed on both sides leading into the newly widened road. These are intended to deter pedestrians from crossing dangerously too close to the junction.

The historic original structure of the bridge would not be affected in any way by these localised alterations. The setting of the listed bridge structure would be affected by the demolition of Bridge House, to which reference has been made above in the quotation from the Local Plan Inquiry Inspector's report.

Bridge House is located in a prominent position when seen on the approach to the bridge from the north.(**1**) It is sited to face onto the river rather than onto Bridge Street, but due to the inflection in the line of the street when it comes from the north after the bridge crossing, it is seen on the axis of the bridge. Its demolition would expose the neat brick flank wall of No.17 and reveal rather more of the bold spire of St. Mary's Church. The plain brickwork of the flank wall of No.17 (**17**) extends in brickwork as a garden wall.(**14**) There is a garage at the far end of that wall. This would still be served by the existing access road, while the site of Bridge House will be given over in part to the new access road, the remainder being planted with a group of Oaks aligned with the retained Ash (tree no.90 on the tree survey). While the loss of Bridge House would cause a significant difference to the prospect of Hadleigh on approaching from the north, it is considered that its lack of '*any inherent merit*' taken together with the landscape improvements as shown on the Novell Tullett plan drawing number 349\_C\_D\_115, dated 19 February,(**PLAN 2**) may be said not only to leave the Conservation Area unharmed, but to represent a positive enhancement.

The view as one progresses from the opposite end of Bridge Street (**16**) (i.e. from the town centre) will also be changed as a consequence of the demolition of Bridge House. At present the plain brick rear elevation of Bridge House is also extremely prominent, due to its orientation and to the fact that No.17 is set back (**17**) . The demolition would open up an attractive prospect of the hillside as it rises beyond the river.(**13**) This would also tend to bring into greater significance the charming grade II\* listed Nos. 13&15 Bridge Street.(**LISTINGS B&C**) (**16&18**) In this way, it is possible to conclude that another important vista within the Conservation Area would be considerably enhanced.

There can be no doubt that the advent of the access road in the proposed location and with the intended localised changes will properly respect the Listed Bridge as well as enhance the character and appearance of this part of the Conservation Area.

**ANTHONY BLEE    February 2008**



Image

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**IoE number:** 277609  
**Location:** BRIDGE OVER THE RIVER BRETT, BRIDGE STREET  
 HADLEIGH, BABERGH, SUFFOLK  
**Photographer:** Mr T. P. C. Bramer  
**Date Photographed:** 28 August 2002  
**Date listed:** 22 May 1972  
**Date of last amendment:** 22 May 1972  
**Grade** II

1161

BRII  
 Bric

TM 0242 2/194

1. 1161 BRIDGE STREET Bridge over the River Brett TM 0242 2/194 II 2. Probably C18. 7 cut water piers with stone ends up and down stream. Early C19 hand rail each side. Added cantilevered work comparatively recent, on West side.



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<b>IoE number:</b>	277612
<b>Location:</b>	15 BRIDGE STREET (south west side) HADLEIGH, BABERGH, SUFFOLK
<b>Photographer:</b>	Miss Lynnette Mortimer
<b>Date Photographed:</b>	09 September 2001
<b>Date listed:</b>	26 April 1950
<b>Date of last amendment:</b>	26 April 1950
<b>Grade</b>	II*

116l

BRII  
(South)

TM 0242 2/52

1. 116I BRIDGE STREET (South West Side) No 15 TM 0242 2/52 26.4.50. II\* 2. C18 2 storey tim and plastered, roofs tiled, upper storey projects on front with moulded capital and shaft remainin range. Timber framing exposed upper storey and part ground floor which has blocked window op front. NMR photos.

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the public.

Please note: inclusion of a listed structure on this website does not mean that it is open to

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