



GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041

**ASSESSMENT OF BUILDINGS OF
LOCAL SIGNIFICANCE**

JANUARY 2020

BUILDINGS OF LOCAL SIGNIFICANCE ASSESSMENT

The Neighbourhood Plan Household Questionnaire asked residents:

Should your Neighbourhood Plan aim to protect and enhance the quality of the built environment by protecting Historic Buildings?

964 residents answered this question and over 90% agreed that it should. As a consequence, the Neighbourhood Plan Working Group have assessed the historical buildings in the parish against the following criteria to determine if the building should be included in the Neighbourhood Plan as a Building of Local Significance:

- Age
- Rarity
- Aesthetic Interest
- Archival Interest
- Historical Association
- Designed Landscape Interest
- Landmark Status
- Social & Community Value

The criteria was based on Historic England's guidance on Local Heritage Listing.

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>



The Identified Buildings of Local Significance

As a result of the assessment the following buildings as shown on the attached Maps are considered to be Buildings of Local Significance:

- Nos. 4-8, The Street
- The Dower House, The Street
- Walnut Tree Cottage, East Barton Road
- Red brick wall, The Park
- Bunbury Arms, A143
- Chimneys, School Road
- West View, Conyers Green
- Terrace of cottages, Conyers Green
- Grey Flints, Conyers Green
- The Woodmans Cottage, Conyers Green
- Olcote, Conyers Green
- Trelaw Cottage, Livermere Road
- North Lodge, Livermere Road
- West Lodge, Fornham Road
- Mony Musk, The Avenue
- Anglenook cottages, A143
- Church Cottages, Green Lane
- Shinham Bridge Terrs., Green Lane
- Great Barton Place, East Barton Road
- Pillbox, nr. Icepits Wood
- Barton Cottage, Conyers Green
- Cattishall Farmhouse

The Neighbourhood Plan Working Group has ascertained that the responsibility for establishing a Local Heritage Asset List rests with the Local Planning Authority, West Suffolk Council and not the Parish Council. At present West Suffolk Council do not maintain a list so it is proposed that the draft Neighbourhood Plan will identify Buildings of Local Significance that should be considered for

inclusion **if** such a list was ever to be established. It is also proposed that the draft Neighbourhood Plan contains the following policy:

Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected. Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

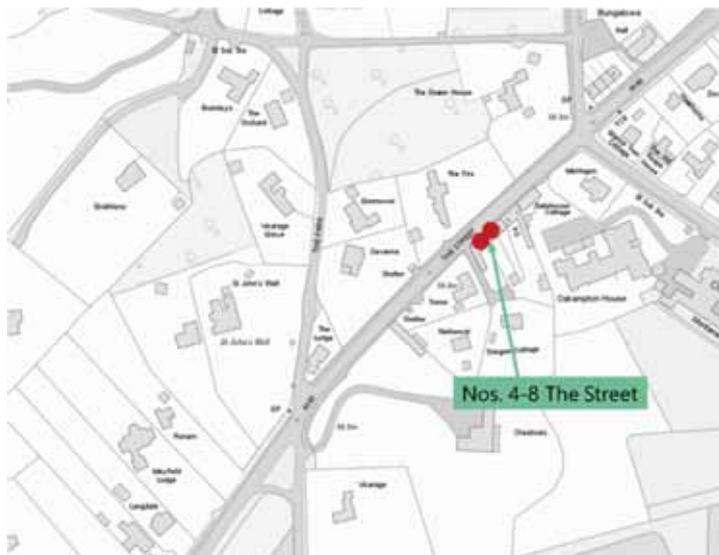
Appraisal

The following pages provide an assessment of each Building considered to be of Local Significance against the criteria.

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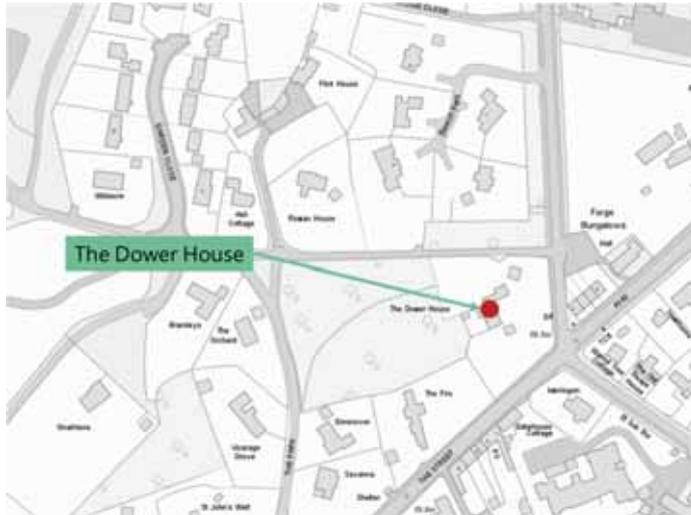
Nos. 4-8 The Street



Site reference: 1	Include in list (Y/N): Yes
Assessment date: 27/11/2019	The terrace is a recognised landmark at the centre of the village
Criteria	Assessment
Age	Mid to late 19th century.
Rarity	Minimal architectural interest. The brick and flint construction is found in a number of contemporary buildings in the village.
Aesthetic Interest	Significant, as testified by its inclusion in articles describing the village and on old postcards. The tiled porches are a notable feature.
Archival Interest	N/A
Historical Association	Only in so far as it was part of the core of the village from late Victorian times
Designed Landscape Interest	N/A
Landmark Status	Still perceived as the centre of the village
Social & Community Value	One of the dwellings presently serves as a post office



The Dower House, School Road



Site reference: 2	Include in list (Y/N): Yes On account of distinctive appearance and historical associations.
Assessment date: 17/11/2019	
Criteria	Assessment
Age	Believed to date from the 18C with later additions.
Rarity	A rather sprawling layout, partly single-storied, with colourwashed walls under pantiled roofs.
Aesthetic Interest	Of pleasing appearance and a design unique in the village.
Archival Interest	N/A
Historical Association	Family associations with the occupants of the former Barton Hall. It may once have served as a gatehouse.
Designed Landscape Interest	The house and gardens are attractive but mostly obscured by a wall separating them from the A143.
Landmark Status	N/A
Social & Community Value	None



Walnut Tree Cottage, The Street



Site reference: 3	Include in list (Y/N): Yes On account of its architectural interest and historical significance.
Assessment date: 17/11/2019	
Criteria	Assessment
Age	Mid-19C estate cottage.
Rarity	Brick and flint construction of unique design, with mock-timbered façade and single and double 'Tudor' chimneys similar to others on the Bunbury estate. Largely unaltered.
Aesthetic Interest	One of the most distinctive buildings in the village.
Archival Interest	N/A
Historical Association	One of the cottages built by Sir Henry Bunbury on the Barton Hall estate.
Designed Landscape Interest	No longer of landscape interest on account of its proximity to the A143 and encroachment by adjacent buildings.
Landmark Status	N/A
Social & Community Value	None



Red Brick Wall (Barton Hall kitchen garden wall) at Garden Close, The Park



Site reference: 4	Include in list (Y/N): Yes Because of its visual appeal and historical significance.
Assessment date: 17/11/2019	
Criteria	Assessment
Age	Mid-19C
Rarity	A wall enclosing what was once the kitchen garden of a large country house of which there are few examples locally.
Aesthetic Interest	Significant, because it is at present readily seen by passers-by.
Archival Interest	N/A
Historical Association	The walled garden was part of the Barton Hall estate, where the cultivation of a variety of plants was widely known.
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	The ownership of the wall is now shared by several recently built properties in Garden Close and Wildacres, for each of which it forms part of the garden boundary.



The Bunbury Arms, Ixworth Road



Site reference: 5	Include in list (Y/N): Yes
Assessment date: 20/11/2019	
Criteria	Assessment
Age	Built in 1844 by Sir Henry Edward Bunbury. Refurbished by Greene King in 2011.
Rarity	Brick and flint public house.
Aesthetic Interest	Brick and flint 2 storey construction with decorative timber veranda and small leaded windows.
Archival Interest	Originally a Victorian brewery for the workers of the Bunbury Estate. Presently a Greene King establishment.
Historical Association	Built by Sir Henry Edward Bunbury in 1844- supposedly so he could keep an eye on his workers rather than them go drinking in Bury St Edmunds.
Designed Landscape Interest	N/A
Landmark Status	Set on the junction of the A143 and Thurston Road.
Social & Community Value	The pub plays a significant role in the local community.



Photo source: <http://restaurants.suffolkvillage.info/2017/11/20/derek-layla-visit-the-bunbury-arms/>

Chimneys, School Road



Site reference: 6	Include in list (Y/N): Yes
Assessment date: 24/11/2019	
Criteria	Assessment
Age	Mid 19 th Century
Rarity	Brick and flint former school master's house.
Aesthetic Interest	2 storey building with brick and flint 'quoins', scalloped barge boards and decorative barley twist chimneys (Unable to see if the Bunbury crest is on these chimneys as it is on other's within the village ie the round gate lodge in The Street).
Archival Interest	N/A
Historical Association	Former Victorian school master's house. A good example of a well-built Bunbury estate property.
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	Presently a private dwelling.

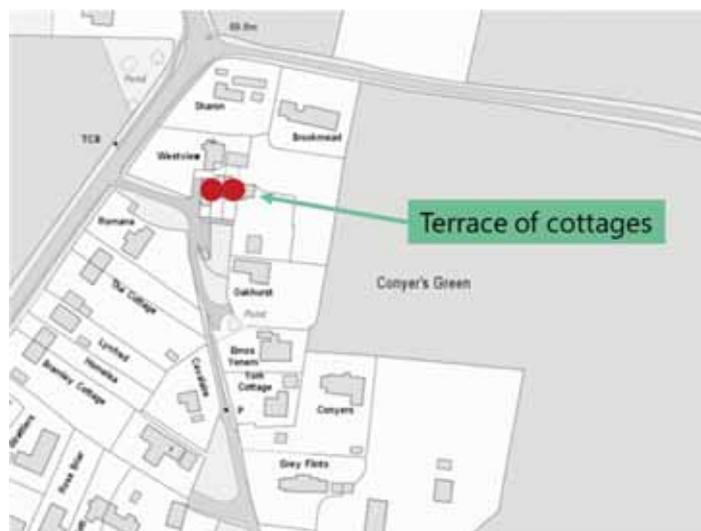


West View, Livermere Road, Conyers Green



Site reference: 7	Include in list (Y/N): Yes
Assessment date: 4/11/2019	
Criteria	Assessment
Age	Circa 18 / 19TH Century.
Rarity	West View was once a general shop which served Conyers Green – this is evident by the large windows in the right hand corner on the ground floor.
Aesthetic Interest	Circa 18/19C chimney stack along the ridge with tall plain red brick shafts. Original handmade clay pan tiles remain. Timber windows and barge boards with 'Norfolk cloaking' to gables. Gable fronted dormer windows set within the roof space. Large windows in the right hand corner on the ground floor which once formed the general shop on Conyers Green.
Archival Interest	N/A
Historical Association	Former Victorian school master's house. A good example of a well-built Bunbury estate property. The cottages are situated on a small hamlet known as Conyers Green, which comes under the Parish of Great Barton. Many of the cottages on Conyers Green date from the mid 17C. A manorial court roll and map forming part of the Manor of Barton hall dated 17C (suggested date circa 1640) identifies Conyers Green within 'precinct 13,. This map shows the land holdings – copyhold and freeholds in great detail and identifies the overall original form of Conyers Green – which is still to some degree recognisable today. Conyers Green was largely common land divided up in to strips in the original form of the medieval three field system. The Conyers family held the manor known as Necton Hall and gave their name to Conyers Green. The lane in Conyers Green was originally known as Church Path and once lead all the way down to The Church of Holy Innocents. Mains water was not supplied to Conyers Green until the 1950s. The original well remains in-situ close to the entrance to the lane accessed off Livermere Road.
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	West View once provided as a general shop on Conyers Green. It now provides an attractive cottage of some size set within attractive gardens.

1-4 Conyers Green



Site reference: 8	Include in list (Y/N):
Assessment date: 4/11/2019	Yes
Criteria	Assessment
Age	Numbers 3 & 4 were originally built as one dwelling circa mid 17C. Numbers 1 and 2 were added later circa 17C / 18C.
Rarity	The terrace of cottages is unique in Great Barton as it's the only terrace of timber frame cottages. Other terrace cottages are of brick and flint construction (ie Shinham Bridge and the Widow Almshouses etc). There is some thought that the terrace may once have been early almshouses due to the original uniformed layouts of the cottages.
Aesthetic Interest	Number 3 remains largely unaltered with some early features such as a timber plank and batten front door. There are two 19C chimney stacks along the ridge with tall plain red brick shafts. Original handmade clay pan tiles remain on the majority of the terrace with some more recent machine made and re-claimed pantiles mixed in. An early detail in the form of a window hood-mould remains around the first floor window in the main front elevation of number 1. Number 3 also features the window hood-mould detail which has been recently re-instated by the current owner. Two early diamond leaded windows remain to the rear of number 2. A 19C brick and flint one and a half storey outshot with slate tiles is located to the rear of numbers 2 and 3.
Archival Interest	There is information in relation to the cottages at the Local Records office in Bury St Edmunds. A manorial court roll forming part of the Manor of Barton Hall dated 17C (suggested date circa 1640) identifies Conyers Green within 'precinct 13'. The Hodgkinson's Map of Suffolk dated 1783 shows the row of cottages.
Historical Association	N/A
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	N/A

Grey Flints, Conyers Green



Site reference: 9	Include in list (Y/N): Yes
Assessment date: 4/11/2019	
Criteria	Assessment
Age	Circa 19 C.
Rarity	Quaint brick and flint cottage once providing a pair of semi-detached cottages but more recently converted in to one single dwelling.
Aesthetic Interest	Brick and flint construction with decorative brick arches and brick coining to corners constructed in plain red brick. There are dormer windows to roof space and a large tall red brick original chimney stack located central to the ridge.
Archival Interest	N/A
Historical Association	The cottages are situated on a small hamlet known as Conyers Green, which comes under the Parish of Great Barton. Many of the cottages on Conyers Green date from the mid 17C. Historical Manorial Maps show land holdings in Great Barton under copyhold and freehold in great detail and identifies the overall original form of Conyers Green – which is still to some degree recognisable today. The Conyers family who held the manor known as Necton Hall gave their name to Conyers Green. The lane in Conyers Green was originally known as Church Path and once lead all the way down to The Church of Holy Innocents. Mains water was not supplied to Conyers Green until the 1950s. The original well remains in-situ close to the entrance to the lane accessed off Livermere Road.
Designed Landscape Interest	The cottage is set within a large plot of pretty cottage style gardens.
Landmark Status	N/A
Social & Community Value	Grey flints provides an attractive and historical home which was probably built by the Bunbury Family to house estate workers / the general parish.

The Woodmans Cottage, Conyers Green



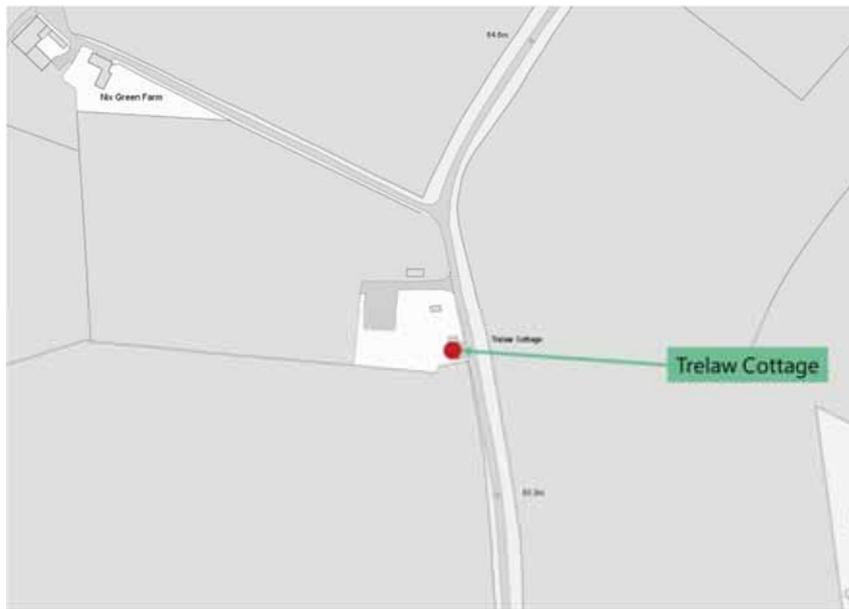
Site reference: 10	Include in list (Y/N): Yes
Assessment date: 4/11/2019	
Criteria	Assessment
Age	Circa 17C/ 18C
Rarity	A particularly attractive timber frame cottage with quaint dormer windows set within the roofscape and attached to the rear of Olcote. It would appear that Woodmans Cottage was built first with Olcote being added on at a later date – probably to house a growing parish community.
Aesthetic Interest	Attractive rough cast rendered cottage of one and a half storey scale with large tall brick chimney set within the ridge / gable end. Norfolk cloaking to gables and fluted barge boards and finials. The property has particularly attractive cottage style gardens to the front.
Archival Interest	N/A
Historical Association	The cottages are situated on a small hamlet known as Conyers Green, which comes under the Parish of Great Barton. Many of the cottages on Conyers Green date from the mid 17C. Historical Manorial Maps show land holdings in Great Barton under copyhold and freehold in great detail and identifies the overall original form of Conyers Green – which is still to some degree recognisable today. The Conyers family who held the manor known as Necton Hall gave their name to Conyers Green. The lane in Conyers Green was originally known as Church Path and once lead all the way down to The Church of Holy Innocents. Mains water was not supplied to Conyers Green until the 1950s. The original well remains in-situ close to the entrance to the lane accessed off Livermere Road.
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	Woodman cottage provides a beautiful and historical home on Conyers Green.

Olcote, Conyers Green



Site reference: 11	Include in list (Y/N): Yes
Assessment date: 4/11/2019	
Criteria	Assessment
Age	Circa Early 19C.
Rarity	Olcote is of particular interest due to retention of a number of its original finishes and detailing.
Aesthetic Interest	<p>Olcote is a particularly attractive cottage and is certainly a nod towards the 'Cottage Orne' era when landed gentry would build their estate workers cottages in the fashionable 'Old English' style.</p> <p>Of particular note are:</p> <ul style="list-style-type: none"> • White Brick and flint construction (possibly using the once locally made Woolpit white bricks?) with brick dressing to the corners. • Four tall octagonal chimneys shafts with decorative brick detailing. • Octagonal diamond leaded windows. • Deep overhangs with Norfolk cloaking and large gablets and drop finials. • Window hoodmoulds
Archival Interest	N/A
Historical Association	<p>The cottages are situated on a small hamlet known as Conyers Green, which comes under the Parish of Great Barton.</p> <p>Many of the cottages on Conyers Green date from the mid 17C.</p> <p>Historical Manorial Maps show land holdings in Great Barton under copyhold and freehold in great detail and identifies the overall original form of Conyers Green – which is still to some degree recognisable today.</p> <p>The Conyers family who held the manor known as Necton Hall gave their name to Conyers Green.</p> <p>The lane in Conyers Green was originally known as Church Path and once lead all the way down to The Church of Holy Innocents.</p> <p>Mains water was not supplied to Conyers Green until the 1950s. The original well remains in-situ close to the entrance to the lane accessed off Livermere Road.</p>
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	<p>Olcote is a particularly attractive cottage and a focal point to the entrance of Conyers Green.</p> <p>Conyers Green which is an historic hamlet in the village of Great Barton and features some of the earliest dwellings and still today provides a vibrant and close-knit community, as it has done for centuries.</p>

Trelaw Cottage, Livermere Road



Site reference: 12	Include in list (Y/N): Yes
Assessment date: 4/12/2019	
Criteria	Assessment
Age	Likely mid 18C origins with later additions
Rarity	An isolated location approx. 1.5 miles from village centre. Believed to be the only "jettied" first floor portion in Gt Barton.
Aesthetic Interest	Detached 2/S cottage with 3 bedrooms and 2 reception rooms, original portion of timber frame construction with sympathetic 2/S rear extension all under a slate roof, rendered elevations and replacement timber windows with glazing bars. Open fireplaces and exposed beams in the 2 reception rooms with some beams on first floor.
Archival Interest	Jettied buildings were often a sign of owners displaying their wealth or the builder wishing to display his construction skills.
Historical Association	Originally known as Nix Green Cottage, standing in the middle what was Nix Green farm, the name changed due to confusion over deliveries going to the farm.
Designed Landscape Interest	Remote from other dwellings other than the farm with extensive views in all directions over open farmland.
Landmark Status	N/A
Social & Community Value	None known



North Lodge, Livermere Road



Site reference: 13	Include in list (Y/N): Yes
Assessment date: 4/12/2019	
Criteria	Assessment
Age	19C with extension undertaken approx. 1987
Rarity	Typical property of its time but with limited examples in Gt Barton.
Aesthetic Interest	Detached house in Suffolk whites, flint and brick quoin construction, double fronted two storey projections all under slate roof with sympathetic 20th century 2/s extension in matching materials. Timber replacement windows with glazing bars, original 4 pot central chimney stack with brick detailing. Single storey slate roof extension and Polychromatic brick arches to original windows.
Archival Interest	At the time of sale by the Bunbury estate in 1915 North Lodge and Conyers Green Farm were the only 2 dwellings in Livermere Road. In the 1940's there was a shop where the single storey extension now stands
Historical Association	North Lodge stood at one of the Barton Hall entrances sold by auction in 1915 when the estate was broken up. The greater extent of the 2 acre holding was subsequently sold away and part of the remaining garden developed by the present owner for 2 dwellings. Original purchaser from the Bunbury estate understood to have been a Mrs Clinton, head teacher at the school.
Designed Landscape Interest	Now forming part of the ribbon development in Livermere Road but facing extensive woodland.
Landmark Status	N/A
Social & Community Value	None known



West Lodge, Fornham Road



Site reference: 14	Include in list (Y/N): Yes
Assessment date: 4/12/2019	
Criteria	Assessment
Age	19C with mirrored 2 storey extension early 1990's
Rarity	A particularly attractive property of which there are numerous comparable examples throughout Suffolk although limited in Gt Barton
Aesthetic Interest	West Lodge is a particularly attractive dwelling of two storey flint construction under a slate roof with Suffolk "whites", Gothic arch to front door, windows with "hood moulds" and gaged brick arches, scalloped barge boards and bespoke timber windows with vertical glazing bars, believed to be the only examples in the village. The original cottage was doubled in size late last century with work carefully replicating the original dwelling with the exception of the chimneys.
Archival Interest	West Lodge formed part of the Bunbury Estate until split up and sold by Auction in 1915, tenanted at that time by police constable Manning and shown on early OS maps as the police station.
Historical Association	One of the former lodges to Barton Hall that once stood on the road that led from Bury St Edmunds to Barton Hall. Part of the route to The Hall remains passing alongside the property and leading into Hall Park.
Designed Landscape Interest	West Lodge occupies a prominent position in Fornham Road at the Northern end of The Avenue, a mature tree lined highway facing south over The Stud and farmland.
Landmark Status	N/A
Social & Community Value	None

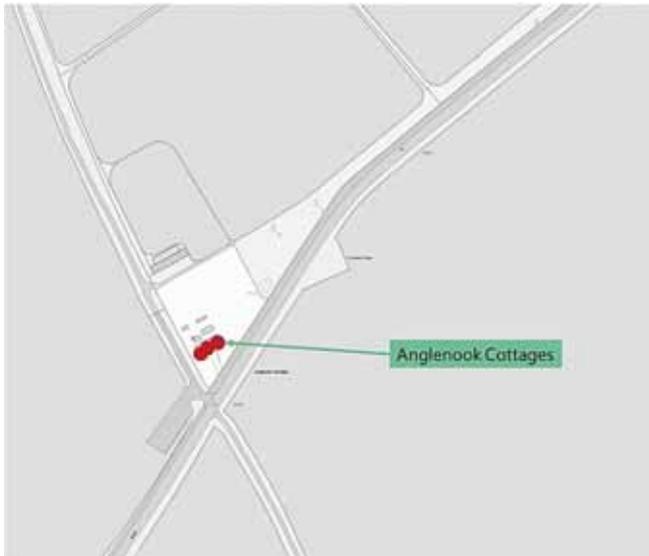


Mony Musk, The Avenue



Site reference: 15	Include in list (Y/N): Yes
Assessment date: 22/11/2019	
Criteria	Assessment
Age	Not known – estimate 19th Century
Rarity	High. A grand two storey thatched house, one of very few in Great Barton and the immediate surrounding locality.
Aesthetic Interest	A beautiful building including several notable features: <ul style="list-style-type: none"> • Roof tiled “bay” windows to the front • Iron cross-hatched windows throughout • Dormer and recessed thatched windows • Solid wooden door fronting roof-tiled porch • Natural water feature in the garden • Surrounded by a sense copse of trees to the west and south • Set within the distinctive and dramatic tree-lined landscape of The Avenue
Archival Interest	None noted
Historical Association	Set within the bounds of the old Bunbury estate and, given estimated age and grandeur, presumably built for someone important in the local community at the time.
Designed Landscape Interest	None
Landmark Status	One of the most distinctive and interesting buildings in the area, contained within a highly picturesque setting.
Social & Community Value	None noted

Anglenook Cottages, Adj A143 (The Street)



Site reference: 16	Include in list (Y/N):
Assessment date: 22/11/2019	Yes
Criteria	Assessment
Age	Mid 19th Century
Rarity	<p>Considerable.</p> <p>These are 2.5 storey cottages in the typical local and flint style but with some relatively unusual features including</p> <ul style="list-style-type: none"> • Brick edged windows • Black soffits with an embedded cross design and “hanging” embellishments • Sandstone (?) fronting to denote the “roof space” on the gable ends and above the front windows
Aesthetic Interest	Picturesque within the landscape.
Archival Interest	None known
Historical Association	<p>Formerly known as Clay Cottages.</p> <p>Close to both the original “Drover’s Track” route to Bury St Edmunds (which closely follows the route of the current public bridleway) and the subsequent “turnpike road” (the current A143) established in the early 19th century.</p>
Designed Landscape Interest	None
Landmark Status	<p>Very high.</p> <p>In a very prominent and visible location adding to the landscape interest when approached from the west and, in particular, when seen from the public bridleway to the south.</p> <p>A highly visible landmark roughly halfway between the settlement boundaries of Bury St Edmunds and Great Barton, adjacent to the main highway (A143).</p>
Social & Community Value	None noted

Church Cottages, Green Lane



Site reference: 17	Include in list (Y/N): Yes
Assessment date: 22/11/2019	
Criteria	Assessment
Age	Mid 19th Century
Rarity	Moderate. Although the brick and flint style is relatively unusual more broadly, it is a very typical and distinctive construction style within the surrounding area on similar isolated properties.
Aesthetic Interest	Two storey brick and flint manor house featuring distinctive Tudor chimneys. A fuller appraisal of the other features of the property is not possible without gaining access to the grounds. There is a modern electronic gate to the front and high wooden fencing to the rear.
Archival Interest	None noted
Designed Landscape Interest	None
Landmark Status	None. The property is heavily (and seemingly deliberately) screened by trees to the front and fencing to the rear. It is barely visible from any direction and hence serves no "landscape" function.
Social & Community Value	None



Shinham Bridge Terrace, Shinham Bridge



Site reference: 18	Include in list (Y/N): Yes
Assessment date: 22/11/2019	
Criteria	Assessment
Age	19th Century
Rarity	Unusual. Two rows of 6 small terraced brick and flint cottages set on the edge of an open arable landscape, separated to the rear by a narrow alleyway. There is nothing else of this distinct character in the village or the surrounding area.
Aesthetic Interest	Two storey with dormer windows in the upper tier and very distinctive tall chimneys. Unusual white soffits on the gable ends with a "fluted" design. One roof and chimney show evidence of modern repair / re-construction and another has had a full solar panel array added. The adjoining walls and fences separating the properties to the rear have been the subject of much extensive renovation, repair and replacement, although evidence of the (presumably) original brick-walled construction remains on some properties.
Archival Interest	Not noted
Historical Association	Presumed to be estate workers cottages from the original Bunbury estate but could find no documented evidence of this.
Designed Landscape Interest	None of note
Landmark Status	Very significant. In their original setting, prior to the addition of the adjacent post-war street of chalet-style bungalows (Shinham Bridge), they would have been a truly spectacular element of the landscape. Although slightly diminished by the more modern addition alongside, they retain a distinctive and prominent character, especially when viewed from the west and south (East Barton Road).
Social & Community Value	None



Barton Place, East Barton Road



Site reference: 19	Include in list (Y/N): Yes
Assessment date: 6/12/2019	
Criteria	Assessment
Age	Not known but estimate 19th century (Victorian)
Rarity	<p>Imposing detached 3 storey farm-house in a standalone plot with associated farm storage buildings on site immediately adjacent to the North. Some of these buildings have been converted into a small "business park".</p> <p>Very limited visibility to the casual passer-by - upper storey and roof only - but the most visible and interesting feature are the rounded Dutch gables giving a (presumably) striking elevation at the front and rear of the property.</p> <p>Heavily and deliberately screened from the road by a tall and mature conifer hedge and numerous mature trees.</p>
Aesthetic Interest	<p>Two storey with dormer windows in the upper tier and very distinctive tall chimneys.</p> <p>Unusual white soffits on the gable ends with a "fluted" design.</p> <p>One roof and chimney show evidence of modern repair / re-construction and another has had a full solar panel array added.</p> <p>The adjoining walls and fences separating the properties to the rear have been the subject of much extensive renovation, repair and replacement, although evidence of the (presumably) original brick-walled construction remains on some properties.</p>
Archival Interest	<p>Not known.</p> <p>It has been owned by the Hay family since 1960 as the base for farming their 2000 acres of arable farmland.</p>
Historical Association	Adjacent to the designated Ancient Woodland of Barton Shrub to the West, a dense copse of mixed deciduous and evergreen trees which is an important natural landscape feature in the area.
Designed Landscape Interest	Not possible to ascertain – grounds are barely visible.
Landmark Status	A prominent and sizable building but it does not form part of the visual landscape of the area from any direction.
Social & Community Value	The farm is a local employer and the farm site is the base for a number of small businesses.

Pillbox bordering Green Lane



Site reference: 20	Include in list (Y/N): Yes
Assessment date: 22/11/2019	
Criteria	Assessment
Age	1940
Rarity	Common – there are 1,347 known instances in the UK
Aesthetic Interest	Limited. An imposing block hexagonal concrete structure with rifle embrasures cut into the sides. Partially covered by overgrown vegetation.
Archival Interest	Some. The pillbox is an FW3/22 Casemate – the second most common in the UK of this type of defence structure, most likely built in 1940-41 when the threat of German land invasion in World War Two was at its' highest
Historical Association	Very Significant. Although the structure was never actually used for its' intended defensive purpose, it has obvious emotional and historical importance because of it's connection to the major conflict of World War Two. Although there is no particular community attachment to it as a building per se, there is a strong desire to see it protected, serving as it does as a potent visual reminder of the events of 1939-45.
Designed Landscape Interest	N/A
Landmark Status	Significant. The pillbox occupies a prominent site in the arable landscape of the village outskirts, sitting alongside a public footpath and close to the public bridleway leading to Icepits Wood. It is also very clearly visible from Green Lane to the South.
Social & Community Value	Limited. It is a feature of visual interest for users of the public bridleway which connects the core of the village with the Great Barton Allotment site and then on to Icepits Wood.



Picture source - <https://www.tracesofwar.com/sights/22400/Pillbox-FW3-22-Great-Barton.htm>

Barton Cottage, Livermere Road, Conyers Green



Site reference: 21	Include in list (Y/N): Yes
Assessment date: 4/11/2019	
Criteria	Assessment
Age	Early 19th century.
Rarity	Barton Cottage is particularly interesting with its 'mansard roof' which is uncommon and the only cottage in Great Barton of this design. Brick and flint construction. One and a half storey. Largely unaltered with a range of original details and finishes. Elevation fronting Livermere road is in fact the rear elevation – as the main access was once taken from the Lane within Conyers Green.
Aesthetic Interest	As mentioned above – Barton Cottage has a quaint mansard roof finished in original handmade clay pan tiles. <ul style="list-style-type: none"> • Polychromatic brick detailing in contrasting buff bricks. • Projecting brick and flint plinth. • Norfolk cloaking' to the gable. • Original chimney stack along the ridge with tall plain red brick shaft. • Timber plank and batten front door. • Timber casement windows with glazing bars to west elevation – possibly original or a sympathetic replacement.
Archival Interest	
Historical Association	Barton Cottage was once known as 'Barton Meeting Place' and was connected with the Free Church back in the 1800's. Within the grounds of the cottage was an old chapel – which was later removed and re-erected at the rear of the Free Church off Mill Road.
Designed Landscape Interest	N/A
Landmark Status	N/A
Social & Community Value	Barton Cottage was once the 'Barton Meeting Place' linked with the Free Church in the 1800's



Cattishall Farmhouse



Site reference: 22	Include in list (Y/N): Yes
Assessment date: 6/12/2019	
Criteria	Assessment
Age	The unknapped flint part of the farmhouse dates from the early 17th century now used as the kitchen with a guest bedroom above. Two extensions were added in the 18th century and even in the 19th and 20th century there have been building additions to the farmhouse. In the last 30 years a full depth glazed lounge has been added.
Rarity	The early 17th century build has red brick corner piers along with the window surrounds. Other areas at this time were established by using clay lump. A traditional 2 storey house with pitch roof is believed to have been thatched due to the very simple timber roof construction. The roofing timbers now show strengthening to support the change to hand made clay peg tiles.
Aesthetic Interest	 <p>Eastern garden surrounded by a flint and red brick wall</p>
Archival Interest	Unknapped flint work with red brick, the timber roofing structure plus evidence of 17th century door hinges
Historical Association	Cattishall Farm was part of the Bunbury estate, 1681 to 1914 and evidence shows the farm being under a tenancy.
Designed Landscape Interest	Cattishall Farmhouse lies within 2 acres of grounds with many additional features, not least the perimeter wall of flint and red brick with half round coping tiles to the eastern garden area. To ensure the continuing identity of Cattishall Farmhouse and the hamlet of Cattishall with the Severals housing development to the west, a significant landscape buffer was secured in 2014 between the Borough

	Council, the Developer, Great Barton Parish Council with Cattishall residents. <i>Reference: Berkeley Strategic & SEBC Statement of Common Ground and Framework Plan, January 2014</i>
Landmark Status	A traditional working farm for at least 300 years was sold off just after WW11 to become a private dwelling that has been restored and extended whilst retaining evidence of its history.
Social & Community Value	N/A





**GREAT BARTON
NEIGHBOURHOOD PLAN
2019 - 2041**
