

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.



## WHITTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

# Whitton 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 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.

Corporation Farmhouse,  
Old Norwich 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

The area boundary runs to the rear of the properties fronting the road [Nos. 755 to 817] on the west side and Nos.712 to 742 on the east side].

## 3 reason for designation

Whitton, a small cluster of dwellings, was once a separate hamlet divided from Ipswich by open fields and this remains the case on the northern side.

The building of the A45 bypass in 1985 led to the removal of through traffic along the Old Norwich Road. This factor and the existing pressure for development on the western edge of the area led to the area being designated in 1986 in order to better protect the village street scene which is essential to Whitton's character.

## 4 statement of significance of the area

The area comprises the former isolated hamlet of Whitton built on either side of the old Norwich Road and comprising mainly cottages and farmhouses of 16th and 18th centuries, some in large plots with mature trees.

The area retains its isolated semi-rural appearance because of extensive informal unplanned planting further emphasised by the views from Old Norwich Road over undeveloped land to open countryside to the north. The view into the area from the road to the south presents a picture of extensive tree cover reinforcing the village character of the conservation area despite its situation on the fringe of Ipswich. The area retains an unfortunate legacy of intrusive street furniture and a highway width from its time as part of the trunk road network. This detracts from the special character.

Although the non-Listed and several of the Listed buildings (see Appendix 1), have been unsympathetically altered in the past, most retain their traditional patterns of joinery (particularly windows), roofing materials and chimneys which are important to the maintenance of the special character. The extensive tree cover to the rear of the large plots north of Whitton Lane is crucial to maintaining this semi-rural character as new development takes place to the west (off Bury Road).

Whitton view



View of Old Norwich Road

## 5 historic development of the area

Whitton, a small cluster of dwellings, was once a hamlet separated from Ipswich by open fields. The parish church of St Mary (formerly known as St Botolph) and the Rectory both lie some way distant to the east well beyond the conservation area.

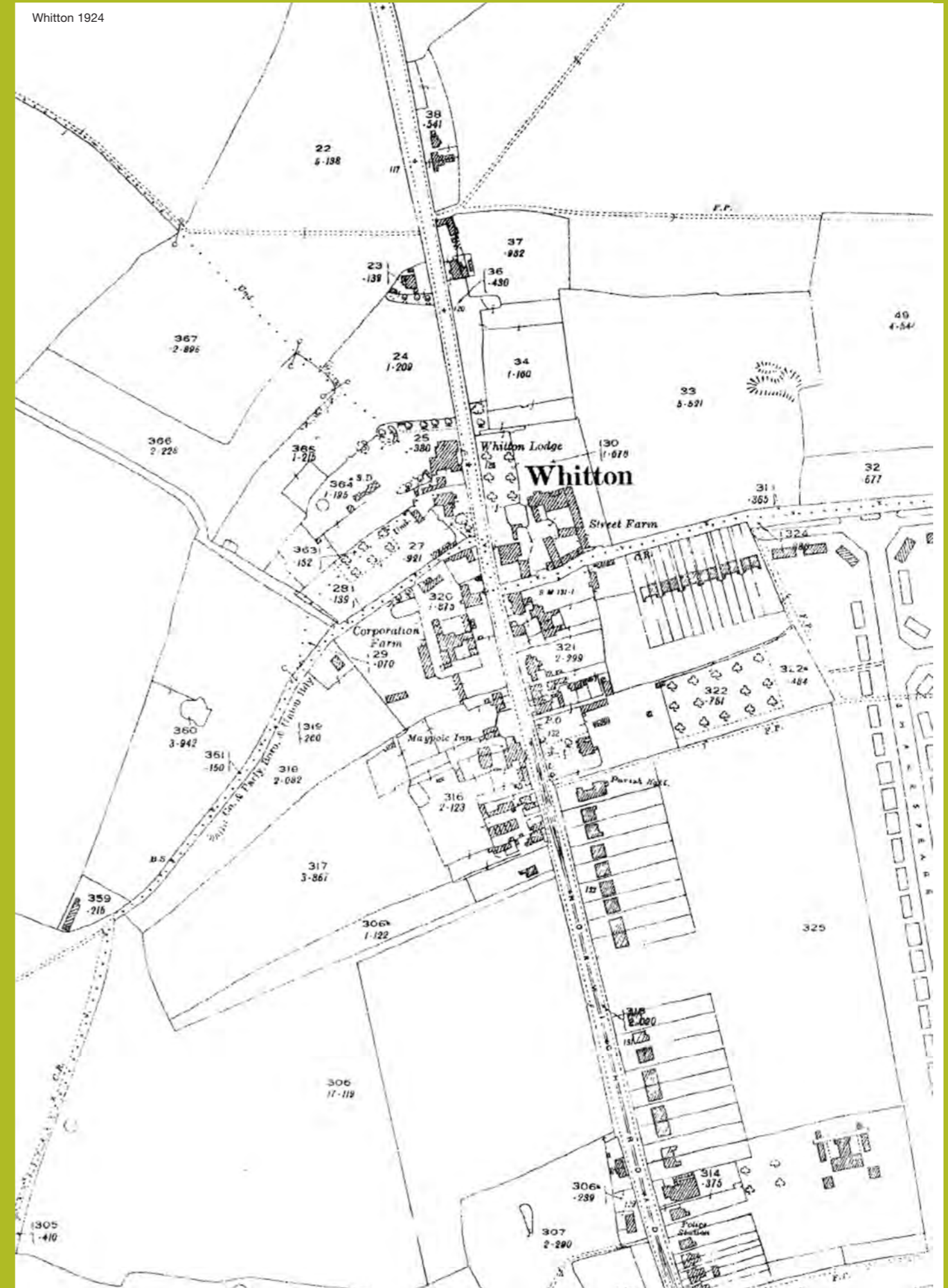
Within the conservation area there is a core of seven Listed buildings together with two further buildings of special local interest. These have survived over several centuries and their mature gardens, particularly to the west of Norwich Road and north of Whitton Church Lane, still impart a feeling of a village street rather than an urban area despite the subsequent urbanisation to the south and east of Whitton, now making it a contiguous part of Ipswich.

The plan (right) shows Whitton in c.1924 when its separation from Ipswich was still marked. The new houses in Shakespeare Road on the Whitton Estate can be seen on the extreme right but no industrial development (now occupying the

bottom left outside the designated area) had been commenced and trams used the road as far as the Maypole PH and the lines are indicated on the map.

The conservation area designated in March 1990 is bisected by Old Norwich Road. This was formerly a quite narrow road with most properties being set back only slightly from the pavement. It became a very heavily used principal trunk route in the post-war period before being bypassed in the 1980s. It is now a bus priority route with only through local traffic using the narrow Whitton Church Lane. With the removal of heavy traffic, the village street atmosphere has returned to some extent.

Old Norwich Road



## 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.



Nos 755-757 Old Norwich Road and the Maypole public house



No 785 Corporation Farmhouse Old Norwich Road



Whitton Church Lane

To the north of Corporation Farmhouse is No.789 'Lilburne Lodge' also a building of special local architectural interest. This small early 19th Century Suffolk white brick house with a central chimney stack, clay plain tile roof and four-light sash windows is a good example of the formal vernacular architecture of the area. The Edwardian porch to the central front door adds a note of distinction to the design. To the north side boundary, Whitton Lane leads to the farm entrance to Corporation Farm. The narrow curving unsurfaced lane emphasises the semi-rural character of the area and this is reinforced by the trees which overhang it (located in the large garden of No.795 on the northern side) and foreshortens the view out of the area.

view to a collection of timber clad farm outbuildings with clay pantile and slate roofs to the south-west of the farmhouse, which serves to indicate the former rural nature of the settlement. In the middle distance the large mature trees to the north of Whitton Lane contribute to this rural appearance.

Corporation Farmhouse [No.785] is Listed Grade II and is an imposing two-storey 18th Century or early 19th Century Suffolk White house. It is built of local white brick with a attractively weathered plain clay tile roof with dormer windows. The principal facade faces south at right angles to Old Norwich Road and despite being situated almost on the road boundary is partly hidden by a tall red brick boundary wall and a large Yew tree. It is pleasantly distinctive with sash windows with glazing bars, raised brick bands between the storeys, end pilasters and a central brick panel which breaks forward to contain a doorcase with panelled reveals, a reeded architrave and cornice. A wing extends to the rear on the north-west side.

The front garden planting contributes to the landscape character of the street while also screening to some degree the farm outbuildings to the west. The wall is lower as the corner of the house is approached affording a pleasant oblique view of the front from the street. The rear garden, parallel with the road, is totally secluded behind a very tall, part white brick, part red brick wall. The house also serves to enclose the attractive westward view from the narrow, winding Whitton Church Lane immediately opposite its east elevation.



No 786 Lilburne Lodge Old Norwich Road

## 7 architectural and historic characteristics

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 is based on the appearance of the area in 1994 but with minor revisions and resurvey in 2003 and 2004.

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.

At the southern end of the conservation area is a small pair of painted brick C18 or C19 cottages [Nos.755-757] forming a terrace with the Maypole PH. These are set slightly above the road and have entrance steps. Although the original four-light sash windows and front doors have been replaced, they retain their traditional red clay pantile roofs. The Public House is a pleasant two storey rendered 17th-18th Century building of special local architectural interest; with a massive central chimney stack and a plain clay tile roof. It has a cross-wing at the southern end with the gable facing the road. The facade is probably 18th Century in date but a bar extension facing the road was added at the end of the 19th Century, possibly at the time the pub expanded into one of the former cottages on the south side.

The informal planting in the rear garden of the pub contributes to confining the views to the west thereby limiting the impact of encroaching industrial buildings which dominate the skyline in the distance on the far side of Bury Road. The planting also helps maintain the impression of the former hamlet's rather isolated character.

Nos. 765-767 stand slightly isolated in the street scene behind modern fencing out of keeping with the general vernacular treatment of the area. Although the cottages retain their traditional clay pantile roofs, they have been very extensively altered with rendered brickwork, replacement of traditional windows with modern casements and the front extension of No.765. Apart from their scale and position, they make very little positive contribution to the character of the conservation area.

Further north the fence to the farmyard to Corporation Farm has been set back to accommodate a bus turning circle. This is now redundant and has been closed off by timber bollards, but its open character relates unhappily to the generally confined linear nature and appearance of the conservation area despite the planting of two trees. It does however, open up a

On the north side of Whitton Lane is a large Edwardian house (No.795) with rendered red brick ground floor, rendered first floor and clay plain tile roof. Although it is set back slightly from the road frontage and partly hidden by the planting behind a spiked iron railing fence, the white painted sash windows and a decorative stained glass landing window contribute to the character of the street scene. This house has a very long rear garden flanking Whitton Lane. The many large trees this contains greatly contributes to the character of the area.



Further north again is No.799 'Whitton Lodge' (Listed Grade II), a large early 19th Century two storey grey gault brick house built close to the road. On the southern side is a rendered two-storey wing and single storey red brick and slate outbuildings around an enclosed courtyard set behind high gate piers with ball finials. The garden front has been the subject of modest extensions in a piecemeal but broadly sympathetic manner over many years. The northern wing has a fine timber Classical portico which overlooks the garden and is the principal feature of interest on that facade.

To the north side, recent conversion to a small hotel resulted in the formation of a new vehicular access which opened up views to a new loose surfaced car park at the rear and beyond this to the very extensive garden. This property has the largest curtilage within the conservation area, but the extensive tree cover throughout the site (but

particularly to the rear of the property) and the confining of the buildings to the eastern road frontage is crucial to the character of the area as a whole and in screening the conservation area from the present industrial and other new development to the west. North of Whitton Lodge, are three well landscaped bungalows [Nos. 811-815] built in 1960 set behind a wide lay-by and a small house Edwardian house (No.817). None of these are of architectural or historic interest but they fall within the area drawn to include the large open plots on the opposite side of Old Norwich Road, and their established planting enhances the area.

At the northern end of the area, the large mature Beech and Horse Chestnut trees in the garden of No.815 are very important in closing the northward views from within the area, especially when seen in conjunction with the large mature oaks on the west side of the road. They also do much to hide the massive National Grid electricity pylons some way beyond.

On the east side of the road, the properties of interest at the southern end are generally of small scale. The boundary starts at Nos.712-714, a pair of two-storey early 19th Century houses included in the Statutory List for group value. No.712 bears the date 180? (the last figure is worn away) on a panel on the red brick chimney stack. It was once an ale-house and later a post office and general store converted back to residential use in 1998. It has a roughcast rendered front with sash windows above. The roofs are plain clay tiled and there is a modillioned eaves cornice. A red K6 type telephone kiosk formerly on the forecourt but now relocated in the lay-by to the south contributes to the special character and architectural interest of the area.

Above: No 799  
Old Norwich Road

Below: Nos 712-714  
Old Norwich Road



Left: Nos 720 Old Norwich  
Road

Below: No 724 Old Norwich  
Road

No.714 is also roughcast. Some years ago, its original fenestration was replaced by unsympathetic modern casement windows. Nos.716 and 718 have also been severely mutilated by unsympathetic windows although the slate roofs, chimneys and ornamental yellow chimney-pots do contribute to the character of the conservation area. No.720 (Listed Grade II) is a late 18th Century or early 19th Century timber-framed and plastered two-storey house with a clay plain tile roof set behind a hedge. The setting of this building is eroded by the extensive concrete forecourt to the front and sides.

Set back from the road is a small cottage (No.724) roughcast rendered with an attractive weathered clay plain tile roof and gabled dormers. It is built on the line of the rear elevations of the flanking buildings and together with the pleasant vernacular red brick and slate roofed single storey outbuilding in front, gives a strong sense of enclosure and partial seclusion to its front garden. The rest of the front part of the frontage is dominated by a large concrete hard-standing which detracts from the otherwise pleasant character.





No 726 Fairmead  
Old Norwich Road

No. 726 'Fairmead' (Listed Grade II) is an attractive early 19th Century red brick, slate roofed two-storey house. A slightly projecting wing with a hipped slate roof was added later in the 19th Century on the northern side. The house has sash windows with glazing bars in gauged arched openings and a central stuccoed Tuscan porch with plain columns projecting on the front. The window opening above is blocked. The tall chimney stack adds to the skyline interest. The front boundary railings are modern with the exception of a small section with the original Victorian cast-iron heads at the corner with the lane. The red brick side boundary wall to Whitton Church Lane, is important in confining the narrow view within the lane to the buildings on either side thereby camouflaging the encroachment of the urban development to the east.



No 728 Street Farmhouse,  
Old Norwich Road

No.728 'Street Farmhouse' (Listed Grade II) is a 16th Century timber-framed house almost entirely encased in an 18th Century red brick skin. The attractively uneven red clay plain tile roof, low eaves height and irregular plan form fail to disguise the much earlier mediaeval building within the attempted 18th Century modernisation. A central doorway has a wood doorcase with fluted pilasters and frieze and cornice.

The large mature tree to the front garden is of crucial importance to the views in both directions within the road, being almost at the halfway point.

In recent years the kitchen garden to the farmhouse has been subdivided to provide plots for two new dwellings built in 1986. Although these are large suburban designs which do not reflect the vernacular character, plot spacing and scale of the conservation area as a whole, the scale of the planting to the front gardens does help to disguise their impact to some degree.

Beyond the two new houses, the roadside hedge planting and in particular the large mature trees opposite No.817, screen the electricity pylons and playing fields which would otherwise erode the rural view. The hedges to the rear of the roadside field mark the eastern boundary of the conservation area. The hedges and uncultivated pasture contribute to the conservation area by foreshortening the view of the urban fringe uses beyond and help maintain the still predominant character of an isolated hamlet.

The west end of Whitton Church Lane falls within the conservation area. The south side has a narrow footpath in large concrete paving slabs and the space is contained by a curving brick wall with piers at regular intervals which create an interesting visual rhythm. On the north side, the space is contained by a sequence of red brick walls and single and two storey red brick and clay pantile farm outbuildings which line the carriageway edge. These have been skilfully

converted to residential use. A minimum of new openings have been inserted to minimise the impact on their external appearance. On the corner of Old Norwich Road with the Lane is a particularly badly sited steel pole and large numbers of intrusive overhead wires.

Throughout the area, the legacy of trunk road status has resulted in the use of tall street lighting columns, some adapted to existing trolley-bus poles which are inappropriately intrusive in views throughout the conservation area but are also in conservation terms unnecessary for the reduced volume of traffic.

The area presently lacks any traditional paving surfaces of interest (except the modern slab paving of Whitton Church Lane. The in-situ concrete and tarmac paths have been the subject of frequent ill-matching reinstatement. There are also numerous concrete pavement crossings. Minor environmental enhancement in the form of materials and a change of traffic priorities was carried out at the junction to Whitton Church Lane in 2003.

Whitton Church Lane





# 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 the deposit draft of the revised Ipswich Local Plan

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 achieve high quality and sustainable new development;
- To bring about environmental improvements through development opportunities.
- To prevent loss of open space with natural amenity value by guiding development towards appropriate locations

## 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. These and other policies with particular relevance to specific conservation areas are 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

In conservation areas where specific townscape elements are in danger of being lost, consideration will be given to suspension of permitted development rights under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

### BE33

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.

### 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.

### BE15

In considering development proposals the Council will seek the retention and reinstatement of existing or former boundary walls, railings, fences and gates which complement the character and appearance of an individual building and the surrounding area.

### 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.

### NE11

The Council will take steps to protect trees in the interests of amenity and wildlife by making Tree Preservation Orders and by imposing conditions of planning permission where appropriate.

### NE12

The Council will seek to retain all trees of high amenity value. Consent will only be granted for the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order or trees located within a conservation area

provided the works are necessary:-

- (a) to secure the proper maintenance of the tree(s) for good arboricultural reasons; or
- (b) to secure the removal of the tree(s) so that the survival or growth prospects of other protected trees are enhanced.

### NE13

Where it is considered acceptable for the removal of a tree or trees by a Tree Preservation Order, conservation area designation or a condition of planning permission, the Council will normally require the replanting of at least an appropriate number of trees of a suitable size and species in an agreed location within the current or following planting season.

### NE14

The Council will require an accurate survey of all the trees on sites proposed for development including details of protective measures to be undertaken during the development process to ensure the continuing health and safety of each specimen to be retained.

Other Local Plan policies may also be relevant depending on the nature and location of each specific proposal, but in this conservation area, additional Local Plan policies with particular relevance are Natural Environment Policies NE9 on the landscaping of new development.

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 Whitton Conservation Area

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

### SPP 1

In this Conservation Area, the Council attaches particular importance to encouraging the retention and repair or reinstatement of special features of the area such as original glazing bars to windows, brick boundary walls, iron railings and brick gate piers, porches and other features of interest.

### SPP2

The relationship of open spaces and long rear gardens is particularly important to the village character of this Conservation Area. The Council will aim to ensure retention of such open spaces as an important buffer between the conservation area and development adjacent to the conservation area or beyond particularly east of Bury Road, which might erode that character. New development will need to be carefully screened by soft landscaping and tree planting to minimize the visual impact on the conservation area.

### SPP3

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 4

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 5

The Borough Council as Highways Agency 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 character of the Conservation Area is clearly primarily residential but with large plots and open spaces between and around buildings as an important attribute of the character of the area. This should be maintained. The large single dwelling (No.799) has been adapted to a hotel and then subdivided to form three dwellings. Any significant future expansion into the grounds at the rear would be likely to damage the setting of the Listed building, involve the loss of the important tree cover and open landscaping and introduce additional noise and traffic which would act against the Council's stated policies for the area.

### New development

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. In general, it is better that old buildings are not set apart, but are woven together into the fabric of the living and working community. This can be done provided that new buildings are carefully designed to respect their setting and follows fundamental architectural principles of scale, height, massing and alignment, and the use of appropriate materials. In considering applications for new development, the Council will need to be satisfied that these principles have been adequately taken into account. This does not mean that new buildings have to copy their older neighbors in detail, but they should form a harmonious group. The scope for new building in the conservation area is limited by the need to protect and enhance its village character.

In this conservation area, the character is still primarily that of an isolated small village notwithstanding the urban encroachment from the south (particularly in the 1930s and 1950s) prior to designation. There is very limited opportunity for further development without compromising the special character and appearance of Whitton. The one remaining significant area of undeveloped land is to the north-east of 742 Old Norwich Road and forms the beginning of open countryside. As such, there would be a loss of hedgerows and informal tree-cover and would not be appropriate for development in conservation area policy terms.

### Architectural features Protection

The conservation area has a wealth of interesting architectural details such as the frequent use of traditional clay roofing materials,

doorcases to Nos. 726, 728 and 785 and the vestiges of original Victorian iron railings outside No.726. Several of the buildings retain their original 19th Century crown window glass in addition to the original window joinery. Chimneys stacks are prominent and there is a good selection of (mainly yellow clay) chimney pots. These make a significant contribution to the preservation of the character of the conservation area and should be retained.

### Reinstatement

Some erosion of detail has occurred, particularly through the loss of traditional sash windows with glazing bars and original doors where they have been replaced by those of inappropriate design, materials and finishes. Where possible the further replacement with such non-traditional windows and doors should be resisted and the reinstatement of appropriate details in traditional materials and finishes will be encouraged. This would be particularly beneficial at 755 and 757, and at 712 to 718. Where other details have been lost, they should also be replaced when the opportunity arises - such as the Victorian railing heads to the boundary railings at No.726

### 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/Services/Conservation](http://www.ipswich.gov.uk/Services/Conservation).

### Paving & Landscaping

The pavement surfacing of the conservation area does nothing at present to protect or enhance its special character and interest. If the overhead electricity and telephone services are eventually undergrounded, an opportunity may arise to reinstate the footways in a surface treatment more appropriate to the semi-rural character of the conservation area.

The area would greatly benefit from further tree planting. Opportunities for further planting should be taken:

- on the open space created by the former bus turning circle is currently grassed with two small trees. The area would be enhanced by further tree planting to reinforce the linear nature of the street while still permitting views of the Corporation Farmhouse and its outbuildings;
- to the hedges and fences running parallel to Old Norwich Road to the north of No.742 which have been identified as so important to its semi-rural status;
- on the western boundary of the conservation area to the rear of the Maypole PH and Nos.785, 795 and 799 Old Norwich Road where the screening of the Listed buildings and those of special local interest from new development is considered especially important.
- on the new developments with a common boundary with the conservation area in the form of structural shelter belt planting in line with the Local Plan Policy NE6 and NE8, and in the areas to the north-west of the Whitton Lane to the rear of No.799 in line with Local Plan Policy NE2.

### Traffic proposals & street furniture

The legacy of the heavy traffic which once used Old Norwich Road together with the provision of overhead services has created a seriously visually intrusive wire-scape which greatly detracts from the character of the area and destroys the proper setting of Listed buildings. The opportunity should be taken at some stage to replace the trunk road lighting with lower columns of a more sympathetic design. This would enhance the appearance of the area. The village character could be further enhanced by the narrowing down of Old Norwich Road, the reinstatement of grass verges and a more informal winding kerb line.

**Principal Planning Officer**  
01473 432908 or  
**Senior Planning Officer**  
01473 432906

**4. Further Information**

The Ipswich Local Plan; Conservation Area Character Appraisals for Ipswich and technical information leaflets are available from the Conservation Service at Ipswich Civic Centre 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](http://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** Listed Buildings within the Conservation Area:

Building	Risk Rating	Grade
No 712, Old Norwich Road	6	II
No 714, Old Norwich Road	5	II
No 720, Old Norwich Road	6	II
No 726 Fairmead, Old Norwich Road	6	II
No 728 Street Farmhouse Old Norwich Road	6	II
No 785 Corporation Farmhouse, Old Norwich Road	6	II
No 799 Whitton Lodge, Old Norwich Road	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.

**Local List**

The following buildings are of special local interest:  
 The Maypole Public House, Old Norwich Road  
 No 789, Old Norwich Road  
 No 795, Old Norwich Road  
 No’s 722-4, Old Norwich Road  
 Lilburn Cottage, Old Norwich Road  
 K6 Telephone Kiosk, Old Norwich Road

**APPENDIX 2  
Glossary of Architectural Terms**

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