

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



BARRACK CORNER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

barrack corner conservation area



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1 introduction

Ipswich is fortunate to have a long and important history reflected in many fine buildings and areas, which are distinguished by their architecture and landscape setting.

This creates an attractive environment that is the product of many different eras. These areas are unique examples of our social, cultural and aesthetic past and must be safeguarded from indiscriminate or ill-considered change.

The Planning (Listed Building & Conservation Areas) Act 1990 states that:

"Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as Conservation Areas".

Planning Policy Statement 5: Planning for the Historic Environment also makes clear:

"The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."

This designation is not intended to prevent all change or development, but to ensure the special character of the area is protected and enhanced, that proposed changes are subject to particular scrutiny and to try to ensure that it is appropriate to an areas' special character.

Although conservation areas often contain "Listed Buildings" it is not always enough just to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and Conservation Areas are intended to protect that environment. This is done through a number of additional planning controls, which mean that certain alterations, the demolition of buildings or parts of them (with particular exceptions), and works to trees require the prior approval of the Council. This additional control is necessary because it is the appearance of the area as a whole that is important and this could be spoiled by unsympathetic work, which diminishes its special character. Conservation area designation and control is intended to foster a more enlightened attitude to change and improvement.

This document has three main aims. These are to:

- provide detailed guidance on the Council's expectations for all kinds of development and related proposals affecting conservation areas by way of its approved policies for the area;
- promote schemes of preservation and enhancement where appropriate;
- provide an understanding of what is special about the character of the area.

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Planning and Development Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.

2 extent of the conservation area

This conservation area was formally designated on 22nd May 1985 and covers two identity areas of groups of buildings and spaces with distinctly differing characters - the western part of St

Matthew's Street, and the buildings around the junction of Barrack Corner. To the south and immediately adjacent, is the Burlington Road Conservation Area designated in February 1977.

3 reason for designation

The western end of St Matthew's Street has remained relatively unchanged for many years. However, increasing competition for shops, offices and other businesses in the town centre is likely to give rise to pressure for development. This

area was declared a conservation area in 1985 to preserve the architectural and visual qualities of the area and to ensure that any new development blends with the surroundings.

Former Half Moon and Star PH

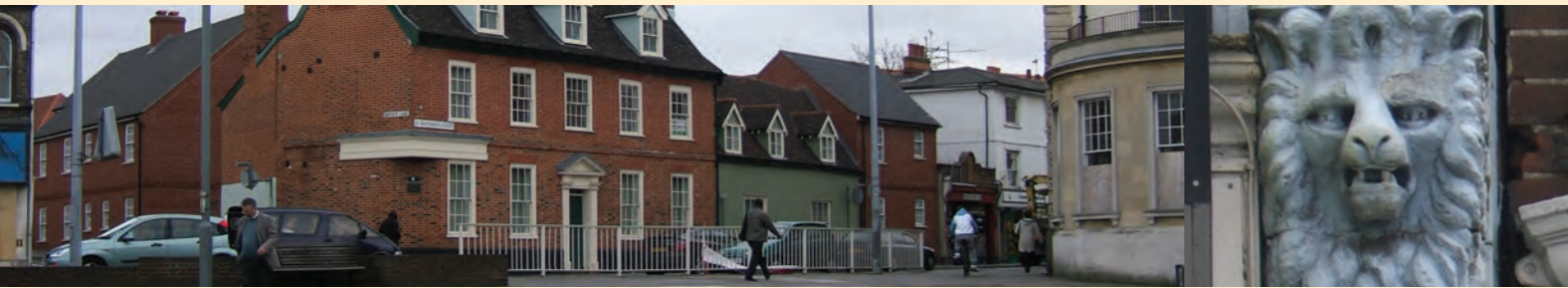


4 summary of significance of the area

The area comprises two identity areas, firstly, an historic but busy main radial road in commercial use, with markedly different scale and age of buildings on each side; and secondly, a large partly paved open space formerly the junction of six roads and dominated by the nearby Elim Church. There are a number of listed buildings and buildings of special local character and interest in the conservation area which are set out in Appendix 1.

Many conservation areas are composed of individual parts which, while creating a cohesive overall character, are often composed of smaller areas with specific identities. The special character of the two identity areas is set out in greater detail below.

Barrack Corner



Giant painted lion console bracket at No 67 St Matthew's Street

5 historic development of the area

The area is important historically for being the main route into the town centre from the west and north (London, Bury-St-Edmunds and Norwich) from the mediaeval period onwards and especially as the late Victorian inner suburbs developed. The plan (overleaf) shows the area in c.1867 when it still retained its narrow mediaeval character and before the housing in Burlington Road to the bottom left was fully developed.

Today only the small buildings south of the former Royal Cavalry Barracks parade ground (top centre of the map - now the housing in Cecil and Geneva Roads) retain their mediaeval scale. Victorian widening on the south side in the late 19th Century and the construction of Civic Drive in place of St Matthews Church Lane in the mid-20th Century drastically changed the buildings and spaces. St Matthews Street remains a heavily trafficked route and the environmental effects of this seriously detract from its special architectural character.

The area contains only two listed buildings: the former Half Moon and Star Public House and No.70 St Matthew's Street (which are contiguous). In 1984 Nos.48 to 68 and No.73 St Matthew's Street were identified to be of special local architectural interest by the Ipswich Society. Also identified as being of special local interest at the time of designation were: Nos. 2-4 Clarkson Street, St Matthew's Hall Clarkson Street and No 3 Clarkson Street, the former Orwell Motor Cycle Co. building. Nos. 54 to 58 St Matthew's Street have since been redeveloped, but to the list of buildings of local interest should now be added: 2-4 Norwich Road; Nos. 8-10 Norwich Road (for its shopfront); Nos. 61-63 St Matthew's Street for their ornamental brickwork and No. 71 St Matthew's Street for its Edwardian architectural design.

6 archaeological significance of the area

There have been a variety of archaeological finds along St Matthews Street from both Saxon and Medieval periods. The specific finds are outlined in Appendix 2. Any new developments within this conservation area will need to take account of

the sites archaeological significance. In these circumstances the Council may impose conditions requesting an archaeological watching brief.

E White's map of 1867





Above: St Matthew's Street
Right: view of Barrack Corner



Above: 61-63 St Matthew's Street
Left: 63-73 St Matthew's Street
Right: Former fishmonger's shopfront



7 architectural and historic characteristics

Many conservation areas are composed of individual parts that, while creating a cohesive overall character, are often composed of smaller parts with specific identities.

In this conservation area two such identity areas are described:

- 1 St Matthews Street
- 2 Barrack Corner

7.1 St Matthew's Street Identity Area

From the east, St Matthew's Street curves gently before entering the large open space of Barrack Corner. The scale and continuous frontages give a strong sense of enclosure within this part of the street. In the opposite direction, the architectural character of the area is seriously eroded by the effect - immediately outside the area boundary - of setting back the line of the 1960s comprehensive redevelopment around the lower end of Berners Street and the office scheme on the old St Matthew's Baths site at the top of Civic Drive. This dramatic change in the width of the street reinforces the special townscape quality and character of the remainder within the conservation area.

Within the street itself, the age and scale of the buildings provide a pleasing and interesting contrast having primarily vernacular domestic scaled buildings on the north side and taller architect designed Edwardian commercial buildings on the south side.

The northern frontages are narrow and the buildings primarily domestic in scale and vernacular in style and materials. Roofs are predominantly plain-tiled but black glazed pantiles are a welcome and uncommon variant on Nos.60 and 62 and natural Welsh slates on Nos.64-68. The buildings are predominantly two storey, some with attics. Some are of 16th or 17th Century origin with timber frames, but in the middle of the range, three properties (Nos. 54-58) were extensively refurbished involving the redevelopment of one property in 1988-9. These have largely respected the character, scale and materials of the buildings they have replaced. Towards the western end of the street on this same side, the scale rises to three storeys as the road narrows slightly creating a welcome sense of heightened enclosure immediately before the opening out into Barrack Corner.

All the buildings are in commercial use. Most have traditional timber shopfronts with the exception of Nos.64-68. On the upper floors the traditional detailing has been maintained by timber sash windows in the original buildings which has been followed by the infill schemes. The exceptions are No.60 where an

unsympathetic PVCu window has replaced the traditional detailing and No.62 where a top-hung casement has replaced the sash window.

On the south side, the buildings are primarily three storey and early Edwardian. Comprehensive rebuilding took place in 1902-4 when the street was widened and four of the five buildings were constructed. The earliest, Nos.61-63 by an unknown hand, has elaborate white brick dressings and shallow stone pilasters and a shopfront with robust brass fittings originally designed to open to display fresh fish; No.65 is by the London architect P J Turner; No.67, painted with first floor oriel bay windows is by the architect H E Kettle; and No.69-69A, in red brick, also with an oriel bay is by the noted and prolific Ipswich architect J A Sherman. The former Barclays Bank No.71 by the architect J S Corder designed in 1919-20 has large neo-Classical dormers and a Cumberland, green slate roof laid in graduating courses.

Towards the western end of the street, the larger three storey scale and proportions of the early

19th Century painted stucco of Welch Chemists shop (Nos.64-66) on the north side relates well to the large stone two-storey building No.73 of similar date on the south side. This latter building was converted in 2001 from commercial use into residential apartments having originally been a large private house with extensive grounds to the rear. It was built around 1850 for the Quaker Banker and noted local 19th Century photographer Robert Dykes Alexander. Unfortunately the architect of this impressive building is not known, but it is a significant local landmark and along with the former Half Moon & Star PH strongly defines the western end of the street and the eastern side of Barrack Corner.



No 73 St Matthew's Street
photographed around 1860

7.2 Barrack Corner Identity Area

This deceptively large open space has been created by the convergence of no less than seven streets (Barrack Lane having been added to the original six in the early 1930s). The space was used for public gatherings in the 19th Century (as shown by the Punch & Judy Show, left) but as traffic has increased, the congestion from such a complex junction led to the closing in the late 1960s of London Road where it met St Matthew's Street. The area between was subsequently paved and a tree planted.



Barrack Corner around 1860.

The space is dominated by the impressive tower and spire of the Elim Church. This is the former Ipswich Presbyterian Church, designed by the Ipswich architect Frederick Barnes in 1870 (situated immediately to the south within the adjacent Burlington Road Conservation Area). The coherence of the space is somewhat

diminished by the large number of streets leading from it, but this does provide views in every direction to streetscapes of diverse character, uses and ages of buildings.

The slight rise in gradient from south to north enhances the scale of the buildings on either side of Barrack Lane. The former Half Moon & Star PH makes an important contribution to the east side. It was in public house use for many years until 1986 when it became vacant until comprehensively refurbished by Ipswich Building Preservation Trust in 1997-8 when the paint to the façade was removed and sash windows reinstated in place of the C19 bar front to Barrack Lane corner. On the west side is a good three storey red brick commercial building Nos. 2-4 Norwich Road by Ipswich architect William Eade (1878). The upper floor detailing is intact although the roof materials have been changed. Whilst the ground floor has been mutilated by an inappropriate modern shopfront, the original fascia detailing remains unaltered underneath and would enhance the appearance of the area if reinstated.

Clockwise from right:
Former Half Moon and Star
Elim Pentecostal Church
Barrack Corner view
2-4 Norwich Road



Above and Below: 8-10 Norwich Road mosaic
Right: 8-10 Norwich Road Faience

To the west in Norwich Road on the north side, Nos. 6-14 are plain painted brick three storey Victorian commercial premises. Some of the original first floor fenestration treatments have been altered by replacement of the painted timber sash windows by stained timber casements or PVCu windows. The shape, opening arrangements, joinery profiles, form and the reflective effect of the glass detract from the appearance of the conservation area.



Nos. 8-10 have a particularly fine, green faience shopfront (now uncommon in Ipswich) and with very attractive original mosaic external entrance lobbies - one with the legend 'Collins's Agency'. On the south side is a flat roofed two storey 1932 commercial showroom of no particular merit.

dressings and a large central lantern designed by Ipswich architect H J Wright (1899) and now used as a dance studio. No.4 Clarkson Street is a pleasant Suffolk white brick two-storey house of the mid 1860s, but No.2 and the rear of No.1A Norwich Road have had their traditional sash windows replaced with particularly inappropriate uPVC replacements.

To the west the conservation area extends to include St Matthew's Hall in Clarkson Street, an expressive Suffolk white brick building with stone



Left: St Matthew's Hall





View of Clarkson Street

Clarkson Street was originally intended to be rather more grand than it appears today. Christopher Fleury (active 1845-51) and Benjamin Backhouse (1803-1870) were the architects employed by the Quaker bankers the Alexanders when planning the development of their Burlington Estate to become London Road New Town. Fleury's drawing of the opening of Clarkson Street from Barrack Corner shows what a distinguished vista he intended, and a comparison with the surviving stone house of Dykes Alexander, 73 St Matthew's Street has led to the suggestion that Fleury might have been its architect.

Between Clarkson Street and London Road, the conservation area includes a two-storey commercial showroom of 1915 with a narrow front of painted brick but with long side elevations which projects slightly forward into Barrack Corner and partly terminates the view from Burlington Road.



No 3 Clarkson Street



Fleury's Clarkson Street prospect c.1845

conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2006 are contained in Ipswich Local Plan 1997.

The Plan gives environmental issues a high priority and sets out among its specific objectives for the Built and Natural Environment. These include:

- To protect and enhance listed buildings and their settings and the designated conservation areas;
- To bring about environmental improvements through development opportunities.
- To enhance the quality of life by the establishment of a safe, accessible, enjoyable environment.
- To achieve high quality and sustainable new development.

Conservation boundaries and descriptions are subject to periodic review (as required by legislation). The Council reviews conservation areas on an approximately 5 year cycle. This description was originally prepared in the Autumn of 1994 and revised in 2001.

1. Detailed Policies

The Local Plan Built Environment Chapter sets out detailed conservation policies (with supporting text) to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. Other policies with particular relevance to specific conservation areas are also identified below with the relevant Local Plan policy number

BE30

Consent to demolish a building or structure within or adjacent to a conservation area will only be granted where:-

- (a) the building/structure does not materially contribute to the townscape quality of the area and its removal would contribute to the enhancement of the area;
- (b) it can be demonstrated that the building/structure is incapable of repair and reuse; and
- (c) evidence of a completed contract for the full implementation of the comprehensive scheme of development has been submitted to the Local Planning Authority.

BE31

The Council will resist the removal of chimneys, skyline features and other parts of buildings that positively contribute to the character of conservation areas.

BE32

The Council will seek to ensure that development proposals including changes of use within or close to a conservation area preserve or enhance the character and appearance of the area. Particular care will be taken to protect open spaces and other collective peculiarities that contribute to the character of each area.

BE33

The Council will resist the introduction of new uses generating noise, nuisance or excessive traffic likely to affect the character or appearance of conservation areas.

BE34

In considering proposals for development in conservation areas the Council will pay particular regard to the following design criteria for new buildings, redevelopment, extensions or additions to existing buildings:-

- (a) the position of a proposed building on a site will be determined by its relationship to adjoining buildings and spaces and to building lines;
- (b) the height and mass of the proposed building will be in scale with adjoining buildings and with the area as a whole;
- (c) the design of the building should pay regard to matters such as scale, height, form, massing respect for the traditional pattern of frontages, vertical and horizontal emphasis and detailed design (such as the scale and spacing of window openings) in order to reflect existing characteristics in the street;
- (d) materials to be used will be appropriate to the area in both type and colour; and
- (e) the design and detail of the space around buildings, landscape schemes, lighting, roads, fences, street furniture and signs will pay regard to the special qualities of the surrounding area.

BE35

Proposals for development in or close to conservation areas should be accompanied by a sufficient level of detail to enable a proper assessment to be undertaken of the impact of each scheme on the character and appearance of the area. Outline planning applications will only be appropriate in certain circumstances and only then if accompanied by sufficient material to demonstrate the townscape implications.

BE46

The Council will seek to preserve Scheduled Ancient Monuments and other remains of national importance and their settings. On other important archaeological sites the Council will seek mitigation of damage through preservation in situ as a preferred solution. When the balance of other factors is in favour of physical destruction of the archaeological site, the Council will wish to be satisfied that adequate provision is made for the excavation and recording of archaeological remains.

BE47

Where research indicates that archaeological remains may exist, the Council will require that a developer submits an archaeological field evaluation prior to the determination of a planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the extent to which the proposed development is likely to affect them. Where proposals are considered acceptable these conservation/preservation arrangements will normally be secured by a condition of planning permission and /or a planning obligation agreement.

BE3

The Council will promote mixed use development to achieve a more integrated urban environment providing that land use and environmental conflicts can be avoided.

Other Local Plan policies may also be relevant depending on the nature and location of each specific proposal, but in this conservation area, additional Built Environment Local Plan policies with particular relevance are those relating to shopfronts **BE18-19** and advertisements **BE22**. For shopping purposes, the Local Plan identifies this area as a Local Shopping Centre (No.44) where the relevant shopping policies **S11 - S14** also apply.

Where changes to the elevations of buildings on the street frontage or other works constituting development are proposed, owners and occupiers are advised to consult the Development Control & Conservation Service for assistance and agreement on the need for consent for any such change.

Any Planning Applications for development in the area will receive particular advance publicity in the local press and on site. Representations about them will be welcomed and will be taken into account when considering such proposals.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Head of Development Control and Conservation or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.

2. Special Planning Policies

The following matters will be taken into particular consideration when any proposals are considered.

SPP 1

In this Conservation Area, the Council attaches particular importance to encouraging the retention, repair or reinstatement of special features of the area such as original window types and decorative ironwork to windows, brick boundary walls and gate piers, porches, chimneys and other features of interest.

SPP 2

Certain types of minor development outside conservation areas do not require planning permission. This is known as 'permitted development'. Where the Council considers such changes might be detrimental to the character and appearance of the area it will consider requiring planning permission for these alterations, subject to prior public consultation.

SPP 3

In special cases, the Council will consider supporting the relaxation of normal Planning Standards, Building Regulations, Public Health and Housing Standards where these conflict with sound conservation principles or practice for protecting or enhancing the character or appearance of the conservation area.

SPP 4

The Borough Council as Highways Agent for Suffolk County Council will aim to ensure that wherever possible, the visual and physical impact of works within the highway affecting conservation areas is minimized in line with the joint accord and the "Highways in Conservation Manual" 1998.

3. Protection and Enhancement Uses

The nature of the area as a shopping sub-centre to the immediate west of the Town Centre has resulted in a good overall level of occupation and a good mix of uses that at present are appropriate for the character of the area. It is important that this balance be maintained for this special character to be preserved. Increases in the levels of certain uses might not be appropriate - including the sale of hot foods to take-away, and will need to be kept under review in accordance with Local Plan Shopping Policies.

On the south side of St Matthew's Street, the large Edwardian commercial premises have extensive, under-used upper floors, some with separate means of access from the street and were built originally to provide a commercial use with residential accommodation above. The upper floors of Nos. 61-63 were converted to provide flats in the mid-1980s. Conversion of the upper floors of the other premises on this frontage should be encouraged and the separate means of access from the street should be safeguarded to enable this.

New development

There is very limited scope for new development in such a small conservation area without the need for prior demolition. Where new buildings are proposed to stand alongside historic buildings, PPG 15 (para. 2.14) makes clear that their design will require very careful consideration. This does not mean that new buildings have to copy their older neighbours in detail, but given the prevailing scales, they should form a harmonious group.

Architectural features**Protection**

The conservation area has a wealth of interesting architectural details such as the giant painted lion console brackets to the shopfront at No.67 St Matthew's Street; the original brass and marble, opening (former fishmonger's) shopfronts at Nos. 61-63 St Matthew's Street and the green faience shopfront and mosaic threshold at Nos.8-10 Norwich Road. These make a significant contribution to the preservation of the character of the conservation area and should be retained.

Reinstatement

Where good historical evidence exists or where original shopfront detailing is hidden (as at Nos.2-4 Norwich Road) these should be reinstated when the opportunity arises. This would greatly enhance the character of the area. Particular opportunities could present themselves to enhance the character of the area by the reinstatement of traditional shopfronts as at

No.50 St Matthew's Street where the excessively deep fascia obscures most of the first floor.

Some erosion of detail has occurred, particularly through the loss of traditional sash windows with glazing bars on upper floors where they have been replaced by those of inappropriate design, materials and finishes. Where possible the further replacement with such non-traditional windows should be resisted and the appropriate details in traditional materials and finishes should be reinstated. This would be particularly beneficial at first floor level at Nos. 60 and 62 St Matthew's Street, on some of the windows at ground floor level at 73 St Matthew's Street; at 6-8, 14 and 1A Norwich Road and at 2 Clarkson Street. Where other details have been lost, they should also be replaced when the opportunity arises - such as the three missing ball finials to the parapet of Nos.61-63 St Matthew's Street.

Brick Cleaning

Brick is the dominant building material in Ipswich both red and local Suffolk Whites. Suffolk White bricks, over time, weather to a grey colour. These bricks are often cleaned to attempt to restore them to their former cream colour, however this course of action, if done by inexperienced contractors, can lead to long term problems.

White bricks are made with a high quantity of chalk which gives the bricks their distinctive colour. When the bricks are fired a hard fireskin is formed whilst the inside of the brick remains relatively soft. When these bricks are cleaned by the process of grit blasting, the protective fireskin is removed and the softer inner brick is exposed to the weather and the atmosphere. This leads to the slow erosion of the brick and the risk of water penetration into the wall. A light water or chemical wash using fine jet sprays is less likely to damage the brickwork or pointing. Grit blasting can also damage and remove the mortar joints between bricks creating another opportunity for water to penetrate and the need to repoint.

If any cleaning of Suffolk White bricks is desired then the use of an experienced cleaning contractor is strongly advised. For further advice and information on cleaning please contact the Conservation Team on 01473 432935/4 or at www.ipswich.gov.uk/conservation.

Paving & Landscaping

The paved area dividing the old London Road from St Matthew's Street was carried out some years before the conservation area was designated. The paved area has to accommodate pedestrian flows in a large number of directions, but provides no setting or continuity for the buildings fronting onto such a large space. The paved area would benefit from the introduction of more informal planting to replace the low brick planter filled with paving and small ornamental beds facing Norwich Road at Barrack Corner.

Traffic proposals & street furniture

The heavy traffic volumes using St Matthew's Street/Norwich Road as a major radial road necessitate traffic signage and a level and size of street lighting higher than visually desirable for a conservation area. In particular, the height of street lighting on the north side of St Matthew's Street sits uncomfortably in relation to the scale of the buildings. There is an opportunity to remove some signs and regroup others and some street lighting could be moved to adjacent buildings to enhance the appearance of the area. This should be considered whenever the opportunities arise or when Traffic Orders are proposed to be modified.

Revised traffic management at the bottom end of Barrack Lane has reduced the amount of traffic using the residential streets to the north as a 'rat-run' but the level of traffic signage clutter has increased and the pavement extension is utilitarian. While this is just outside the conservation area it adversely affects its setting and improvements should be undertaken when the opportunity next arises.

4. Further Information

The Ipswich Local Plan; Conservation Area Character Appraisals for Ipswich and technical information leaflets are available from the Customer Services Centre, Town Hall, Ipswich tel (01473) 432934 or 432935. The character appraisals and technical leaflets are also available to view and download from the council's website at www.ipswich.gov.uk/services/conservation.

The technical leaflets give detailed information on a variety of conservation related matters. The following titles are available:

- Winter Snow Blockages
- Parking in Front Gardens
- Cast and Artificial Stone
- Ornamental Ironwork, Railings and Gates
- Repairing External Ironwork
- Victorian Garden Walls
- Repointing of Walls
- Historic Window Glass
- Doors and Doorcases
- Windows
- Architectural Salvage
- Shopfronts
- Electrical and Mechanical Services
- Floodlighting Historic Buildings
- Security Alarms on Historic Buildings
- Fire Prevention

APPENDIX 1

Listed Buildings The following buildings within the conservation area are listed:

Building	Risk Rating	Grade
70 St Matthew's Street	6	II
72 St Matthew's Street	6	II

Risk Rating

The risk rating category refers to the English Heritage system for measuring both the condition of the fabric and the level of potential risk of a listed building. The ratings range from 1-6 where 1 is in very bad condition and vacant, and 6 is in good condition and occupied. Category 4 are buildings which are increasingly in need of maintenance..

The following buildings within the conservation area have been identified as key unlisted buildings which contribute to its special character and appearance:

St Matthew's Street:

61-73, 49-68

Norwich Road

2-4, 8-10

Clarkson Street:

4 and former St Matthew's Hall

APPENDIX 2

Archaeological finds from the conservation area:

Ref	Site name	Period	Summary/description
IPS 147	65, St Matthews Street	Unknown	Pits visible in section during construction work-no finds
IPS 160	46, St Matthews Street	Saxon	Sherds of Thetford ware, including pitcher spouts, found at depth of 18 feet
IPS 160	46, St Matthews Street	Medieval	Pottery sherds, including C13 Cooking pot, found at depth of 10 feet
IPS 207	Rear of 54-62 St Matthews St	Medieval	18 late Saxon to medieval pits (and large WWII air raid shelter)
IPS 207	Rear of 54-62 St Matthews St	Saxon	Residual Ipswich ware and late Saxon to medieval pits

APPENDIX 3
Glossary of Architectural Terms

		Gable	The triangular upper portion of a wall at the end of a pitched roof.
Acanthus	A plant with thick fleshy leaves used on carved ornamentation of Corinthian and Composite capitals and on other mouldings.	Hipped roof	A pitched roof without gables where all sides of the roof meet at an angle.
Bargeboards	Projecting boards placed against the gable of a building and hiding the ends of horizontal timbers; sometimes decorated.	Jetty	The projecting floor joists supporting the overhang of a timber framed building.
Bracket	A small supporting piece of stone or other material often formed of scrolls to carry a projecting weight.	Keystone	The central stone of an arch or a rib vault sometimes carved.
Canopy	A projection or hood over a door or window.	Modillion	A small bracket or console of which a series is frequently used to support a cornice arranged in pairs with a square depression between each pair.
Capital	The head or crowning feature of a column.	Mullion	A vertical post or other upright dividing a window or other opening into two or more lights.
Cartouche	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription.	Oriel	A bay window which projects from an upper floor only.
Casement window	A metal or timber window with the sash hung vertically and opening outwards or inwards.	Pantile	A roofing tile of curved S-shaped section.
Console	An ornamental scrolled bracket, normally in stone or timber, usually supporting a projecting lintel, fascia etc.	Parapet	A low wall protecting the edge of a roof.
Corbel	A projecting block, which may itself be carved, supporting a parapet, lintel or beam.	Pargetting	Exterior plastering of a timber framed building usually modeled in designs.
Cornice	Any projecting, ornamental moulding along the top of a building, wall, arch etc finishing or crowning it.	Pediment	A low pitched gable above doors or windows, it may be straight sided or curved segmentally.
Cupola	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.	Pilaster	A shallow pier or rectangular column projecting only slightly from a wall.
Dentilled	A series of small square blocks forming a moulding used in classical cornices.	Porte-Cochère	A porch large enough for wheeled vehicles to pass through.
Diaper-work	All over surface decoration composed of a small repeated pattern such as lozenges or squares.	Portico	A roofed space, open or partly enclosed, forming the entrance and centre piece of the façade, often with columns and a pediment.
Eaves	The lower border of a roof which overhangs the wall.	Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size or projection.
Entablature	The horizontal group of bands in classical architecture that rests on top of the columns or pilasters and consists of an architrave at the bottom, a frieze in the middle (which is sometimes decorated), and cornice at the top.	Rusticated	A surface or face to a wall with rough surfaced masonry blocks having bevelled or rebated edges producing pronounced joints.
Faience	Glazed terracotta fixed as tiles or cladding onto a surface to produce coloured decoration.	String course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Fanlight	A window, often semi-circular, over a door with radiating glazing bars suggesting a fan.	Stucco	Plasterwork
Fascia	The horizontal board over a shop front which carries the name of the shop. Can be ornamental.	Terracotta	Fired but unglazed clay, used mainly for wall covering and ornamentation as it can be fired in moulds.
Finial	A formal ornament at the top of a canopy, gable, pinnacle etc.	Tripartate	Made up of three parts.
		Venetian Window	A window with three openings, the central one arched and wider than the others.
		Voussoir	A brick or wedge shaped stone forming one of the units of an arch.