

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 Guidance Note [PPG]15: Planning and the Historic Environment.

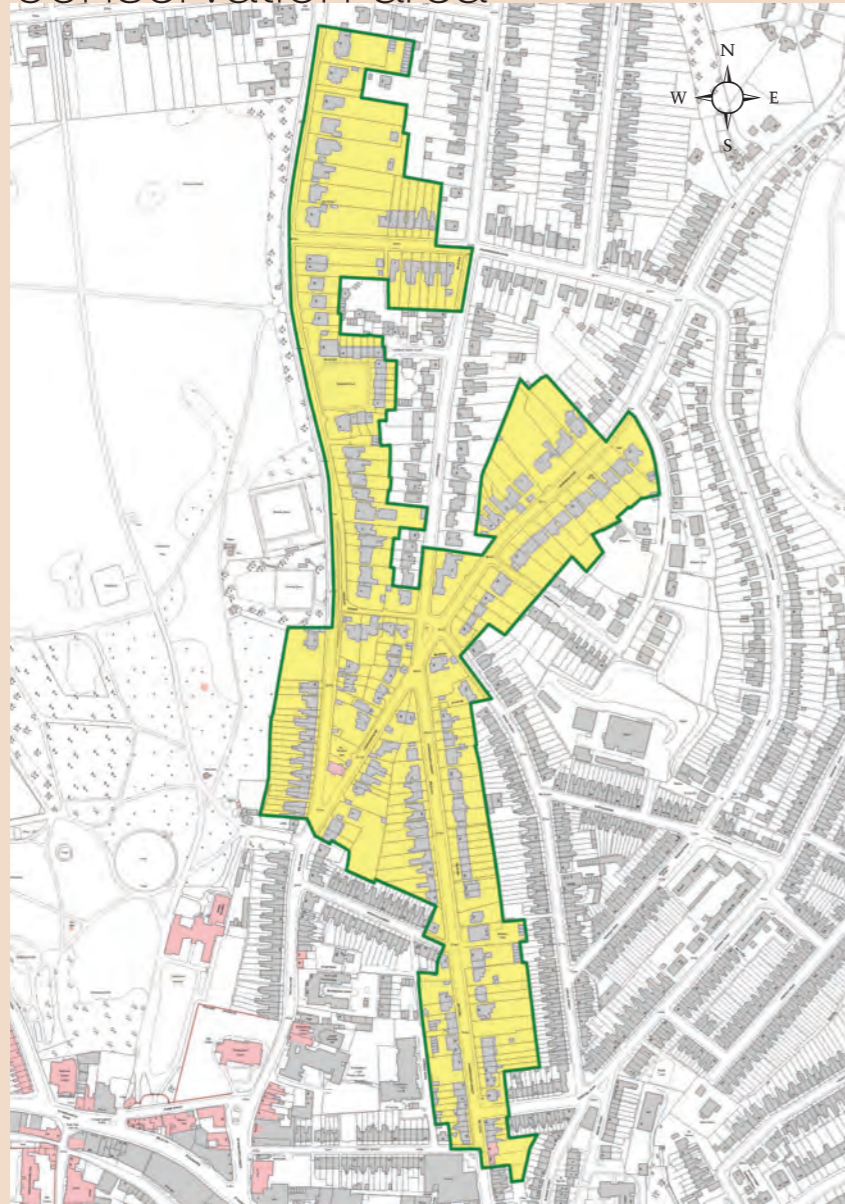
The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



CHRISTCHURCH STREET CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

Christchurch Street 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 Guidance Note [PPG]15: Planning and the Historic Environment also makes clear that: **"It is fundamental to the Government's policies for environmental stewardship that there be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record, which contributes, through formal education and in many other ways, to our understanding of both the present and the past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished**

local scene and sustaining the sense of local distinctiveness, which is so important an aspect of the character and appearance of our town's villages and countryside. The historic environment is also of immense importance for leisure and recreation."

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 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.

The Woolpack ph, Tuddenham Road

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 Guidance Note [PPG]15: Planning and the Historic Environment.

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2 extent of the conservation area

Christchurch Street Conservation Area as designated in 1977 included the northern end of Christchurch Street up to its junction with Tuddenham Road and Westerfield Road

and its southern junction with Bolton Lane, north to just before Manor Road. The Conservation Area was extended in May 1985 to incorporate the lower part of Christchurch Street (south of the junction with Withipoll Street) and Tuddenham

Road (approximately as far north-west as the junction with Vermont Crescent) and again in September 2003 to cover Gainsborough Road west of Constable Road.

3 reason for designation

The area contains only two Listed buildings, No 28 Christchurch Street (Doric House) and the Woolpack PH, Tuddenham Road (both Grade 2)

but the character of the conservation area is considerably enhanced by a large number of buildings of special local interest which are referred to more specifically in Appendix 1. Although these are not regarded as being of national importance they have sufficient quality to make them noteworthy as far as Ipswich is concerned. Most are representative of the mid to late Victorian era.

Designation of the Christchurch Street/Westerfield Road Conservation Area in February 1977 was undertaken in the light of a perception that there were pressures for change in the form of alterations and upgrading to dwellings which if carried out in an unsympathetic manner might lead to an erosion of the variety of attractive traditional detailing. This might lead to:

- replacement of original windows, doors and roof coverings;
- the painting, rendering or stone cladding of brick facades;
- new vehicular accesses in front gardens which might, in turn, mean the loss of soft landscaping and hedging and/or the demolition of boundary walls;

Undoubtedly, if such changes were to take place, the character of the area could be eroded and its special character and appearance would not be protected and enhanced. Some of these changes which are normally “permitted development” not requiring planning permission, were brought within planning control in April 2000 and the relevant policies relating to this are explained in the section on supplementary planning policies.

Furthermore, prior to designation, there had been occasional instances of gardens being severed in Christchurch Street in particular, to create building plots thereby increasing the density of the development to the detriment of the well established mature landscapes in that area. One of the visual assets of the area today is the number of trees as a legacy of the Victorian expansion up the slopes of the basin to the rim. This led to the establishment of planting which now defines part of its overall character.



Westerfield Road



Warrior Terrace

4

statement of significance of the area

Christchurch Street contains a number of fine buildings and has retained a good deal of its original character, particularly north of Withipoll Street where the initial phase of development resulted in a consistent quality derived from the use of materials (particularly Suffolk white brickwork) and an architectural style which is contained but always interesting. Further up the hill, in Westerfield Road and Tuddenham Road, the predominant character is of later, larger elegant detached or semi-detached houses, all built of local red or white bricks. Most of those in Westerfield Road enjoy fine views over Christchurch Park, and this together with the similarity of architectural styles, gives this stretch of road a cohesive, attractive and memorable appearance.

The Christchurch Street/Westerfield Conservation Area mostly retains its mid-Victorian period character (with the exception of isolated unsympathetic developments such as No.74 Christchurch Street (carried out prior to designation). This attractive environment is enhanced by a limited palette of building materials for the original villas which comprise

most of the buildings in the area. The relationship between the scale of built form and the size of the plots creates predominantly spacious Arcadian setting and the gardens with their many with mature trees of high amenity value are contained within well preserved boundary walls. This setting is enhanced in Christchurch Street by street trees and Christchurch Park in the adjacent Park Conservation Area. To the south-west of Westerfield Road and Tuddenham Road, the conservation area is bounded by the Central Conservation area protecting the buildings in Bolton Lane.

Many conservation areas are composed of individual parts that, while creating a cohesive overall character, are often composed of smaller townscape elements with specific identities. The Christchurch Street/Westerfield Road Conservation Area has four distinct but inter-related parts: Christchurch Street, lower Westerfield Rd around the Woolpack PH; the upper part of Westerfield Rd beyond Parkside Avenue; and Tuddenham Road. The special character of each of these is set out in greater detail below.

5

historic development of the area

Renewed prosperity of the town in the Victorian period led to the development of wealthy residential areas on the most favoured sites - the south facing slopes bordering Christchurch Park (then still a private family estate to which the public were occasionally admitted) and the western northern margins of the old town centre, close to the former cavalry barracks. These areas display an overall unity of character, scale and materials which not only create an attractive environment but which also make them especially sensitive to some of the less-welcome effects of modern-day pressures.

In 1849 the area was countryside but within two years the area was at the initial point of its development with the alignment of nearby Cobbold Street, Christ Church (sic) Road and Withipole (sic) Street laid out but without any individual dwelling plots identified. By 1867, as seen on E White's plan, many of the villas on the western side of Christ Church Road had been

developed (particularly north of Withipole Street) but the eastern side, Westerfield Road and Tuddenham Road remained almost entirely devoid of any building. The development on these latter two roads commenced in two short periods around the early 1880s and the later 1890s. The intended 19th Century speculative development of Christchurch Street in a harmonious manner as a wealthy residential area of gracious town houses seems to have been only partially successful since the later stages of its development (at the southern end) reflected more the character of the adjacent areas of artisan housing. The resulting lack of consistency of scale and variable architectural quality, to some extent eroded the original identity of the street. It is a pity that a street of such grand proportions and formal alignment lacks a suitably impressive feature or building to close such a deliberate vista at its upper end in the manner of the hospital block at the top of Berners Street.

6

archaeological significance of the area

New developments within the area may involve archaeological interest and the council may

impose conditions requesting an archaeological watching brief.





No 71 Christchurch Street

Nos 63-65 Christchurch Street

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.

The inclusion of buildings in this section is not intended to be comprehensive and is intended to illustrate the range of building types, styles and materials in the conservation area. If a building is not included this should not be taken to indicate that it is of no interest.

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 character description is based on the appearance of the area in the Autumn of 1994, revised in the Summer of 2003.

7.1 Christchurch Street Identity Area

The street rises by about 21 metres in a long straight consistent incline from almost due south to north from Woodbridge Road to its junction with Tuddenham Road and Constable Road. There is a long distance vista from the north flanked by street trees to the port of Ipswich.

On the west side, the boundary of the conservation area starts on the north side of the junction with Cobbold Street and continues northward at the rear boundaries to Cobbold Mews before crossing Withipoll Street between

No.71 Christchurch St and 42 Withipoll St. and continuing westward to the rear of the properties in Withipoll Street.

The houses on this side are predominantly two storey red brick terraces at the lower end with larger detached and semi-detached dwellings in white brick towards the junction with Withipoll Street. The majority of the houses retain their original natural slate roofs with only those at Nos.27 and 29 and 59-61 having been replaced with inappropriate concrete tiles. Most of the properties in this block have also retained their original window joinery patterns of timber vertical sliding sashes, notably Nos.27-31, 35, 39, 49, 55 57 and 63-71 but elsewhere there has been replaced by inappropriate modern patterns out of keeping with the prevailing detailing for the period to the detriment of the character of the conservation area. Hardly any of the original door designs remain south of No.55. Most of the properties are at back of pavement and what front gardens do exist are very short with a mixture of 20th Century brick walls and/or railings none of which are of special interest but help to define the frontages.

This part of the street was developed somewhat piecemeal with elaborately detailed semi-detached villas. The earliest appears to be No.59 designed by local architect Robert Orr in 1862. Orr was well known for being quick to design and build on newly created streets in this mid-Victorian period but the development of the area proved surprisingly slow and he did not add houses either side (Nos.57 and 61 until 10 years later in 1872. Nos. 63-65 designed by Ipswich architect J Butterworth in 1868 are also two of the earliest. The elaborate stucco mouldings to all the front elevation windows (apart from the first floor bays) are typical of the popular Italianate style of the period, also seen on a grander scale in Fonnereau Road nearby. Some houses were infill plots such as the plain semi-detached houses Nos 39-41 with a large central attic gable designed by architect H J Wright in 1877.

Nos. 71 and 73 form terminations of the terraces in Withipoll Street and consciously turn the corner to acknowledge the two frontages but with Christchurch Street receiving the more imposing main façade. They are therefore of particular townscape importance in the street scene and are of contrasting scales and brick

types although this is partly disguised by the incline of the land. The introduction of bays on this frontage emphasize the importance of these elevations by comparison with the plainness of the terraces in the adjacent street to which they are attached. The white quoin brickwork to the sides of No.73 indicate the degree to which the original terrace was extended forward with a slightly awkward flat-roofed 19th Century bay.

No 73 Christchurch Street



left: No 79 Christchurch Street
below: 97 Christchurch Street



North of Withpoll Street there is a distinct change of character maintained almost up to the junction with Tuddenham Road not only in architectural terms but also by street-tree planting. The houses are entirely mid-19th Century semi-detached and detached Suffolk white brick villas with natural slate roofs and white brick stacks. The typical form can be seen in Nos. 77 & 79, 93 & 95, and 99, although with some variation of window treatments between 12 light sashes and those with the more fashionable slightly later four light sashes with marginal glazing bars. The lintels, modillioned eaves soffits and stuccoed doorcases also vary slightly.

The remainder of the houses in this part of the street, on this side have, by-and-large, been sympathetically altered. Some have seen the addition of late 19th Century ground floor bays as at Nos. 75 and 97. It is unlikely however that houses would have been stuccoed originally as is the case with 85 and 87. They may have been re-rendered to disguise the awkward addition of uncharacteristic double-height bays, further emphasized by the utilitarian decorative treatment of the render.



Nos 89-91 Christchurch Street

Several houses have been slightly awkwardly extended at the side prior to designation as a conservation area. Those at Nos. 89 and 95 somewhat disrupt the symmetrical proportions of the semi-detached villas while that at No. 83 is especially regrettable since to accommodate a garage, the character of a sequence of detached villas has been lost and a terrace created.

Generally in this part of the street the front gardens have been retained behind attractive white brick boundary walls (as at No. 93) with accesses occasionally widened to accommodate parking without unduly disrupting the street scene. Where parking had taken up the whole frontage (undertaken prior to designation) with the loss of the front boundary (as at Nos. 81 and 83 and 89), the repaving - particularly in a strongly contrasting pavior or retention of stub walls - does not compensate for the injurious visual impact on the setting of the buildings and erosion of the character of the conservation area.

On the east side, the conservation area starts at the curtilage of the only Listed building in the street, No.28 'Doric House' an early C19 white brick house of two storeys with a 3 window range of double-hung sashes with glazing bars in plain reveals. It has a six-panel door with the upper panels glazed has a plain rectangular fanlight and a Doric doorcase with fluted columns and a cornice from which it takes its name. The building was sympathetically extended to form a new dwelling (No.28a) on the south side in 1988.



No 28 Doric House



Nos 32-36 Christchurch Street

Northward to the junction with Cemetery Road is a terrace of four tall narrow two-storey dwellings designed by Ipswich architect/builder George Hewitt (1878). The cramped design is emphasized by the truncated stucco arches over the doors compressed by plain brick pilasters. The narrowness of the windows above is shown by marginal glazing bars. These are copied from the conventionally sized sash window openings on the ground and first floors. An impression of loftiness is further created by steeply pitched roofs; each containing a single large, segmental-headed dormer with pilasters and cornice framing an arched four light sash. This attractive terrace on the back of footpath had retained all its detailing until all the windows to No. 32 were replaced by UPVC casement windows without marginal or central bars in 2000 thus seriously diminishing the architectural value of the terraced as a whole.

Northward from the Cemetery Road junction is a prominent former shop No.38 converted to flats in 1995 by removing the shopfront and rebuilding the ground storey in brickwork. Although the roof had been previously altered - from natural slate to concrete tiles - the conversion was crudely executed. Together with the inadequately paved and re-landscaped forecourt treatment the building seriously detracts from the character and appearance of this part of the conservation area.

No. 40 has been similarly mistreated with a replacement red concrete tile roof contrasting unhappily with the Suffolk white brickwork and

the lost of all its sash windows to unsympathetic four-light casements. Its one redeeming feature is the attractive an elaborate, original ironwork to the front boundary wall. Nos. 42-44 while retaining their slate roofs and semi-circular headed dormers have had almost all their traditional sash window joinery replaced with inappropriate modern casements some of which have been stained rather than painted.



Top right
No 38 Christchurch Street
Bottom right
Iron railings

Nos. 42-48 and Nos. 50-52 do have distinctively designed and unusual red brick front boundary walls. The first group have specially shaped, lozenge shaped bricks to create pieced walls with alternate openings and slim vertical brick shafts. The latter pair utilize special, large cusp-shaped bricks to create quatrefoil panels set within tapering brick panels. Such walls make a valuable and unusual contribution to the special character of the conservation area; an aspect that might otherwise easily be overlooked. [The Council made a record of these and other unusual Victorian boundary wall designs in 1986 to assist in the creation of Supplementary Design Advice on Victorian Boundary Walls.] The boundary wall between Nos. 46 and 48 also contains an attractive cast-iron railing of interwoven design. This is also a visually valuable rare survival.

Nos. 50 and 52 are a substantial but generally plain pair of large two storey villas but with large brick gabled dormers and large basements. The houses set back from the road and slightly down the slope to the rear thus appear less dominant than they otherwise might. Their principal distinguishing feature other than the front boundary walls are the deeply carved corbels to the doorcases. These also appear on houses by Edmund Catchpole in London Road (Nos. 13-15) and suggest a date of around 1870 and design by the same hand.

The next two properties are a pair of modern houses built in 2000. They are built in red brick with slate roofs and have wooden sash windows.

These two houses sit well in the conservation area due to the use of harmonious building materials and appropriate architectural detailing.

No. 62 is a large detached house primarily characterized by the six-light upper glazing to the sash windows typical of the end of the Victorian period (1901). It is one of the less distinctive efforts of the Lowestoft architect J T Green of Roberts, Green and Richards (which later became the famous firm of Taylor and Green).

The central part of the street is the least distinguished. Semi-detached plain Victorian villas such as those at Nos. 64 and 66 have been altered by unsympathetic stained casement windows and porches while the loss of front gardens to car parking further erodes the special character of the area. No.68 dating from the mid-1860s is on of the few early, Suffolk white brick detached villas to be built on the east side of the street at the same time as those on the upper west side. Its proportions have been curiously altered by the addition of additional brickwork above first floor window line to accommodate rear-facing roof-space accommodation. Taken together with the left-hand ground-floor bay window and the location above the road; this further detrimentally unbalances the design.



Above: Christchurch Street
Below left:
No 50 Christchurch Street
Below right:
No 62 Christchurch Street



No 70 used for many years partly for the sales of second-hand cars is another former villa to have fared less well than the buildings surrounding it. A conversion to flats has resulted in piecemeal and inappropriate alterations to windows replacing traditional sash window joinery with a mixture of casement windows in timber and polished aluminium. The forecourt car sales also detract from the otherwise strongly residential character.

Adjacent to the north is a particularly unsympathetic block of twelve flats built before the designation of the conservation area in 1974. In scale, height, massing, form, use of materials, proportions and detailing as well as boundary treatment and landscaping; this block seriously detracts from the special character of the area and was one of the specifically identified threats to the character of the area that led to the original protective designation. Its location opposite Withipoll Street also gives it an unfortunate prominence in the street scene. Similarly No.74 (built 1961) has no particular architectural affinity to the overall mid-Victorian character but the smaller domestic scale than the adjacent flats together with the screening boundary wall treatment and landscaping help to reduce its impact in the street scene.

Above No.74, the strongly marked mid-Victorian character is re-established. Nos. 78-78a read as a single large villa, but the paired central doorway indicates it is two flats. The well-landscaped garden, screened by a white brick wall with a large Beech tree to the south give a pleasing arcadian aspect in contrast to the visual blight of the mid-street area.

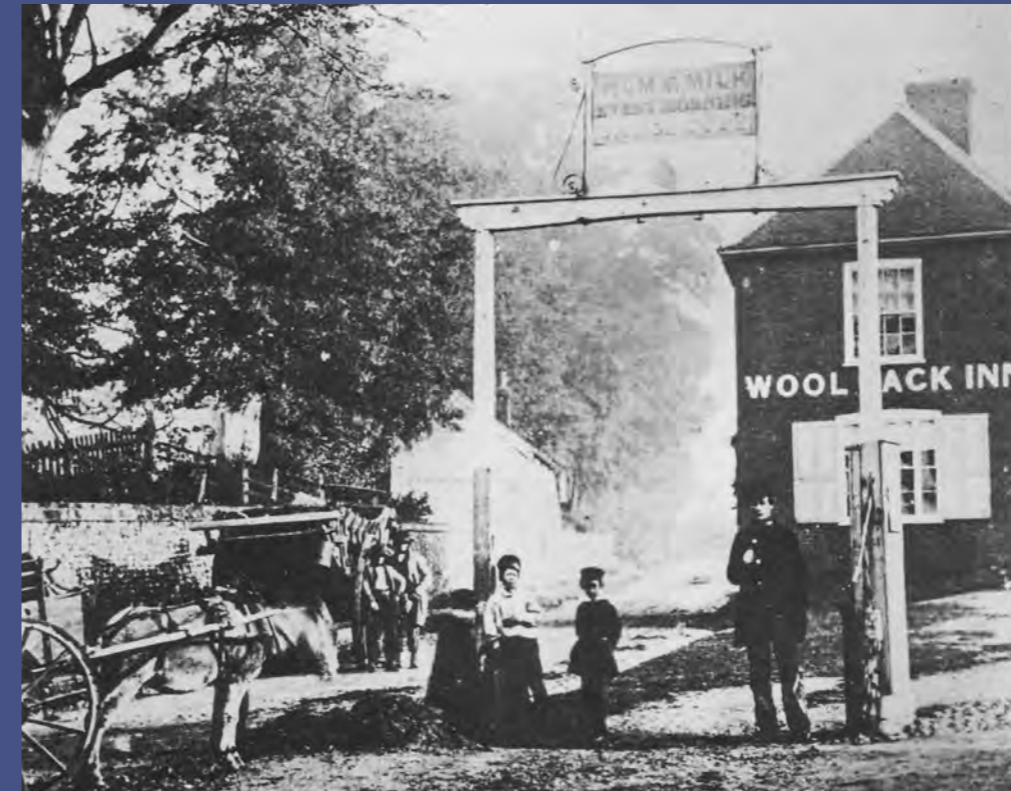
Nos. 80-92 'Warrior Terrace' were designed by R W Mills in 1874 and are contrast to the semi-detached and detached villas by stepping up the hill, the progress being emphasized by the pair of dormers to each property. The original dormers with curved heads survive at 80 and 82 while the

remainder have been replaced by pitched dormers. These Suffolk white houses have flights of stone steps leading to arched doorways but unfortunately most of the original doors have been lost although the original pattern may survive at No.90. The houses were originally built with sashes with glazing bars most of which survive. The design of the terrace emphasizes the importance of retaining the consistency of original detailing if the special interest of the terrace as a whole is not to be lost. The same cannot be said of the boundary treatments where the loss of the white brick boundary walls and intrusive front garden parking has eroded the setting of the terrace.

Above Warrior Terrace the remainder of the street on the east side comprises mid to late 19th Century large detached or semi-detached villas. No. 98 'Oak Lodge' dates from 1875 with Nos. 94 and 96 'Singleton House' a year later, all also by R W Mills as a continuation of his gradual development of the upper east side. The lower two of these three pleasant villas survive virtually intact with their original slate roofs and traditional sash window joinery. Unfortunately No.98 has been re-roofed in unsympathetic concrete roof tiles. (No.94 was not built as originally designed as the approved plans indicated a semi-circular arched entrance doorway with keystone in similar fashion to Warrior Terrace).

The upper part of the street is completed by No.100 'Bay Villa' of 1880; No.102 'Bradgate', also of 1880 but curiously in the style of 20 years earlier as seen opposite; and two pairs of tall three-storey, semi-detached villas Nos.104-106 'Sussex Place' and Nos.108-110. These large villas, some in flats have retained their original architectural features intact but the setting of the semi-detached villas has been diminished by the demolition of boundary walls and piers and the formation of vehicular accesses and car parking hardstandings.

WarriorTerrace



7.2 Woolpack Identity Area

The Woolpack PH is Listed Grade 2 and faces south across a forecourt landscaped in the 1980s. The 18th century red brick facade probably hides an older building. Despite its small domestic scale, its position at the head of the forking junction of Westerfield Road and Tuddenham Road with Bolton Lane give it a commanding presence in this informal triangular space.

To the west side of the triangle is a series of two-storey, near-identical, late-Victorian terraced and semi-detached houses Nos.1-39 built around 1894-5. A little to the north is a detached house No.41 of c.1921 by J A Sherman with an attractive Classical front doorway with a canopy suspended from wrought-iron rods. To the rear of these properties is the common boundary with

the Park Conservation Area.

On the eastern side of the triangle on Tuddenham Road the character is contrastingly less coherent with detached and semi-detached houses built slightly later: Nos.2-4 dating from 1904; No.16 from 1902 and Nos.18-20 dating from 1901. Slightly further to the north No.22 Willersley House' is an imposing elaborately decorated red-brick Edwardian House of 1910 by Ipswich architect J A Sherman which almost emulates the briefly fashionable 'butterfly' plan popular with Arts & Crafts county-house architects of that era.

There are pleasant views to the south including the three-storey terraces of Bolton Lane. These lie within the Central Conservation Area and covered by that character appraisal.

Above
The Woolpack Public House

Below from left to right
Nos 1-39 Westerfield Road
No 41 Westerfield Road





At this point a narrow lane - Parkside Avenue emerges from the east (where it links to Constable Road) and turns northward to merge with Westerfield Road. A bank with hedging divides the two roads for a short distance where Nos.2-10 Parkside Avenue compose the townscape frontage. These large detached Suffolk white brick dwellings are two-storey with large attics and two-storey bays with generally consistent original detailing albeit with slight variations to window heads. All were built in 1881-2 by local surveyor and developer R W Mills. These villas retain their original shallow pitched natural slate roof coverings and traditional white painted timber sash joinery but No.8 was unsympathetically altered by the insertion of a large awkwardly planned garage in place of the ground floor bay window in the 1970s and dating from before the designation of the conservation area.

The setting of most of the villas has been undermined to some degree by the loss of front boundary walls or widening of openings for to parking and the extensive use of tarmac for forecourts without the mitigation of soft landscaping. Much of this work predates the area designation and constitutes one of the identified threats to the character of the area identified in 1977.

The houses in the lower part of Westerfield Road merge seamlessly in date, style, scale and materials with those in Parkside Avenue and were built by the same developer R W Mills. No. 6 'Thornbank' is an imposing double fronted house with an arcaded central first floor balcony. It is now an old people's home. These villas retain

their original natural slate roof coverings and traditional white painted timber sash joinery. All have plain paneled white brick boundary walls. The sequence of villas is terminated by No.16 (1881) formerly part of Ipswich High School for Girls. This nicely detailed grey brick dwelling is embellished by red brick dressings and string courses, stone window mullions and ornamental balcony ironwork. The steeply pitched clay tile roof and crestings and finials give it a warmer, livelier character than the somber slated villas to the south.

At mid point in the frontages from Parkside Avenue to Gainsborough Road is a major break in the frontage formed by the former Ipswich High School for Girls. This is defined by an elaborately ornamental red brick boundary wall behind which can be glimpsed a private green dominated by a magnificent Cedar of Lebanon tree. Although this is set back from the road frontage it is a major townscape feature at this point. To each side and the rear is a terraced three-storey housing development forming three sides of a quadrangle dating from 1990-1 in an understated architectural treatment that sympathetically emulates some of the detailing of villas elsewhere in the Victorian conservation areas. At the northern end of the quadrangle is No.26 a very imposing red brick house designed by H M Eyton in 1881 and at one time the Office of the Headmistress of Ipswich High School. The castellated two storey bays form a distinctive feature. This building is once again in residential use.

The Suffolk white brick villa designs of R W Mills built lower down Westerfield Rd reappear in Nos.28 to 32 and were completed in 1885 and although Mills built a further house No.46 in 1890 in a rather different style, the remaining plots in the street were not developed for more than a decade. By this time architectural fashions had somewhat changes and this is reflected in the

three-storey Tudor Revival semi-detached houses by H J Wright Nos. 34-36 to the corner with Gainsborough Road. This pair is in a bright red brick with large half-timbered gables linked by a smaller central gable and machine made red tiles.



Gainsborough Road until its junction with Constable Road is lined with red brick double bay houses built by Harvey Winkworth in 1902 - 6. These houses have all retained their original timber window joinery and in many cases the original front doors. The majority of the houses have retained their red brick boundary walls with the exception of No's 7-11 where the boundary walls have been totally removed to create hardstanding for cars.

Above:
No 36 Westerfield Road

Below:
Nos 1-3 Gainsborough Road
Bottom left to right:
No 26 Westerfield Road,
Nos 28-32 Westerfield Road



Clockwise from top:
No 4 Westerfield Road, Parkside Avenue, No 16 Westerfield Road, 1-3 Parkside Avenue



7.3 Westerfield Road Identity Area

This strongly coherent identity area has properties only on the west side and runs continuously uphill gaining almost 20M in elevation from opposite the Woolpack PH to No.54 Westerfield Rd near the junction with Manor Road. This Identity Area also takes in the frontages comprising 1-3 and 2-10 Parkside Avenue. The east side has a continuous frontage to Christchurch Park although the park itself falls within the adjacent Park Conservation Area.

At the southern end of the identity area is a mix of 20th Century buildings. Nos.2-4 and 4a Westerfield Road date from the 1930s and are infill dwellings on cramped plots with the domestic garages immediately to the rear of footpath which together with the hardstanding to No.4 somewhat diminishing their setting. No.4a is designed in a well-wrought Tudor-bethan style, built in 1932 that has enduring popular appeal when well executed as here. It sits below Nos. 1-3 Parkside Avenue which dominates the southern part of the identity area as a consequence of the slight promontory on which it sits. This is a large distinguished detached house, subsequently divided into two, designed by Frederick Barnes and E F Bisshopp for the Rev. J R Turnock in 1876. Its complex plan and roof forms are integrated by the use of a warm red brick and red clay plain tiles.





Above from left:
No 44 Westerfield Road and
No 48 Westerfield Road

From this point northward the houses are all detached and all but one are in local red brick. The front garden landscaping is also more pronounced. Apart from one more Mills house (No.46) c.1890, the best of the remainder of the villas are architect designed. No. 38 by H J Wright has distinctive paired semi-circular tiles roof turrets emerging from segmental bays by means of a rendered cornice. Tall, slim ribbed stacks also characterize the building. The copper beach tree to the front garden is a distinct counterpoint to the park trees opposite. Nos.40 and 42 date from 1898 and while not architecturally distinguished they contribute strongly to the character of the areas by retaining their original slate roofs, chimneys and marginal glazing bars to main bay windows. No.44 (1888) is another red brick house (now a nursing home) by HJ Wright again with characteristic tall ribbed stacks and red clay tile roof. The contemporary red brick front boundary wall with modillions and panels also complements the building. No.46 is also by Wright and of similar date (1890) but with slate roofs and Tudor arched central doorway and window above. The tall plain stacks were rebuilt after the 1987 hurricane. The front boundary wall follows the pattern at No.44. A fine mature copper beech tree to the northern boundary contributes to the landscape setting.

The notable Ipswich architect Frederick Barnes designed No.48 'Carrisbrooke Villa' in 1883 and although he was 70, the architectural vigour was undiminished even if architectural fashions had moved on. The brickwork detailing is beautifully crafted and the front boundary wall very neatly reflects the detailing of the string courses on the villa front. A landscaped driveway leading down the side of the northern boundary of No.48 leads to No.50 at the rear. The driveway is within the conservation area but the backland plot developed in 1956 is excluded. The detached white brick villa at No.52 built in the same year as No.48 indicates how late Victorian style had moved ahead of Barnes ideas but is pleasant without being distinguished. It has good balcony

ironwork and finials. Its particular merit is its original architectural character with the exception of the newly rebuilt chimneys, another victim of the 1987 storm. The setting is enhanced by both the attractive red and white brick boundary wall and the mature sweet chestnut tree at the northern side.

The house which terminates the Conservation Area (Park Conservation Area being adjacent to the north and opposite) is a massive red brick villa No.54 'Royston Lodge' designed by J S Corder in 1883 and now in flats. The house was illustrated in 'The Builder' magazine in that year - a sign of the buildings distinction and although original features such as the front porch and most of the characteristic traditional windows (12 light top sashes and plain bottom sashes) survive, it has suffered some alterations including a later single storey front bay addition and the indignity of a seriously disfiguring plate glass picture window to the main front gable. Fortunately this is partly camouflaged by the large Cedar tree to the front garden. The front boundary walls have massive piers containing large terra-cotta ball finials.



Right:
No 54 Westerfield Road and

Above left:
Tuddenham Road
paved area

Above right:
No 21 Tuddenham Road

Left:
No 33 Tuddenham Road

square corner belvedere towers and tall stacks. They are set behind tall Suffolk white brick walls which screen car parking to a limited degree. Beyond this point the building line is set slightly further back creating larger front gardens. Nos.31 'Marchmont' and 33 'Ilex House' introduce some variety with a red brick boundary wall and red brick window panel detailing respectively but both are partly obscured in the street scene by well landscaped front gardens which have a significant impact on the appearance of the road in this vicinity. The conservation ends

beyond No. 37 'Rockbank' by H J Wright 1901, massively extended by J A Sherman in 1912.

On the south side from the junction with Hervey Street, there are three architecturally unsympathetic, underscaled, two-storey houses created by the sub-division of a large garden to the rear of No.40 and dating from 1957-8. Beyond Vermont Road, there is a good sequence of six large two-storey detached Suffolk white brick villas dating from the early 1880s; each with a two-storey hipped roofed bay. They have largely retained their original architectural features intact, including the traditional timber sash window joinery, slate roofs and chimney stacks. Although the low white brick boundary walls survive, there has been some regrettable erosion of the setting of the houses by increased forecourt parking. The four remaining detached villas within the conservation area (which ends at the junction with Vermont Crescent) date from the late 1890s with No.58 designed by Eade and Johns in 1898 and No.62 by J S Corder in 1899.



7.4 Tuddenham Road Identity Area.

The lower part of the area is characterized by an awkward triangular paved space created from the point where Tuddenham Road crosses the axis of Christchurch Street/Constable Road and two other minor streets also depart - Parkside Avenue and Hervey Street. There are long vistas down the four principal roads but the paved area thus formed is an incoherent uninviting space dominated by traffic circulation which presently does not contribute to the special character of the area. It would benefit from environmental enhancement and a better sense of enclosure. Tuddenham Road rises by about three metres northward from this point before falling away again beyond No.50 northward to beyond the conservation area.

On the north side is a sequence of Suffolk white brick, detached and semi-detached villas from the late 1870s and early 1880s. No. 21 (c.1877) has an attractive Doric central entrance porch but the building has been much extended as an old people's home. Northward the semi-detached villas sit well above the road which emphasizes their height and this is further accentuated by

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 2027 are contained in the Core Strategy and Policies Development Plan Document (2011).

Policy CS4: Protecting our Assets

The Council will seek to protect and enhance the character and appearance of conservation areas by preparing character appraisals and using them to guide decisions about development.

Development Management Policy DM8

The Council will seek to protect and enhance the character and appearance of Conservation Areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.

The Council is keen to protect and enhance the town's 14 designated Conservation Areas. The character appraisals and management plans for each area highlight what is distinctive about the area including building styles, street patterns, land form, historical development and key views. Proposals for development will need to indicate precisely how each scheme will preserve and enhance the conservation area in which it is located by a thorough appreciation of these distinctive characteristics

National advice for identification and protection of listed buildings, conservation areas, archaeological remains is set out in the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990. The general approach to managing heritage assets will also follow the guidance set out in BS7913⁵.

The NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Loss of a building (or other element), which makes a positive contribution to the significance of a conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate, taking into account the relative significance of the element afflicted and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Where changes to the elevations of buildings, alterations affecting boundary walls etc. on the street frontage or works to trees are proposed, owners and occupiers are advised to consult the Planning and Development 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 Planning and Development 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. Supplementary Policies for the Christchurch Street Conservation Area

In addition to the Local Plan policies above, the following policies are considered appropriate and apply to this conservation area.

Article 4 Direction

The aim of an Article 4 Direction is to encourage retention of the high quality features of buildings in the Conservation Areas and to enhance the environment of which they are part. 'Like for like' repairs and replacements of original architectural features will be encouraged, as will the removal of previous unsympathetic changes to buildings.

Prior to the Article 4 Direction many unsympathetic changes could occur without the need for planning permission - they would have constituted "permitted development". From the 9th March 1999 the Direction came into force in this Conservation Area and planning permission is required for those items listed in the Order. The following notes indicate the approach the Council is likely to take in implementing an Order.

Alterations to elevations

Material alterations to elevations will now require planning permission from the Council. Applications for porches, removal of architectural details, extensions and other works materially affecting the appearance of the building including satellite dishes will be treated on their merit. The Direction is not meant to cover very minor alterations such as burglar alarms (n.b. different controls apply to listed buildings). However, if you are in doubt please contact the Planning and Development Service.

Roofs

A change of roof material will almost certainly require planning permission. If a roof is a pitched roof in a terrace or a group of buildings where natural slates dominate, re-roofing in natural slate will be called for. Where a roof is prominent, man-made (fibrous cement type) slates are not acceptable as an alternative to natural slate. Generally the retention of natural roofing materials is sought.

Roof windows

Some roof lights do not greatly affect the character of a building and would be acceptable. Applications for dormer windows would be permitted only if they traditionally existed throughout a particular group of buildings. The bulk and design of a dormer would have to reflect that which previously existed or prevailed in the area, and was appropriate to your particular building.

Doors and windows

The original period design of doors and windows contributes greatly to the character of the Conservation Area and they should be retained. The installation of replacement doors and windows in aluminium, in plastic, or in designs other than that which existed on principal elevations, would not receive permission, other than in exceptional circumstances.

Painting facades

Good quality facing bricks were used throughout the Area and it is appropriate that they should remain exposed for this reason. Permission would not be granted for exterior painting of brickwork in areas covered by the Direction. Where a facade has already been painted, planning permission would not be required for repainting, or a change of colour, unless it materially alters the appearance.

Textured paint and render

Textured paint or render would not normally receive planning permission in areas where brick prevails.

Hardstandings and curtilage walls

It is recognised that householders will wish to provide space for vehicles on their sites wherever possible. However, some control is necessary to prevent cars from dominating the street scene and the setting of buildings. Proposals for vehicle hard standings should be refused unless they could be located or screened to minimise the impact on the surrounding area. Careful attention to paving and landscaping is required. Permission to erect a fence, wall or railing on the front curtilage boundary, would normally be approved if it was of a type which prevailed in the area.

In all cases apart from alterations to chimney stacks, permission would be required where the proposed development fronts onto a relevant location. 'Relevant location' means a highway (including footpaths), or open space. Corner plots will normally have two relevant frontages. Where an application for planning permission is required as a result of an Article 4 Direction no fee is payable. The Direction is not intended to cover very minor alterations. However, if you are unsure whether any work you propose to carry out to your property requires planning permission please contact the Town Planning Service:

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 irrespective of the terms of the Article 4 Direction above.

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.

The spaciousness of large individual dwellings and their gardens form an important part of the character of this conservation area. New infill development which would produce a cramped spatial arrangement will not be acceptable.

4. Protection and Enhancement Uses

The appearance of the area is strongly residential in character. While some of the large former villas are still in single residential occupation, a number have been converted to flats, others have been extended to nursing homes and some new flats and houses have been built on infill plots. A number of large villas formerly in use for educational purposes were converted back to residential in the late 1990s. Changes to the type of residential accommodation have created additional pressures for on-site car parking, particularly on road frontages where they have a significant visual impact. This in turn has altered the character of the area to the detriment of the setting and to a lesser extent the appearance of some of the villas, their front boundaries and gardens (and in several cases rear gardens). The level of existing planting has been reduced as has the opportunity for replacement planting. Increased parking and hard surfacing has also resulted in changes in the landscape treatment to simplify maintenance.

A further increase in conversion of existing villas to flats or by extension of existing buildings with associated increases in off-street parking at the front or side of premises would be likely to have cumulatively adverse impact on the character of the area as a whole and will be discouraged if this leads to widened accesses and an undue loss of soft landscaped area.

New development

There is little scope within this conservation area for a further new development. Where new buildings are proposed to stand alongside protected historic buildings, their design will require very careful consideration.

Architectural features

Protection

The conservation area has a wealth of interesting architectural details, particularly ornamental brickwork to chimneys, gables, bays, doorways, boundary walls and gate pier cappings. The most prominent examples are in Westerfield Road, but some elaborate and interesting examples also exist in Christchurch Street. On boundaries, few original gates survive, but the reinstatement of sympathetic replacement designs for walls and gates will be encouraged.

Existing boundary walls, particularly those with ornamental and open brickwork designs contribute to the character of the area and should be maintained and repaired and if in poor condition should be carefully rebuilt rather than dismantled. Where good historical evidence exists or where original detailing is missing this should be reinstated in traditional materials when the opportunity arises. The design of gate piers (and gates) of suitable scale, height and materials will be important if openings are widened.

Ornamental boundary ironwork is an important feature of increasing rarity, its retention and repair will be promoted.

Reinstatement

The character of the area would be enhanced by the reinstatement of boundary walls where these have been reduced in height or removed - particularly on the frontages to Tuddenham Road.

Brick Cleaning

Brick is the dominant building material in Ipswich both red and local Suffolk Whites, the latter are prevalent in Christchurch Street and Westerfield Road. 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

Pavements are in the main, large 600mm concrete paving flags. This is the modern material most in sympathy with the scale of the buildings and boundary walls and should be continued in reinstatements and repaving. The carriageways in Christchurch Street and Westerfield Road have several lines of limestone setts to the kerb--side gulleys. These form an appropriate small-scale transitional material between footways and the road but they have largely been covered over by tarmac. The setts and cobbles should be cleaned and or be reinstated when carriageway resurfacing is next undertaken.

Street furniture

Street furniture does not generally have an adverse impact on the conservation area but several streets suffer from the prominent and unsympathetic positioning of telegraph poles carrying overhead telephone wires. These detract from the setting of merit-worthy Local List buildings. These wires should be buried underground and the poles removed when the opportunity arises. This would significantly enhance the appearance of the affected streets.

Contacts:

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APPENDIX 1

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

Building	Risk Rating	Grade
28 Christchurch Street	4	II
Woolpack Public House, Tuddenham Road	4	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.

Local List

Christchurch Street Nos 35-37, 49, 55-65, 71, 77-99 & 30-36, 40, 68, 78 -110.
Parkside Avenue Nos 1-3 & 2-10
Tuddenham Road Nos 21
Westerfield Road Nos 1-41, 4a 6-18, 26-54

APPENDIX 2
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.
Fanlight	A window, often semi-circular, over a door with radiating glazing bars suggesting a fan.	String course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Fascia	The horizontal board over a shop front which carries the name of the shop. Can be ornamental.	Stucco	Plasterwork
Finial	A formal ornament at the top of a canopy, gable, pinnacle etc.	Terracotta	Fired but unglazed clay, used mainly for wall covering and ornamentation as it can be fired in moulds.
		Tripartate	Made up of three parts.
		Venetian Window	A window with three openings, the central one arched and wider than the others.
		Vousoir	A brick or wedge shaped stone forming one of the units of an arch.