

Public consultation on the proposed extension of Burlington Road Conservation Area  
February 2019



Dalton Road

Clarkson Street

London Road

Ipswich Borough Council is proposing to extend the existing Burlington Road Conservation Area to include properties on Dalton Road, and parts of London Road, Clarkson Street, Stevenson Road, Benezet Street and Granville Street. The extent of the proposal is confirmed on the below map on page 4.

**What is a Conservation Area?**

Conservation Areas are made by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, and are areas which have been designated because of their special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance.

The existing Burlington Road Conservation Area was designated in 1977 and includes properties along Portman Road, Crescent Road, Stevenson Road and Burlington Road. There is a strong residential character to this Conservation Area, which is a mid-Victorian suburb which illustrates the growth of Ipswich during the 19<sup>th</sup> century. Although varied in design, the buildings within the existing Conservation Area, demonstrate Victorian architectural fashions, influences and aspirations. The limited palette of materials of principally red and buff brickwork with slate roofs, as well as the regular use of prominent gables, bays and decorative detailing gives the Burlington Road Conservation Area a distinctive historic and architectural identity.

**Why is the Burlington Road Conservation Area proposed to be extended?**

Under the Planning (Listed Building and Conservation Areas) Act 1990, it is the Council's duty to review its Conservation Areas, and determine whether any further parts should be designated as Conservation Areas. As part of this recent review of all of the borough's Conservation Areas, extensions to the Burlington Road Conservation Area have been identified, and are now proposed for designation, as shown on the attached map.

**Summary of architectural and historic interest of areas proposed for inclusion within Burlington Road Conservation Area**

**Dalton Road (numbers 3-23 and 4-36 Dalton Road)** is an area of mid-19<sup>th</sup> to early-20<sup>th</sup> century residential development of various architectural designs, ranging from 2 to 3 storeys in height, generally with slate roofs, with a combination of buff and red brickwork facades. Although varied in their finish, the dwellings in this proposed extension area feature attractive examples of architectural embellishment, such as brick quoining, corncicing at eaves level, canted bay windows, decorative string courses, and stone lintels with corbeled detailing. Although the date of these buildings are slightly later than the core of the Burlington Road Conservation Area, their appearance and layout certainly responds to the established character of the area, and their preservation is considered to be desirable by the Local Planning Authority.

**London Road (numbers 1-21 and 30-64 London Road, 42-50 Stevenson Road, 1 and 5-7 Clarkson Street)** is also proposed for Conservation Area designation, comprising primarily residential dwellings dating from the mid-19<sup>th</sup> century. This stretch of London Road also includes a varied architectural approach with the crescent at 38-44 London Road, the unusual 4 storey Wellington Terrace at 42-64, Burlington Baptist Church

dating from 1875, as well as more traditional pairs of semi-detached houses. This area is recommended for inclusion as this part of London Road includes high quality examples of residential development which was built at a similar time to the core of Burlington Road, and is reflective of the more speculative house building of the aspiring middle classes. This stretch of London Road features some particularly unusual examples of domestic architecture from the mid-Victorian period which again is considered desirable to preserve as a contrast to the more imposing dwellings found in the existing Burlington Road Conservation Area.

**Clarkson Street (numbers 13-25 and 36-38 Clarkson Street, 3 and 21 Benezet Street and 24 Granville Street)** is also proposed for inclusion within the revised Burlington Road Conservation Area boundary. This short section of Clarkson Street provides an example of a mid-19<sup>th</sup> century buff brick terrace, with dwellings of wide proportions across a three window range, which sit opposite a pair of detached dwellings which mimic this character on a more elaborate scale with prominent central door cases and corbelled lintels. Although denser in layout, the selected buildings along Clarkson Street are well preserved examples of terraced housing, and illustrate the transition from the leafy 19<sup>th</sup> century suburb to the higher volume of house building which bounds the Conservation Area.

#### **What does Conservation Area designation mean for properties in the proposed designation area?**

As Conservation Areas are areas of special historic and architectural importance, Conservation Area designation provides additional protection within the planning system to prevent unsympathetic development to ensure the special interest of the area is preserved. It introduces a number of additional planning controls including:

- control over the demolition of unlisted buildings
- control over works to trees
- restrictions on the types of development which can be carried out without the need for planning permission
- the requirement for new development to have regard to preserving and enhancing the historic environment
- registered local land charge

Restrictions arising from Conservation Area designation do not seek to prevent alterations or new development, but rather are to ensure development is appropriate to the historic environment and contributes positively to the character and appearance of the area.

Please note, Conservation Area designation does not alter permitted development rights with regard to the replacement of windows and doors, although the retention of original features and use of traditional materials is advocated by Conservation Officers.

Historic England commissioned a research project in 2012 with the London School of Economics to assess the effect on Conservation Areas on value (in terms of economic value, such as house prices, as well as social value), which may be of interest when considering the Council's proposal to extend the Burlington Road Conservation Area - <https://historicengland.org.uk/content/docs/research/assessment-ca-value-pdf/>.

#### **Extent of consultation**

The Council is writing to residents and registered landowners of properties in the proposed extension areas, as shown on the enclosed map to explain what Conservation Area designation means and to invite comments and views on the proposals. A public notice has also been printed in local newspapers.

#### **Making representations**

If you would like to make any formal representations regarding the proposed extension of the Burlington Road Conservation Area, as shown on the below map, please submit your written comments by 19<sup>th</sup> March 2019, either to [conservationandurbandesign@ipswich.gov.uk](mailto:conservationandurbandesign@ipswich.gov.uk) or to Conservation and Urban Design, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE.

To answer any specific queries you may have regarding the proposed extension to the Burlington Road Conservation Area, a public engagement drop in event will be held on 14<sup>th</sup> March 2019 from 4pm until 7pm at the Church Centre Ground Floor Room at Burlington Baptist Church, London Road, Ipswich, IP1 2EZ. This event will be attended by Conservation Officers and Planning Officers from Ipswich Borough Council whereby you can ask any questions you may have regarding the proposed extension to the Conservation Area boundary.

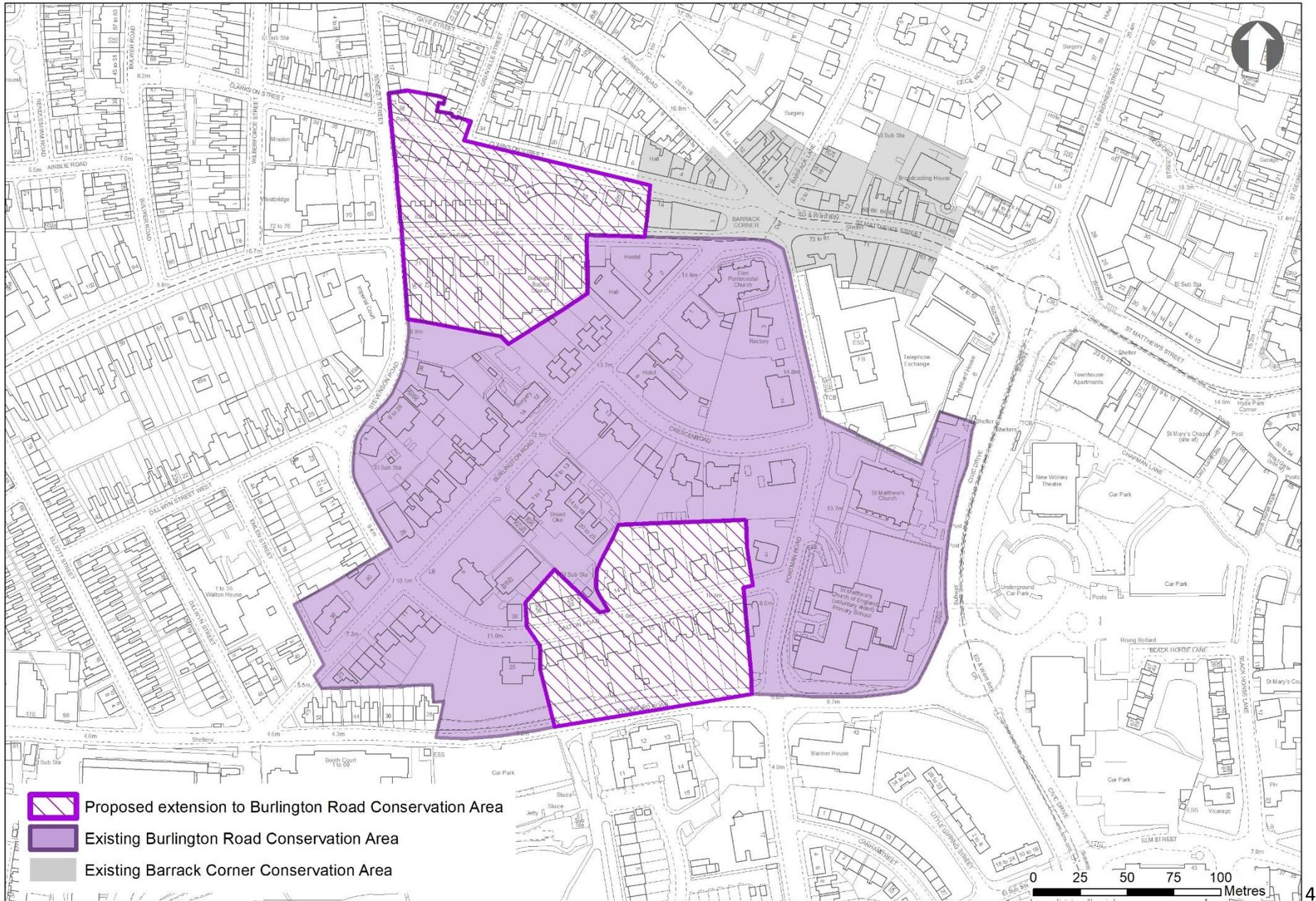
**Privacy notice**

Ipswich Borough Council is the data controller for the purposes of the Data Protection Act 2018 and other regulations including the General Data Protection Regulation (Regulation (EU) 2016/679).

As part of our public task, if you choose to comment on the proposals to extend the Burlington Road Conservation Area as detailed in this letter, we will process your comment, and store your contact details. Your comment will be made public as it will form part of the evidence base used to inform the decision for formally extending the Conservation Area as discussed, but we will not publish your email address, contact address or telephone number. The above purposes may require disclosure of any data received in accordance with the Freedom of information Act 2000.

We will hold this information for 1 year. For further information about how we use your data please visit [www.ipswich.gov.uk/privacy](http://www.ipswich.gov.uk/privacy).

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