



IPSWICH
BOROUGH COUNCIL

SUPPLEMENTARY PLANNING DOCUMENT

LOCAL LIST (BUILDINGS OF TOWNSCAPE INTEREST)

Adopted July 2021

Introduction

Throughout Ipswich there are many buildings and structures, which, whilst not on the statutory list maintained by Historic England, are of architectural and historic interest or make a significant contribution to the character and appearance of the borough.

The Council hopes that production of this Supplementary Planning Document (SPD) will raise awareness of the many unlisted but interesting and locally notable historic assets which make up the historic environment of our town.

There is no statutory protection for buildings on the Local List outside Conservation Areas; and inclusion on the Local List does not affect individual permitted development rights, i.e. the alterations that can be made without needing to apply for planning permission.

The inclusion of a building or structure on the list will be a material consideration which the Council will consider when assessing planning applications. This means that when a planning application is made for a property on the Local List, any proposed alterations or extensions will be looked at in the light of the character of that property, whilst development affecting the significance of the property by way of introducing new development within the Locally Listed building's setting, will also be considered.

The Policy Context

The Core Strategy and Policies development plan document 2017 states in policy CS4 'Protecting Our Assets' that:

The Council is committed to protecting and enhancing the Borough's built, historical, natural and geological assets.

and

In addition to protected Listed historic buildings, there are many buildings of local townscape interest (on 'local lists') that are not just confined to conservation areas but are located throughout Ipswich. Some of these buildings may be the main architectural landmarks of distinction in the local area. Many such buildings were designed during the 19th and 20th Centuries by local architects. Local authorities are encouraged to prepare inventories of such buildings and add these to the Historic Environment Record. It is government policy that these non-designated heritage assets should be taken into account when determining planning applications to ensure their retention so as to help maintain local distinctiveness and a sense of place.

In Development Management Policy DM9 it states that:

There is a presumption in favour of retaining and repairing buildings of local townscape interest. Proposals involving the loss of such buildings will only be permitted if it can be demonstrated by thorough analysis in the Design and Access Statement that the replacement building(s) is of an equal or higher standard of design and incorporates sustainability features.

The National Planning Policy Framework states that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Selection Criteria

The designation of 'significant local interest' shall apply to a building that meets one or more of the criteria given below, provided that its interest and character have not been seriously eroded by unsympathetic alterations. The selection criteria are based on those in Historic England's *Local Heritage Listing: Historic England Advice Note 7*, May 2016, which set out several measures for which sites should be assessed for local heritage listing, as well as consider the heritage values established by Historic England's *Conservation Principles, Policy and Guidance*, April 2008.

Criteria include, but are not limited to the following:

- Is the building or structure the work of a particular architect of regional or local note?
- Does the building or structure have landmark quality, or contribute to the quality of recognisable spaces, by virtue of its function, location, age, design or features?

- Does it provide a good example of a particular type or form of building, or of an age, architectural style, building construction or design, which is locally rare?
- Does it contribute to the character of an area or to the setting of the local scene by forming a focal element in a group, park, garden or other townscape or landscape, or by sharing particular architectural forms or details with other buildings nearby?
- Has it significant historic associations with local people or past events? Such buildings or structures should usually have some intrinsic architectural merit but have an association with a notable person, event or significant phase of local history, or was constructed as part of an historic event.
- Does it individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it contribute to the character or appearance of a conservation area?
- If a structure is associated with a designated landscape such as walls, terracing, or minor garden buildings, is it of identifiable importance to the historic design?
- Has it received an award in recognition of the quality of its architectural design or other significance from a body of recognised local, regional or national standing?

Identifying locally important buildings

The Local List includes a wide range of buildings and structures that together make a major contribution to the character and distinctiveness of the area.

The Ipswich Society initially identified locally important buildings in 1984. The borough adopted its own Local List in 2013, and a revised Local List in 2016. This is the 2021 revision of the Local List which amalgamates the 2013 and 2016 lists, includes 54 new entries, and revises the layout and content of the previous list, in line with Historic England guidance published since the last iteration of the list.

Local history and amenity groups, members of the Conservation and Design Panel, Councillors, Conservation and Planning Officers, as well as local residents and members of the public have all nominated buildings and structures that meet the criteria above and have been included on the Local List.

Buildings nominated for Local Listing are in the first instance assessed against the agreed criteria by the Council's specialist Conservation team. Reasonable effort will be made to contact owners of buildings that are being considered for Local Listing, who will be given an opportunity to comment.

Owners are notified whether their building has been added to the Local List with an explanation of what this means and how it affects them.

The Local List is not exhaustive, and sites may still hold architectural, historic and townscape interest and should still be considered as undesignated heritage assets, despite not being included on the Local List. Non-designated heritage assets which are not included on the Local List may be identified through the planning process.

Adding to and removing buildings from the list.

The Council will review the Local List periodically and consider requests to add or remove buildings from it. Buildings and structures that meet the selection criteria will be subject to formal public consultation.

Requests for a building to be removed from the Local List must be supported by evidence to show that the building or structure is no longer of special interest and therefore no longer merits inclusion on the list, or has been upgraded to receive statutory protection (through either listing or conservation area designation). A list of entries which have been removed from the Local List (Buildings of Townscape Interest) SPD is included at the end of this document at Appendix 1.

Consulting the Local List

The Local List will be available to view on the Ipswich Borough Council website.

A brief description of each building and a summary of reasons for inclusion on the Local List is included for every entry, accompanied by an image of the building or structure, taken from the public highway where possible. The description for each entry is not exhaustive, and further research may reveal greater understanding of the site which would meet other criteria listed above.

Demolition

Planning permission or other relevant consents will not normally be granted for the demolition of a building on the Local List (Buildings of Townscape Interest) SPD.

Proposals for the demolition of locally listed buildings must normally demonstrate clear and convincing evidence that the building is no longer of local importance, that it is beyond practical repair, restoration or reuse, or that the proposed redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

Redevelopment proposals for buildings on the Local List should consider how such buildings could be incorporated into the development rather than demolished.

In cases where permission is granted for the demolition of a locally listed building, the Council may require that provision be made by the developer to accurately record the building prior to demolition to be submitted to the Historic Environment Record.

Where redevelopment is in accordance with Local Plan policies, there will be an expectation that the building is replaced with one that is of an equal or higher standard of design and incorporates sustainability features.

Further Information

If you are in any doubt about whether planning permission or any other consent is required for any works you wish to carry out to a building included on the Local List (Buildings of Townscape Interest) SPD, please contact the Development Management Team on 01473 432906/14 or e-mail development.management@ipswich.gov.uk

If you would like to nominate a locally important building or structure or need advice as to the repair of a building included on the Local List (Buildings of Townscape Interest) SPD, please contact the Conservation and Urban Design Team on 01473 432934/5 or email conservationandurbandesign@ipswich.gov.uk.

Index of sites included on the Local List (Buildings of Townscape Interest) SPD

House name /number	Street
Alan Road Methodist Church	Alan Road
Boundary Markers x 3	Alexandra Park
Byles Fountain	Alexandra Park
Burlingham House, 1-5	Ancaster Road
Shahjalal Islamic Centre and Masjid, 5	Argyle Street
13-19	Ashmere Grove
16-18	Ashmere Grove
21-23	Ashmere Grove
25-27	Ashmere Grove
6	The Avenue
Grimwade Memorial Hall	Back Hamlet
St Clements Congregational Church	Back Hamlet
Old Mill House, 74	Belle Vue Road
58	Belstead Road
65-67	Belstead Road
66	Belstead Road
66a-68	Belstead Road
73	Belstead Road
Chapel at St Joseph's College	Belstead Road
Belstead Brook Hotel	Brook View
31-37	Bond Street
Ransomes and Rapier War Memorial	Bourne Park
Bramford Road Methodist Church	Bramford Road
328a-328b	Bramford Road
Britannia Road Infants School	Britannia Road
St Augustine's Church	Buckleham Road
Station Hotel	Burrell Road
Ipswich Railway Station	Burrell Road
38	Carr Street
48	Carr Street
48-68	Carr Street
13	Cauldwell Avenue
Craigerne	Cauldwell Avenue
115	Cauldwell Hall Road
129	Cauldwell Hall Road
173-177	Cauldwell Hall Road
238-242	Cauldwell Hall Road
Stables and Bakery, Ipswich Co-operative Society	Cauldwell Hall Road
St John's Vicarage	Cauldwell Hall Road
Barrack walls	Cecil Road, Geneva Road
44-50	Chevallier Street
52	Chevallier Street
Spiral Car Park	Civic Drive
Ipswich Community Church Centre	Clarkson Street
Clifford Road Primary School	Clifford Road
The Royal George	Colchester Road
62	Constable Road
90	Constable Road
91	Constable Road
93	Constable Road
100-102	Constable Road
103	Constable Road
104-106	Constable Road
108-110	Constable Road
116	Constable Road
124	Constable Road
Constantine House	Constantine Road
Bus Dept and No. 7	Constantine Road
69	Corder Road
74	Corder Road
75	Corder Road
84-88	Corder Road

90	Corder Road
92	Corder Road
96	Corder Road
Bourne Park Cottage	Corporation Avenue
Railway Bridge	Corporation Avenue
The Cottage, 15	Cowper Street
Basil House, 65	Cowper Street
The Cricketers	Crown Street
Sports Dome, Dale Hall Community Primary School	Dale Hall Lane
2-46	Devonshire Road
1-3	Duke Street
The Follies	Felixstowe Road
The Royal Oak	Felixstowe Road
Gardeners Arms, 77	Fore Hamlet
Ruskin Lifting, 84-86	Foxhall Road
Hope House, 158	Foxhall Road
The Railway	Foxhall Road
St Clements Hospital	Foxhall Road
14-16	Freehold Road
63	Gainsborough Road
65	Gainsborough Road
Earl Kitchener	Hadleigh Road
Hatfield Road Congregational Church	Hatfield Road
St Francis Church	Hawthorn Drive
115	Henley Road
136	Henley Road
155	Henley Road
157	Henley Road
Castle Hill Community Centre	Highfield Road
1-3	Kesteven Road
26	Kingsfield Avenue
30	Kingsfield Avenue
32	Kingsfield Avenue
Springfield Junior School	Kitchener Road
Morpeth House, 99	Lacey Street
102	Lacey Street
Sports Dome, Inspire Suffolk	Lindbergh Road
Westbridge Pupil Referral Unit, 71-76	London Road
'Oriol Cottages', 81-83	London Road
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325-329	London Road
331	London Road
Boundary Marker	Lower Orwell Street
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Halfway House	Nacton Road
Bus shelter	Nacton Road
140-2	Nacton Road
287	Nacton Road
Hill House, 52	Nelson Road
Wyncroft, 69	Nelson Road
St Bartholomew's Vicarage	Newton Road
Allen House, 1	North Hill Road
Maharani, 46	Norwich Road
The Inkerman, 197	Norwich Road
270-272, 276-278	Norwich Road
306	Norwich Road
331-335	Norwich Road
332	Norwich Road
625	Norwich Road
St Mary Magdalene RC Church	Norwich Road
Man on the Moon, 86	Palmcroft Road
46	Palmerston Road
7	Queenscliffe Road
11	Queenscliffe Road

Ranelagh Road Primary School	Ranelagh Road
Montrose	Rosehill Crescent
Parkside, 5	Rosehill Road
161	Rosehill Road
The Limes, 110	Rushmere Road
Kingston Lodge, 112	Rushmere Road
Haytor, 114	Rushmere Road
Mayfield, 115	Rushmere Road
116	Rushmere Road
Fifield, 117	Rushmere Road
121	Rushmere Road
123	Rushmere Road
220	Rushmere Road
224-226	Rushmere Road
Ship Launch Inn	Ship Launch Road
311-313	Sidegate Lane
Church of Jesus Christ of the Latter Day Saints, 42	Sidegate Lane West
10-18; 2-24	Smart Street; Pleasant Row
76	Spring Road
Spring Road Viaduct	Spring Road
127	Spring Road
242	Spring Road
The Fat Cat, 288	Spring Road
The Old Times, 324	Spring Road
Zoar Baptist Church	St Helen's Street
Lyndhurst, 11	St John's Road
13	St John's Road
Holmwood House	St Mary's Road
K6 Telephone Kiosk	Stoke Bridge
Oaklee, 1-40	Stoke Park Drive
Barton Wood	Stone Lodge Lane
Tudor House	Stone Lodge Lane
Swiss Cottage	Stone Lodge Walk

Thurleston Farm House	Thurleston Lane
Thurleston Lodge Farm	Thurleston Lane
Whitton Water Pumping Station	Thurleston Lane
Rosehill Library	Tomline Road
46	Tovell's Road
Red House Farm	Tuddenham Road
103	Tuddenham Road
Anti-Tank Gun Emplacement, 235	Tuddenham Road
Framlingham Court	Valley Road
41	Valley Road
59	Valley Road
82	Victoria Street
26-40	Waterloo Road
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541	Wherstead Road
1	Willoughby Road
2	Willoughby Road
3-4	Willoughby Road
5-10	Willoughby Road
11-12	Willoughby Road
13-18	Willoughby Road
19	Willoughby Road
St Helen's Primary School	Woodbridge Road
The Mulberry Tree, 5	Woodbridge Road
The Limes, 49	Woodbridge Road
The Grand Old Duke of York, 212	Woodbridge Road
St Mary's RC Parish Hall, 322	Woodbridge Road
The Case is Altered, 341-343	Woodbridge Road
406	Woodbridge Road
410	Woodbridge Road
The Anchor, 434	Woodbridge Road

Alan Road Methodist Church, Alan Road



Construction date	1880
Architect	Alfred Hubert
Original use	Religious
Current use	Religious
Ward	Holywells
Easting	617948
Northing	243918
Year added to Local List	2013

Built in 1880 as the Wesleyan Methodist Chapel by Alfred Hubert to serve the non-conformist population who were occupying the new housing around Rosehill in the late 19th century. The building occupies a corner site at the junction of Alan Road and Rosehill Road and is of considerable prominence through its dominating gabled ridge line and arched porch. Red brick with early Art Nouveau windows. The adjoining range presenting its gable to Rosehill Road dates from 1877 and was also designed by Alfred Hubert as a chapel school, whilst the church hall to the right hand side was added in 1929.

Included for architectural value as a well preserved late 19th century non-conformist church designed by a prominent local architect practicing in Ipswich in the 19th century, Alfred Hubert; historic interest illustrating the religious beliefs of the growing suburban community to the east of the town and prominence of non-conformism; landmark value as a dominant streetscape building occupying a prominent corner position which contrasts the domestic scale of architecture surrounding the site; group value with 161 Rosehill Road, provided as the manse to the church.

Boundary Markers x 3, Alexandra Park



Construction date	
Architect	
Original use	Parish boundary marker
Current use	Parish boundary marker
Ward	Alexandra
Year added to Local List	2013

Easting (North East Marker)	617366
Northing (North East Marker)	244388
Easting (North West Marker)	617262
Northing (North West Marker)	244370
Easting (South Marker)	617235
Northing (South Marker)	244230

3 parish boundary markers located in Alexandra Park in the form of small square stones, carved 'St C B' on one face, signalling the Church of St Clements boundary.

Parish boundary markers were important features in the administration of the parish. The parish dealt with matters such as providing relief for the poor, for which rates were paid by householders within the parish, so it was important to have the areas accurately marked out. The responsibility to contribute to the maintenance of the church as well as the right to be buried in the parish churchyard were also important reasons to ensure the parish boundaries were known. As maps were uncommon at the time, the markers were laid directly on land and within the walls of buildings to express the limits of the parish.

The markers were numbered and the 'bounds' were walked annually to ensure the markers were in good repair, to allow prayers for protection of the parish, and also to confirm that the parish limits were known. This annual ceremony was known as the 'Beating of the Bounds' and was attended by the parish priest and church officials. Also in attendance would be a crowd of boys who carried tree branches to beat the parish markers as they went round, so that the limits of the parish were shared with the younger generation to be passed on in future. The custom of the 'beating of the bounds' can be traced back to Anglo-Saxon times.

Included for historic interest, illustrating the ancient practice of physically marking parish boundaries in the landscape; rarity as few parish markers remain in the borough; group value with the markers and Byles Drinking Fountain found within Alexandra Park.

Byles Fountain, Alexandra Park



Construction date	1905
Architect	
Original use	Memorial fountain
Current use	Memorial fountain
Ward	Alexandra
Easting	617332
Northing	244328
Year added to Local List	2013

Alexandra Park was originally the grounds of Hill House, owned by the Byles family, prosperous corn merchants during the 18th and 19th centuries. Ipswich Corporation purchased the site for a public park after the last owners of the Hill House estate died in 1902, naming the park Alexandra, after the wife of King Edward VII. In 1905, Alderman Charles Cowell, Mayor of Ipswich, gifted a drinking fountain to the town to be erected in Alexandra Park, dedicated to his mother, Marianne Byles.

The fountain is an ornate granite monument, with drinking fountains on all four faces of the memorial, captured by an integral bowl. The inscription reads as follows: "In remembrance of the Byles family to whom this park belonged for more than 100 years, this drinking fountain was erected in 1905 by Charles Henry Cowell, Alderman of the Borough and twice Mayor of Ipswich, whose mother was Marianne Byles, born at Hill House 1801."

Included for architectural interest as a well preserved, ornate public drinking fountain; associative interest with Charles Cowell, Mayor of Ipswich who gifted the fountain to the people of Ipswich; designed landscape interest as a feature provided for Alexandra Park to complement the green space of the park; group value with the St Clements Parish boundary markers, also located within Alexandra Park.

Burlingham House, 1 – 5 Ancaster Road



Construction date	1890s
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615627
Northing	243546
Year added to Local List	2013

Late Victorian, substantial 3 storey detached house in large, well vegetated grounds. Red brick dwelling with a decorative string course, and pitched clay tile roof. Ornate gabled porch to the main entrance with decorative date stone above. The rear garden elevations have 2 storey bay windows including the north-east window that wraps the corner. Segmental headed windows with central key stones have sliding sash panes with fixed panes above divided by glazing bars. Additional mullioned and transomed windows. 3 tall brick chimney stacks penetrate the roof.

Included for architectural value as a well-preserved example of a late 19th century detached dwelling; evidential value as an earlier phase of development, being the only building along Ancaster Road which pre-dates the mid-20th century, whilst the unmade surface and well vegetated boundaries along Ancaster Road are relics of the Victorian character and appearance of the area.

Shahjalal Islamic Centre and Masjid, 5 Argyle Street



Construction date	1872
Architect	Henry Medgett Eyton
Original use	Educational
Current use	Religious
Ward	Alexandra
Easting	616947
Northing	244599
Year added to Local List	2013

Until 1870, schools were provided voluntarily, often by religious organisations, rather than the state. This site of the Argyle School was developed in 1872-3 as one of the first four Board Schools in Ipswich following the 1870 Education Act which required the establishment of school boards to erect and oversee schools in areas where they were needed. This was the first piece of legislation to deal with the provision of the education of children in Britain, although it was not until the 1880 Education Act was passed that attendance at school between the ages of 5 and 10 was compulsory.

The school was designed by Henry Medgett Eyton (1833-1900), a locally based architect. The building has a prominent street elevation which steps up the slope in a series of prominent triangular brick gables. Each gable is emphasised by an inset arch over the main window openings and in the main gable by a flush ashlar arch framing a carved stone roundel. The original timber window frames survive, twinned and triple sash windows under fixed lights subdivided into six panes by glazing bars.

Included for architectural interest as a well-preserved example of a 19th century school building which benefits from considerable aesthetic value arising from its design and careful use of materials; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying the length of Argyle Street with a bold and active street frontage; group value with the heritage assets located within the St Helen's Street Conservation Area.

13-19 Ashmere Grove



Construction date	1893
Architect	George William Leighton
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617571
Northing	244837
Year added to Local List	2021

Two pairs of semi-detached red brick dwellings, 2.5 storey scale with prominent shared central dormers. Mostly intact fenestration and retention of original slates. Ground floor canted bay windows are covered with slate roofs which run across the bays to create covered porches. The timber screen between the porches of 17-19 is retained, whilst all properties retain their tiled footpaths. Number 15 retains its original fanlight, which reads 'Belmont House'.

Included for architectural interest as examples of well-preserved pairs of semi-detached dwellings which utilise unusual features; historic value illustrating the expansion of the town in the late 19th century as an example of speculative house builders; and group value with numbers 16-18, 21-23 and 25-27, all designed by the architect GW Leighton.

16-18 Ashmere Grove



Construction date	1893-5
Architect	George William Leighton
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617567
Northing	244804
Year added to Local List	2021

Pair of red brick semi-detached dwellings on the south side of Ashmere Grove, principally three storey in scale with a prominent shared gable addressing the street frontage. The building then steps down to a two storey range either side of the main gable, which includes a shallow dormer to the roof slope. The entrances to the buildings are via the glazed side porches with hipped roofs, with unusual jettied projections above. To the ground floor is a square bay window. Shared chimney to the central gable penetrates the slate roofs. Replacement fenestration to 16, however mimicking original design as shown at number 18.

Included for architectural interest as an example of a well-preserved pair of semi-detached dwellings which utilise unusual features; historic value illustrating the expansion of the town in the late 19th century as an example of speculative house builders; and group value with numbers 13-19, 21-23 and 25-27, all designed by the architect GW Leighton.

21-23 Ashmere Grove



Construction date	1894
Architect	George William Leighton
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617590
Northing	244845
Year added to Local List	2021

Pair of red brick semi-detached dwellings with 'Carlton Villa 1894' engraved into the shared name plaque. Canted bay windows to the ground floor, covered by a shared porch with decorative timber detailing. Prominent gables in the roof slope, finished with a slate roof. Original fenestration pattern of timber sashes with horns, with casements to gables.

Included for architectural interest as an example of a well-preserved pair of semi-detached dwellings which utilise unusual features; historic value illustrating the expansion of the town in the late 19th century as an example of speculative house builders; and group value with numbers 13-19, 16-18 and 25-27, all designed by the architect GW Leighton.

25-27 Ashmere Grove



Construction date	1893
Architect	George William Leighton
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617602
Northing	244851
Year added to Local List	2021

Pair of red brick semi-detached dwellings located on high ground at the eastern end of Ashmere Grove. Unusual three storey scale, with the height of the dwellings being amplified by the three storey canted bay windows, which terminate with particularly prominent dormers within the roof slope. Natural slate pitched roof with chimneys either end of the ridge. The pair of dwellings have a fenestration scheme which is mostly intact with timber sliding sash windows.

Included for architectural interest as examples of a pair of well-preserved semi-detached dwellings which exhibit unusual features; historic value illustrating the expansion of the town in the late 19th century as an example of speculative development by house builders; and group value with numbers 13-19, 16-18 and 21-23, all designed by the architect GW Leighton.

6 The Avenue



Construction date	1954
Architect	Peter Barefoot
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616484
Northing	245827
Year added to Local List	2013

2 storey detached modern house set back behind mature trees, designed by local architect Peter Barefoot for his own occupation. Peter Barefoot was the son of Leslie Barefoot who practiced architecture for several years with Henry Munro Cautley. Peter Barefoot practiced in the mid-20th century working in Ipswich and around the country, producing modern architectural designs.

6 The Avenue is finished in buff brick with stained timber cladding to the upper floors. Shallow inverted pitch roof, felt covered, the shorter slope added over a later extension and forming a butterfly roof profile with the original single pitch. Single chimney stack and square brick service core appear above the roofline. Large window openings, original frames.

Included for architectural interest as a well-preserved example of mid-20th century architectural fashions, designed by a prominent local architect for his own occupation; group value with early 20th century buildings along Park Road which fall within the Park Conservation Area.

Grimwade Memorial Hall, Back Hamlet



Construction date	1869
Architect	Cattermole and Eade
Original use	Religious
Current use	Residential
Ward	Holywells
Easting	617101
Northing	244088
Year added to Local List	2013

Located to the immediate north of the waterfront, Grimwade Memorial Hall was built in 1869 as a non-conformist chapel and for assemblies. The hall was paid for by the Grimwade family, wealthy merchants of the town, with the hall being dedicated to Edward Grimwade who died the previous year. The growth in population and expansion of the town, particularly to the east, meant that the number of nearby residents quickly outgrew the space, and so St Clements Congregational Church was built opposite to fulfil the non-conformist religious function which Grimwade Memorial Hall was originally built for.

The building occupies an important elevated site at the junction of Fore Hamlet and Back Hamlet, and is a significant streetscape feature. Grimwade Memorial Hall is red brick with heavy "Rogue" Gothic stone details and a slate roof. A contemporary extension has been added to the locally listed building as part of the conversion of the hall to residential use.

Included for architectural interest as an attractive, well detailed building of considerable aesthetic value, designed by prominent local architects Cattermole and Eade; historic interest illustrating the growth of non-conformist religion in Ipswich in the mid to late 19th century; landmark status as a dominant building occupying a prominent position on the junction of Back Hamlet which signifies the historic built up core of the town; group value with St Clements Congregational Church.

St Clements Congregational Church, Back Hamlet



Construction date	1887
Architect	William Eade
Original use	Religious
Current use	Religious
Ward	Alexandra
Easting	617112
Northing	244141
Year added to Local List	2013

Built to provide a non-conformist place of worship to the north of the docks, following the population of the area outgrowing the accommodation at Grimwade Memorial Hall, which was designed by Cattermole and Eade. St Clements Congregational Church was built in red brick with some stone finials and slate covered roof, similar architectural influences found at the Memorial Hall opposite. This building occupies an important elevated site and has a dignified composition, with the porch and tower contained within the main form. Grimwade Memorial Hall and St Clements Congregational Church provide an important group of locally listed buildings, for both their historic and architectural value, with the Grimwade family the benefactors to both buildings, use of W. Eade as the architect for both buildings and the enjoyment of their visual relationship.

Included for architectural interest as an attractive, well detailed building of considerable aesthetic value, designed by prominent local architect William Eade; historic interest illustrating the growth of non-conformist religion in Ipswich in the mid to late 19th century; landmark status as a dominant building occupying a prominent position on the junction of Back Hamlet which signifies the historic built up core of the town; group value with Grimwade Memorial Hall.

Old Mill House, 74 Belle Vue Road



Construction date	Circa 1800
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617556
Northing	244936
Year added to Local List	2021

Former mill house associated with the now demolished Albion Mills, now occupied by terraced housing. The topographic highpoint of the site would have been an ideal location for a mill, benefiting from prevailing south-west winds prior to residential expansion of the town in the 19th century.

The Belle Vue Road elevation is a painted brick, 19th century structure of three bay range with timber sliding sash windows. However, the rear range appears earlier in date with a weatherboard finish to first floor of rear range, an unusual finish to historic buildings within the borough.

Included for architectural and historic interest illustrating the development of the building in the 19th century; an example of an earlier phase of development which pre-dates the extensive expansion of the borough and terrace housing along Belle Vue Road.

58 Belstead Road



Construction date	1882
Architect	William Richard Mills
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615823
Northing	243572
Year added to Local List	2013

Large, detached two storey dwelling built in Suffolk white brick, under a slate roof. There are twin canted bays on the principal elevation with brick arches to the first floor windows. Projecting brick eaves and string courses. Original 2 light sash windows. Brick arched porch to entrance with decorative masonry. Built as a pair to no. 56, and forms a group of late 19th century dwellings along Belstead Road of considerable group value.

Included for architectural and historic interest, as well as group value, contributing to the cluster of well-preserved large 19th century dwellings along Belstead Road, illustrative of the suburban expansion of the town in the mid-late 19th century by and for the middling classes, prior to the higher density terraced housing around Stoke in the later 19th century.

65-67 Belstead Road



Construction date	1899
Architect	EF Bisshopp
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	615823
Northing	243522
Year added to Local List	2013

Pair of 2.5 storey semi-detached dwellings on the south side of Belstead Road. Half hipped plain tiled roof with small gablet to each hip. Principally built in red brick, with rendered second floor on the gable ends, below the hip, pargetted to resemble masonry and projecting slightly. Central entrance door with 'Gibbs' style surround, large two storey bay to one side, shallower single storey bay on the other. Large single dormer in roof. All upper floor windows divided with glazing bars. On the end elevation, a 2 storey bay window next to projecting brick chimney stack.

Included for architectural and historic interest, as well as group value, contributing to the cluster of well-preserved large 19th century dwellings along Belstead Road, illustrative of the suburban expansion of the town in the mid-late 19th century by and for the middling classes, prior to the higher density terraced housing around Stoke in the later 19th century; designed by prominent local architect EF Bisshopp.

66 Belstead Road



Construction date	1920s
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615760
Northing	243524
Year added to Local List	2013



3 storey detached house with a principally roughcast rendered exterior, built in the 1920s. Red brick dressings frame the entrance porch and ground floor canted bay window, which include decorative terracotta plaques within the masonry. Timber sliding sash windows. Hipped clay tile roof with modest central dormer and larger side gabled dormer. Prominent red brick chimney stacks to either end of the building, penetrating the eaves level.

The site is bounded along Belstead Road by a red brick boundary wall with 'Tumbricane' carved into the coping stones on the decorative brick piers. 'Tumbricane' was a much larger mansion which occupied this site from 1890 until the First World War, designed by local architect JS Corder.

Included for architectural and historic interest, as well as group value, contributing to the cluster of well-preserved large 19th century dwellings along Belstead Road, illustrative of the suburban expansion of the town into the early 20th century by and for the middling classes.

66a & 68 Belstead Road



Construction date	1879
Architect	William Richard Mills
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615733
Northing	243501
Year added to Local List	2013

Originally built as a single detached dwelling, shown on 19th century OS mapping records as being called 'High View', although the building has since been subdivided into two separate dwellings. One of several buildings along Belstead Road designed by local architect William Richard Mills.

The building is finished in Suffolk white brick with dentilled eaves and string course under a slate roof. The ground floor windows are 2 light timber sashes, whilst the first floor windows are, 2 and 4 light sashes with stone lintels. The second floor has 4 light sash windows. The side elevations have 2 light sash with arched brick heads. No. 68 benefits from a bay of 3 light sash windows which is capped by a slate and leaded roof turret. The roof dormer has a 4 light sash window. The porch is flat roofed, brick walls, 8 light fanlight & 12 light door. Original chimneys. The former stable block (now linked) is a 2 storey Suffolk white brick and slate range. Buff brick piers frame the entrance to properties from Belstead Road.

Included for architectural and historic interest, as well as group value, contributing to the cluster of large 19th century dwellings along Belstead Road, illustrative of the suburban expansion of the town in the mid-late 19th century by and for the middling classes, prior to the higher density terraced housing around Stoke in the later 19th century.

73 Belstead Road



Construction date	1919
Architect	JS Corder
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	615756
Northing	243465
Year added to Local List	2013

2 storey detached house in red brick with a close tiled hipped roof. Some 2 light sash windows with rubbed brick arches. 2 single leaded light windows. First floor has an unusual central window - 8 light with stone mullions & transoms and a terracotta ornamental arch above. Single storey brick extension at side with a flat roof and 7 light sash windows. An unusual feature is the brick corner buttress to the south which frame the principal entrance porch. Original red brick decorative garden wall which runs the length of the building. An interesting example of architectural fashions in the 1920s.

Included for architectural and historic interest designed by local architect JS Corder, as well as group value, as an early 20th century dwelling which contributes to the cluster of large 19th century dwellings along Belstead Road, illustrative of the suburban expansion of the town in the into the 20th century.

Roman Catholic Chapel at St Joseph's College, Belstead Road

AWAITING IMAGE

Construction date	1965-1967
Architect	Max Cross (Geen, Cross & Sims)
Original use	Religious
Current use	Religious
Ward	Stoke Park
Easting	615007
Northing	243099
Year added to Local List	2021

Roman Catholic School Chapel built at St Joseph's College, in 1965-1967 to the designs of Max Cross of Geen, Cross and Sims. The date of construction aligns with the major changes being made to the Catholic Liturgy through the reforms which followed the Second Vatican Council convened by Pope John XXIII in 1962 and closed by his successor Paul VI in 1965. The move from a 'triumphalist' and remote liturgy to a more approachable and responsorial mass was reflected in internal changes to existing churches and the development of a different style and layout for new ones that were no longer formed of a nave, aisles and chancel, which were seen as physical manifestations of the old style of worship. This change of liturgical approach also led to the construction of more Catholic churches in the UK during the 1960s and 1970s than at any time since before the Reformation.

Stock brick to the walls, darker bricks to the projecting 'buttresses' at the principal corners, the roof is of standing-seamed copper sheeting laid in a vertical orientation and rising to a glazed cupola surmounted by a metal cross. Windows are timber and metal framed and of plate glass. The interior is faced in laminated and vertically boarded timber, the sanctuary is marble as is the surround to the tabernacle.

Included as a post-war Roman Catholic School Chapel which has historic interest as evidence of the liturgical changes taking place within the Catholic Church at the time of its construction; architectural interest for its distinctive design, utilising a prominent copper roof which acts as a landmark within the St Joseph's College campus.

Belstead Brook Hotel, Brook View



Construction date	16 th century
Architect	
Original use	Residential
Current use	Hotel
Ward	Stoke Park
Easting	614357
Northing	242025
Year added to Local List	2021

16th century hunting lodge, later used as a family residence, known as Belstead Lodge. Belstead Lodge was an isolated country residence on substantial grounds, and was neighboured by the residences of Gusford Hall (now occupied by housing on Carolbrook Road) and Stoke Park (now occupied by housing on Fountains Road). The lodge was occupied in the 19th century by several prominent local families, including Willoughby and Mary Burrell, Lord and Lady Gywdyr between 1879 and 1894. Willoughby was the son of Peter Burrell, 4th Baron of Gywdyr, who owned the nearby Stoke Park. Peter Burrell is credited for reordering the roads around Ipswich Railway Station, with Burrell Road being named after Peter Burrell, and the adjacent Willoughby Road being named after Willoughby Burrell.

Red brick building with a 'H' plan with prominent gabled cross wings to principal elevation. Large ground floor canted bay windows to cross wings, and unusual canted chimney to the northeast gable. Rear range forming part of the historic core, with several projecting gables to north east. Clay plain tiles and decorative ridge tiles. Timber sliding sash windows with leaded lights to chimney.

Included for historic interest with previous owners of Belstead Lodge being an important local family with considerable peerage; serving as evidence of an earlier phase of development as the remaining fragment of the historic landscape to the south of the town prior to widespread suburban expansion in the mid 20th century; and architectural interest as an 16th century hunting lodge turned residence.

31 – 37 Bond Street



Construction date	1900
Architect	Eade and Johns
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	616789
Northing	244464
Year added to Local List	2013

Former Ragged School, now used as a nursery. Ragged Schools were part of a national movement, typically funded by philanthropists with the aim of providing an education to the poorest and most vulnerable children in urban areas. The Ragged School in Ipswich was first at Waterworks Street, moving to this site at the beginning of the 20th century. The numerous dedication stones within the façade of the building illustrates the importance of charity and philanthropy in establishing the school.

The building is a single storey school building in red brick with stone dressings with three prominent gables which address the road with a lower section between each. Each gable has a large window, approximately 2 metres wide and high, made up of casements with stone mullions. To the north is a circular leaded light with stone surround. The main entrance is arched under a small gable, with 'Girls' carved into the stone. Right hand gable is an extension dated 1912.

Included for architectural interest as a well-preserved example of a turn of the century school building which benefits from considerable aesthetic value arising from its design and careful use of materials; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying the length of Bond Street with an active street frontage; group value with the heritage assets located within the St Helen's Street Conservation Area to the north of the school.

Ransomes and Rapier War Memorial, Bourne Park



Construction date	1921 (moved in 1980s)
Architect	
Original use	War memorial
Current use	War memorial
Ward	Stoke Park
Easting	615864
Northing	242081
Year added to Local List	2013

Engraved copper plaques commemorating the Ransomes and Rapier employees killed or missing during the First and Second World Wars, including the names of civilian employees killed in several air raids over Ipswich between 1940 and 1944. The third plaque commemorated Richard Stokes, long serving Chairman and Managing Director of Ransomes and Rapier Ltd, and Member of Parliament for Ipswich 1938-1957.

The plaques were originally displayed on the canteen walls of the Ransomes and Rapier premises in Wherstead Road, with the first plaque being unveiled in 1921. Following the redevelopment of the Ransomes and Rapier site in the 1980s, the memorials were moved to Bourne Park, set in a triangular plinth on steps set centrally in a formal flower garden.

Included for social value as a memorial to the Ransomes and Rapier employees who were killed during the First World War; group value with Bourne Park Lodge, Corporation Avenue.

Bramford Road Methodist Church



Construction date	1889
Architect	Eade and Johns
Original use	Religious
Current use	Religious
Ward	Westgate
Easting	614656
Northing	245483
Year added to Local List	2013

Originally constructed as a Wesleyan chapel and school. Pitched roof over the main body of church with short lower north end, transepts and, on the street frontage, smaller projections to either side of a gabled south elevation. Brick with ornate stone dressings. Clay tile roof. Decorative timber framing in the apex of gables, projecting timber eaves on brackets. The carved stone detailing is distinctive, for instance the cusped tracery in the windows at ground and first floor level, the ogee hood moulds at ground floor level, reticulated tracery in the large four centred window at first floor level facing the street. Roof turret with pyramidal roof. Vestry and infants classroom wing set back on north-east side. Unusual external pulpit at gallery level on south east corner of chapel. The church occupies an important site on the north side. The bold high gable and turret project towards the road and are visible above the surrounding terraces.

Included for architectural value as a well preserved late 19th century non-conformist church designed by prominent local architects practicing in Ipswich in the 19th century, Eade and Johns; historic interest illustrating the religious beliefs of the growing suburban community to the west of the town and prominence of non-conformism; landmark value as dominant street scape building occupying a prominent corner position which contrasts the domestic scale of architecture surrounding the site.

328a-328b Bramford Road



Construction date	1883
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	614508
Northing	245559
Year added to Local List	2021

Pleasant pair of 19th century semi-detached dwellings set back from Bramford Road by generous front gardens, set behind the building line established by the later terracing. Red brick with ground floor canted bays with a shared porch canopy with decorative ironwork brackets. Small hipped dormers with finials, whilst the first floor windows within the shared central gable are also topped with ball finials. Terracotta detailing to gable, which bears the date 1883. Pitched slate roof with a decorative clay ridge tile. Terracotta relief positioned adjacent to the front entrance. Bounded along Bramford Road by recent red brick garden walls.

Included for historical/evidential value illustrating an earlier phase of growth which predates surrounding lengths of terraced houses, amplified by the set back nature of the buildings; aesthetic value through use of architectural detailing and decoration which is well-preserved by this pair of 19th century dwellings.

Britannia Road Infants School, Britannia Road



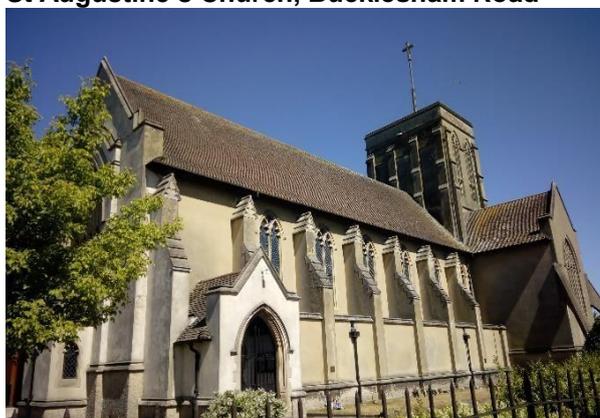
Construction date	1902
Architect	Brown & Burgess
Original use	Educational
Current use	Educational
Ward	St John's
Easting	618864
Northing	244292
Year added to Local List	2013

At the time of building Britannia Road Infants School, the 1870 Education Act had been in place over 30 years, being the first piece of legislation to specifically deal with the provision of the education of children in Britain, requiring the establishment of school boards to build schools where there was a demand. By 1880, the attendance at school for children aged 5-10 was made compulsory, with the upper age being increased to 12 in 1899. In 1902, new legislation was passed which transferred the overseeing of the management of schools from boards to local authorities under the control of county and borough councils. The Britannia Road Infants School was built the same year as this piece of legislation.

The building is a single storey school of 4 classrooms, two of which form part of the assembly hall. Red brick with stone dressings. To the street is a recessed two bay entrance front between two larger gables which project forwards. Original square-headed mullion and transom windows with lights subdivided by glazing bars. Projecting stone keystones; above the windows in the main gables, semi-circular stone arches with keystones and blank stone tympana.

Included for architectural interest as a well-preserved example of a turn of the century school building which benefits from considerable aesthetic value arising from its design and careful use of materials; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying a considerable length of Britannia Road with an active street frontage.

St Augustine's Church, Bucklesham Road



Construction date	1927
Architect	Henry Munro Cautley
Original use	Religious
Current use	Religious
Ward	Bixley
Easting	619472
Northing	242962
Year added to Local List	2021

St Augustine was designed by local architect Henry Munro Cautley. As diocesan architect, Cautley designed three churches for Ipswich, the first being St Augustine in 1927, financed by Ipswich shop owner Charles Bantoft in memory of his mother. A plaque inside the church commemorates the gift of St Augustine's to the people of Ipswich. The land on which the church was built was donated to the diocese by Lady de Saumerez of Shrubland Hall.

The tower is concrete, whilst the main walls are rendered, with buttresses between each window of the nave. The flying buttresses were a later addition in the 1960s. Clay tiles to the pitched roof, with the layout taking a cruciform. Prominent design of gables mirrored on the entrance porch. Contemporary extension recently erected to the north side of the original church.

Included for its associative value with Henry Munro Cautley as a prominent local architect in the 20th century, being the only of Cautley's three Ipswich churches which is not statutorily listed; landmark status as a prominent gateway building to the borough with considerable architectural value; historic value, illustrating the extent of the interwar growth of the town, provided to serve the increasing population of the southeast of the town.

Station Hotel, Burrell Road



Construction date	1860c
Architect	
Original use	Public House
Current use	Public House
Ward	Bridge
Easting	615758
Northing	243840
Year added to Local List	2021

Prominent landmark curving around the corner of Princes Street and Burrell Road. Painted render façade with pargetted panels to first floor. The rear overlooks the River Orwell utilising buff brickwork with red brick dressings to window surrounds. 6 over 6 timber sliding sash windows to first floor, and tripartite sash windows to ground floor. Contemporary with the building of Ipswich Railway Station, which the rear elevation mimics in its materials.

Included for group value with Ipswich Railway Station and group of 19th century residences along Willoughby Road which developed around the station; aesthetic value owing to its architectural detailing; historic interest relating to the expansion of the town around the railway; and landmark value/streetscape prominence as an important gateway to the town.

Ipswich Railway Station, Burrell Road



Construction date	1860
Architect	Robert Sinclair
Original use	Railway Station
Current use	Railway Station
Ward	Gipping
Easting	615694
Northing	243795
Year added to Local List	2013

2 storey central block with single storey ancillary stores and offices, designed by Robert Sinclair, Locomotive Superintendent & Engineer to Great Eastern Railway. Built in Suffolk white brick with triple brick arched entrances – string course, cornice and window surrounds to main building all in red brick. Windows are a notable feature – 11, 9 and 2 light sashes under rubbed red brick arches. Double brick pediment to each side of main entrance (at first floor level). Boarded canopy to street elevation with original decorated cast iron bracket supports. Main platform (no.2) modernised but No.3 platform (on island built in 1883) retains original canopy with saw tooth roof line and ornamental boarded gable ends facing track, again with original cast iron supporting structure. Island building – similar in detail to main block.

A blue plaque is positioned adjacent to the entrance, dedicated to Peter Bruff, the engineer behind the railway line and the tunnel at Stoke Hill, often regarded as the Brunel of Ipswich.

Included for architectural value as a prominent, well detailed and attractive station building, designed by Robert Sinclair of Great Eastern Railway; historic value illustrative of the engineering achievements of the period which brought the railway to the town; landmark value as a prominent building with long street frontage which welcomes passengers to Ipswich; associative value with Peter Bruff; group value with The Station Hotel and the group of 19th century residences along Willoughby Road which developed around the station, all included on the Local List.

38 Carr Street



Construction date	1884-1885
Architect	JE Goodey
Original use	Commercial
Current use	Commercial
Ward	Alexandra
Easting	616608
Northing	244583
Year added to Local List	2013

3 storey Suffolk white brick commercial building, slate mansard roof with cast iron railing, built for the Ipswich Co-operative Society as its central premises and assembly room. The co-operative movement has its principles in self-help and social equality, with local people coming together to set up a shop where food could be sold at affordable prices. There is evidence of this co-operative movement in Ipswich dating back to the 1840s, although the Ipswich Industrial Co-operative Society was not founded until later in the century.

Highly decorative brickwork to Carr Street and Cox Lane frontages at first and second floor level. Stone string and dentilled eaves course. Slate roofed turret to Cox Lane corner with lead finial. 4 and 16 light sashes with keystone feature to stone arched heads. Ground floor – modern shopfronts. The building was large enough to seat 800 people and was used in the 19th century for political rallies.

Included for historic interest through its links with the co-operative movement, marking an significant social movement and 19th century attitudes to fairness and equality; architectural value as a highly decorative building of considerable aesthetic interest; landmark value as a prominent streetscape building occupying a corner position between Carr Street and Cox Lane; group value with later co-operative buildings at 48 to 68 Carr Street which illustrate the growth of the co-operative movement into the early 20th century.

48 Carr Street (Co-operative)



Construction date	1907-1908
Architect	H. Winkworth
Original use	Commercial
Current use	Commercial
Ward	Alexandra
Easting	616658
Northing	244580
Year added to Local List	2013

The monopoly of buildings along this stretch of Carr Street illustrates the substantial growth and popularity of the co-operative as the movement gained momentum in the early 20th century. Nationally, there were 1,439 Co-operative stores by the turn of the century.

48 Carr Street frames the narrow route of Cox Lane with the earlier co-operative building, 38 Carr Street and is a commercial building, 3 storeys in scale, with the frontage curved at first and second floor levels, producing a particularly distinctive corner. The structure is iron framed; at first floor level, large plate glass windows (curved at the corner,) between pilasters which support a projecting cornice with consoles. The large panes are divided by mullions in the form of thin columns; in the heads of the panes, strips of smaller lights, and the upper window corners are rounded. Within the frames of the windows are emblems of shaking hands, bee hives, wheat sheaf and sickles – all symbols which illustrate the co-operative movement of agriculture and commerce, and the principals of sharing between members.

On the second floor, more conventional 2 light sash windows within ornamental painted stone frames, divided by pilasters; above, a dentilled cornice and above that a parapet with decorative round and triangular gables. On the curved corner of the building, the inscription 'Each for All & All for Each' is provided to the parapet, a phrase associated with the principals of the co-operative movement. Above the lettering is a crest which surrounds a pair of shaking hands above, beneath the date 1908.

Modern shopfronts have been installed to the ground floor which continue across 48-68 Carr Street. The building would benefit from the reinstatement of a more traditional shopfront.



48 Carr Street is included for architectural value as a well detailed, distinctive building which illustrates through its use of imagery and wording the principles of the co-operative movement; historic interest through its association with the co-operative movement as its popularity increased into the 20th century; landmark value occupying a prominent corner position of considerable scale with a distinctive, decorative corner; group value with 38 Carr Street (earlier in date) and 48-68 Carr Street (later in date), which illustrates the prominence of the co-operative movement over the 19th and 20th centuries, as well as illustrates the changes in architectural fashions as the later buildings extend east along Carr Street.

48-68 Carr Street



Construction date	1914 onwards
Architect	Winkworth & Winkworth
Original use	Commercial
Current use	Commercial
Ward	Alexandra
Easting	616667
Northing	244563
Year added to Local List	2013



The monopoly of buildings along this stretch of Carr Street illustrate the significant growth and popularity of the co-operative movement by the early 20th century, with these premises connecting to 48 Carr Street, the steel framed structure occupying the corner position of Carr Street and Cox Lane.

This entry includes three principal buildings of various periods, all early 20th century. The earliest is the former grocery department, designed by Winkworth and Winkworth in 1914, a 2 and 3 storey range which continues the scale, glazing, string course and parapet theme of the first and second floors of the adjoining no.48, but in a simpler Edwardian style, faced with white terracotta bricks. A large rectangular bronze window panel is at first floor level, the plate glass panes separated by bronze square section columns and subdivided by a thin, flat bronze transom; the narrow upper section has decorative leadwork and stained glass. Above, in raised bronze letters applied to the terracotta fascia, 'Ipswich Industrial Co-operative Society Limited'; the fascia capped by a dentilled cornice. On the second floor, rectangular windows, the central one divided into 3 lights by mullions, set within a shallow relief frame moulded into the terracotta. At parapet level the central bay is higher, with garlands and other motifs in white terracotta.



Further east along Carr Street, an adjoining 2 storey section also faced in white terracotta but more deeply modelled. The upper floor frontage is divided into 3 bays by Ionic pilasters; within each bay a pilaster strip subdivides the window openings which are paired groups of tall 2 light panes, with smaller paired panes above a projecting string course. A blank attic course above is divided by consoles and capped by a cornice.

The final two storey section along Carr Street has a white faced terracotta first floor, with metal windows with leaded lights and a raised motif of 'ICS' – Ipswich Co-operative Society over the central bay. The ground floor has a modern shop front with heavy fascia.

Included for architectural value as a well detailed, distinctive group of buildings which show the changing architectural fashions of early 20th century commercial premises; historic interest through its association with the co-operative movement as its popularity increased into the 20th century; landmark value occupying a prominent corner position of considerable scale with a distinctive, decorative corner; group value with 38 Carr Street (earlier in date) and 48-68 Carr Street (later in date), which illustrates the prominence of the co-operative movement over the 19th and 20th centuries, as well as illustrates the changes in architectural fashions as the later buildings extend east along Carr Street.

13 Cauldwell Avenue



Construction date	1894
Architect	Henry John Wright
Original use	Residential
Current use	Residential
Ward	St John's Ward
Easting	617915
Northing	245054
Year added to Local List	2013

2 storey residential property finished in red brick with stone dressings under a pitched slate roof with chimney stacks either end of the roof. A central doorway is accessed between 2 ground floor canted bay windows which benefit from a continuous slate roofed canopy over bays and bridging between them to form a porch over the doorway. Within the stone lintel above the door is the lettering 'Kobe Lodge'. At first floor are 3 sash windows with narrow glazed margin lights. Ornamental stone lintels on brackets over window heads with flower motifs within the lintels. Set back from Cauldwell Avenue by a low red brick wall, with a decorative tiled path leading to the door.

Included for architectural value as a well-preserved late 19th century dwelling which retains much of its original features, of an attractive design which contributes positively to the streetscape, designed by the prominent local architect, Henry John Wright; historic value illustrating the extent of suburban expansion to the east of the town in the late 19th and early 20th centuries.

Craigerne, Cauldwell Avenue



Construction date	19 th century
Original use	Residential
Current use	Residential
Ward	St John's Ward
Easting	617945
Northing	244784
Year added to Local List	2013

19th century 2 storey detached house finished in red brick with stone dressings, referred to on 19th century OS mapping records as 'Avenue Lodge', with its principal outlook over Spring Road, although views of the property from Spring Road are limited by the extent of mature trees which bound the site. Located adjacent to the large 19th century detached dwelling of Cauldwell Hall.

Asymmetric entrance frontage towards Spring Road comprising a number of individually expressed elements; the entrance is a four centred arch in the side of a large 2 storey bay window. To the east, a projecting wing with an oriel window angled towards the main driveway. To the west a section of frontage is given additional height by a stepped parapet and carved stone finial. Further west is a projecting bay with an inset stone tablet. Window openings reinforce the irregular composition, further emphasised by string courses that step up and down around façade elements. In the bay at ground floor level, a large square headed window with hood mould over. The windows have a distinctive mullion and transom design with triangular mouldings. 3 clustered Tudor-style chimney stacks.

Included for architectural interest as an example of highly decorative 19th century detached dwelling, historic interest as illustrative of the suburban growth of the town, with this high land to the east of the town centre initially being occupied by wealthy estates.

115 Cauldwell Hall Road



Construction date	1874
Architect	William Richard Mills
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618282
Northing	244789
Year added to Local List	2013

2 storey detached dwelling occupying a generous plot with well planted garden, set back from the building line established by later 19th century residential development. Principally red brick, with a Suffolk white brick frontage and prominent decorative brick string course. Pitched, slate roof with 2 chimneys, one at either end of the ridge. 3 window range with timber 6 light sash windows below brick lintels. A semi-circular voussoir frames the fanlight over the original 4 panelled door. A red brick boundary wall with buff brick piers frame a small timber gate which leads to the entrance door.

Included for architectural interest as a well preserved example of a 19th century detached dwelling which retains many of its original features designed by local architect WR Mills; historic interest illustrating the early development of the California area to the east of the town, prior to widespread development of the area by the Freehold Land Society, more typically utilising terraces and pairs of semi-detached dwellings; group value with the high volume of heritage assets along Cauldwell Hall Road, several of which are included on the Local List.

129 Cauldwell Hall Road



Construction date	Mid-19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618285
Northing	244728
Year added to Local List	2021

Detached, painted brick, mid-19th century dwelling, set back from established building line in generous grounds which contrasts the more built up character of the road. Three bay window range with sliding sash windows with decorative stone lintels above. Central portico with decorative pilasters frame the entrance door. Two red brick chimneys with buff brick detailing to the hipped slate roof.

Included for evidential and historic interest, serving as an example of 19th century development which predates the extensive terraces and pairs of semi-detached dwellings along Cauldwell Hall Road; architectural value as a well-preserved example of an attractive, well-proportioned domestic fashions in the 19th century; and group value with adjacent heritage assets along Caudwell Hall Road, many of which are included on the Local List.

173 – 177 Cauldwell Hall Road



Construction date	Mid-19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618294
Northing	244610
Year added to Local List	2013

2 storey terrace comprising three dwellings, set back from the building line of adjacent properties by long front gardens. Flint/field stone finish with red brick quoins, string course and window surrounds. Pitched concrete pantile roof with two chimneys. Replacement fenestration throughout.

Provided as early Freehold Land Society plots. The Ipswich & Suffolk Freehold Land Society was established in 1849 to enable people to invest in shares of the society, in turn for the chance to enter a ballot for a plot of freehold worth 40 shillings – enough to entitle the plot owner the right to vote, thus widening enfranchisement to include the ‘ordinary’ man. These dwellings were plots provided for the Freehold Land Society for this purpose.

Included for architectural interest as well-preserved examples of late 19th century domestic architecture, with particularly decorative features; historic value through the association with the Freehold Land Society, an important social movement of the 19th century; rarity for the unusual finish of flint, quite uncommon within the borough of Ipswich; and group value with the high volume of heritage assets along Cauldwell Hall Road, several of which are included on the Local List

238-242 Cauldwell Hall Road



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618260
Northing	244416
Year added to Local List	2021

Large, red brick, early 20th century dwelling occupying a much larger frontage than most dwellings along Cauldwell Hall Road. Stone mullions to windows in the corner turret to front elevation and projecting gable on the opposite side of the timber lean to porch. The remainder of the windows have brick lintels with key stones. Peg tile roof with decorative ridge tile.

Included for architectural interest as a well-preserved example of early 20th century house building in California which contrasts the more speculative type of development in the area which often takes a more uniform architectural approach; historic interest illustrative of the expansion of California; and for its landmark status as a prominent streetscape building owing to its unusual turret and detailing and wider frontage.

Stables and Bakery, Ipswich Co-op Society, Cauldwell Hall Road



Construction date	1896
Architect	Eade & Johns
Original use	Commercial/industrial
Current use	Industrial
Ward	Alexandra
Easting	618279
Northing	244825
Year added to Local List	2013

Stables and bakery provided for the Ipswich Co-operative Society. The co-operative movement has its principles in self-help and social equality, with local people coming together to set up a shop where food could be sold at affordable prices. There is evidence of this co-operative movement in Ipswich dating back to the 1840s, although the Ipswich Industrial Co-operative Society was not founded until later in the century. The stables and bakery on Cauldwell Hall Road date from 1896 as the movement was gaining momentum.

The buildings are principally red brick with Suffolk white brick, blue engineering brick and stone dressings. The street frontage is split between a 2 storey retail outlet and a double gabled stables block. The retail frontage has a modern shopfront; on the first floor, sash windows with margin lights and a small round headed window. The stable frontage has a large central door (now fitted with a modern roller shutter) between white brick pilasters; the large plain gabled bays are to either side of this. The left-hand gable has an original entrance between segmental headed windows with metal glazing bars. Right hand entrance is blocked. White brick quoins. Above, in both gables, original loading doors at first floor level set between windows and a louvered panel, the whole grouped under depressed white brick arches with keystones. Within the slate roof is a louvered vent under a pyramidal lead roof.

Included for architectural interest as a well preserved group of buildings designed by prominent local architects Eade and Johns, which has retained many original features and expresses the former stable and bakery uses of the buildings; historic and social value through its association with the 19th century co-operative movement; and group value with the high volume of heritage assets along Cauldwell Hall Road, several of which are included on the Local List, and The Old Times, Spring Road adjacent.

St Johns Vicarage, Cauldwell Hall Road



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	St Johns
Easting	618169
Northing	245002
Year added to Local List	2013

Built in the early 20th century as the vicarage to St John's Church which is located adjacent to the site. The church itself dates from 1890, and was originally served by 434 Woodbridge Road for use as the vicarage.

2 storey detached house, under a hipped plain tile roof, penetrated by 3 chimneys. Red brick with stone dressings. 3 bay frontage with projecting central entrance bay under a prominent projecting gable, the central gable further emphasised by horizontal stripes of brick and stone at ground level and an oriel window above. The entrance is offset with a flat canopy above. Heavy stone string course, and quoins of single course stone strips alternating with brick.

Included for architectural value as a pleasant early 20th century dwelling; group value with the Grade II listed St John's Church adjacent, and the high volume of heritage assets along Cauldwell Hall Road, several of which are included on the Local List.

Barrack Walls, rear of Cecil Road and Geneva Road



Construction date	1796
Architect	
Original use	Boundary wall
Current use	Boundary wall
Ward	Westgate
Easting	615805
Northing	244927
Year added to Local List	2021

Red brick boundary walls to the rear of the interwar housing development of Cecil Road and Geneva Road in a horseshoe layout, associated with the former barracks which once occupied the site.

The Ipswich Cavalry Barracks were built in 1796, located on 9 ¼ acres between Anglesea Road and Norwich Road, and housed 1,500 men. The core of the barrack buildings occupied the north of the site towards Anglesea Road, with the parade ground to the south, with the boundary wall containing the site. As there were growing fears of invasion, there had long been a military presence in the borough, however the barracks on this site were provided as the first permanent accommodation for officers.

In 1929, the site was sold to the Council, then known as Ipswich Corporation. The First World War highlighted the poor health of the nation, much of which was attributed to the poor housing conditions of urban back-to-back houses. The barracks were therefore demolished to provide public housing as part of Ipswich Corporation's significant commitment to housebuilding in the 1930s. The boundary walls of the barracks are all that remain from the former military site.

The walls are red brick with occasional buttressing, and can be glimpsed between houses on Geneva Road and Cecil Road, although a more considerable length can be seen from Coe's car park on Gymnasium Street. The entrance to the barracks via Barrack Lane can be seen as two piers topped with ball finials with a panel in either pier with wording referring to the War Department.

Included for historic interest as the walls are the remaining relic of the lost barracks, of value to the former military presence in the borough, relevant to national concerns in the 18th century and threat of invasion; group value with adjacent Barrack Corner Conservation Area, whose name stems from the presence of the former barracks.

44-50 Chevallier Street



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	615250
Northing	245332
Year added to Local List	2021

Early 20th century terrace of four dwellings, built as a group with 26-40 Waterloo Road. Red brick 2.5 storey buildings which face All Saints Church to the northwest. Ground floor bays benefit from a lean to roof which occupy the length of the ground floor, with shared pitched porches. Each dwelling has a half-timbered dormer positioned centrally in the clay plain tile roof slope. The southwest gable features a large, decorative chimney breast and stack which elevates the prominence of the group of building, and pairs the group with the prominent gable of 26-40 Waterloo Road.

Included for architectural interest as a well-preserved group of early 20th century dwellings which benefit from landmark value as the prominent chimneys provide considerable streetscape interest; group value with 26-40 Waterloo Road, 52 Chevallier Street all included on the Local List, and the Grade II listed All Saints Church opposite.

52 Chevallier Street



Construction date	1882
Architect	
Original use	Residential
Current use	Educational
Ward	Westgate
Easting	615266
Northing	245345
Year added to Local List	2013

2 storey detached house built in red brick in Flemish bond, with a slate pitched roof finished with a red clay ridge cap and single chimney stack. 4 window range of 2 light sashes either side of a central gable with arch headed window. The decorative cornice frames the gable. Brick pediment feature over central entrance utilising a dentilled string and flower motifs, whilst carved bricks provide the appearance of piers supporting the pediment. Tripartite windows can be found either side of the entrance door. A secondary range to the north elevation steps down in scale from the core of the house. Decorative pierced brick boundary wall with gate piers.

Included for architectural value as a well-preserved example of 19th century domestic architectural fashions which retains much of its original features; group value with the heritage assets along Chevallier Street, including the Grade II listed All Saints Church opposite.

Spiral Car Park, Civic Drive



Construction date	1964-1967
Architect	
Original use	Car Park
Current use	Car Park
Ward	Alexandra
Easting	615898
Northing	244683
Year added to Local List	2021

Innovative concrete car park contemporary with the road widening to provide Civic Drive, built as the car park to serve the new Civic Centre to the east of the town centre.

A tower projects from the centre of the car park, with the pavement swooping around the tower from the New Wolsey Theatre to the car park entrance, which then continues underground to provide car parking. A mosaic was laid next to the tower which formed a water feature, since decommissioned. Described by Pevsner as an 'ingenious helical underground car park'.

Included for architectural value as an interesting approach to provide car parking, contrasting more typical multi-storey car parks, or more traditional underground car parks; historic interest as part of the mid-20th century aspirations of the town with the construction of Civic Drive; landmark value as the prominent tower creates streetscape interest.

Ipswich Community Church Centre, Clarkson Street



Construction date	1874
Architect	Cattermole & Eade
Original use	Religious
Current use	Communal
Ward	Westgate
Easting	615492
Northing	244913
Year added to Local List	2013

Baptist church built in 1874 to the designs of prominent local architects, Cattermole and Eade, located at the junction of Clarkson Street and Wilberforce Street to serve the non-conformist population who were occupying the new housing around the area in the late 19th century.

Built principally in red brick, with Suffolk white brick and stone dressings underneath a prominent, steeply pitched roof. The north entrance elevation has an offset gabled entrance porch, accessed by steps. There is a stone lintel over the door and white brick roundel in the porch gable. The central bay of the elevation has stepped buttresses to either side, triple two centre arched lancet windows under hood moulds at ground floor level, prominent rose window in the main gable with stone plate tracery. Arched lancets between the stepped buttresses on the side elevation onto Wilberforce Street, with taller paired lancets in the shallow side transepts. The form and scale of the church is sensitive yet bold and it effectively punctuates the street corner in contrast to the smaller domestic scale of the surrounding buildings.

Included for architectural interest as an attractive example of a Victorian religious building, designed by prominent local architects Cattermole and Eade; historic value illustrating the rise of non-conformist religions and the growth of the town through residential suburban expansion in the 19th century; landmark status as a large, prominent religious building with a steeply pitched roof which contrasts the domestic scale and detailing of surrounding architecture; group value with Westbridge Pupil Referral Unit, 71-76 London Road, also included on the Local List, as the pair occupy frontages along Wilberforce Street.

Clifford Road Primary School



Construction date	1905
Architect	Eade & Johns
Original use	Educational
Current use	Educational
Ward	Alexandra
Easting	617814
Northing	244424
Year added to Local List	2013

At the time of building Clifford Road Primary School, the 1870 Education Act had been in place over 30 years, being the first piece of legislation to specifically deal with the provision of the education of children in Britain, requiring the establishment of school boards to build schools where there was a demand. By 1880, the attendance at school for children aged 5-10 was made compulsory, with the upper age being increased to 12 in 1899. In 1902, new legislation was passed which transferred the overseeing of the management of schools from boards to local authorities under the control of county and borough councils. The legislation surrounding education, paired with the significant growth in the town's population lead to considerable number of schools being built in Ipswich between 1870 and the early 20th century.

This building has a large footprint, occupying almost the full length of the Clifford Road frontage, built in 1905 to serve the new community in the California area of Ipswich, integrated into the grids of housing which surround it. The single storey frontage is varied with tall window groups projecting above the roofline as square headed dormers, and gables with broad, segmental-headed mullioned windows. A single large gable projects forward and is further emphasised by battered buttresses. Between these, a single storey flat roofed porch projects to the back of pavement; a broad segmental stone arch with keystone encloses a recessed entrance vestibule. Large mullion and transom hall window above with arched head. Red brick with ashlar dressings under a clay tile roof.

Underneath the playground is a Second World War air raid shelter, capable of holding hundreds of people when the town was at regular threat of air raid attacks. Ipswich suffered 19 air raid attacks between June 1940 and January 1941, targeting for its infrastructure associated with the port and airport, which was requisitioned by the RAF at the outbreak of the war. Following the end of the war, the shelter was sealed up and was only rediscovered in 1989. The shelter is now run as a museum.

Included for architectural value as a well preserved example of early 20th school buildings of considerable architectural and aesthetic merit, with many original features intact; historic interest as a response to the swathe of legislation surrounding education of children and the provision of school buildings at this period, as well as for its wartime relevance arising from the bomb shelter in the playground, which also holds archaeological interest; group value with the late 19th and early 20th century school buildings which were provided across the borough which illustrate the social approach to educating children, many of which are included on the Local List.

The Royal George, Colchester Road



Construction date	1930s
Architect	
Original use	Public House
Current use	Public House
Ward	Rushmere
Easting	618179
Northing	245986
Year added to Local List	2013

Large detached public house, at the junction of Colchester Road and Sidegate Lane, built to serve the new suburban community in the north east of the town. 2 storey, red brick, clay roof and wall tiles. The main elevation is to Colchester Road; further ranges to the north and west, forming open courtyard spaces. The roofline slopes down to ground floor eaves level; bay window gables and dormers project through it, and the symmetrical three gabled frontage is varied with brick chimneys and clay wall hung tiling.

Cobbold and Tollemache did not merge to become 'Tolly Cobbold' until later in the 20th century, with the brewers having rival public houses until the merger. The design of the public house reflects Cobbold & Co's corporate image, with examples seen elsewhere at The Gardener's Arms and Margaret Catchpole. This contrasts the architectural approach of the Tollemache brewery which has a more elaborate corporate image, based on the former Tollemache residence, Helmingham Hall. Examples of this can be seen at The Cricketer's, Suffolk Punch and The Golden Hind.

Included for historic and architectural value for its association with Cobbold & Co., reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold brewery presence in the town, as well as historic interest in illustrating the post-war suburban growth to the west of the town centre.

62 Constable Road



Construction date	1902
Architect	H. Winkworth
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616855
Northing	245595
Year added to Local List	2013

Detached 2 storey house located on the east side of Constable Road. Finished in red brick with painted stone dressings to openings and heavy stone lintels over the windows and door. Pitched, slate roof with decorative ridge tiles and finials, with 2 brick chimneys projecting from the roof slope. Large ground floor canted bay window with slate roof, with shallow pediments to the window and door either side of the bay. The gable projects towards the roof which is finished with timber weatherboarding.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect H. Winkworth; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

90 Constable Road



Construction date	1902
Architect	H. Leighton
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616865
Northing	245702
Year added to Local List	2013

Detached 2 storey house with attic finished in red brick to ground floor and painted render above, beneath a clay tile roof. Two chimney stacks project above the roof slope. A large gabled dormer is centralised in the roof slope which benefits from half-timbering. Canted bay window to ground floor with a flat roof which continues over the door to provide a timber canopy. Sliding sash windows with shallow arched lintels over.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect H. Leighton; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

91 Constable Road



Construction date	1902
Architect	H. Wright
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616836
Northing	245790
Year added to Local List	2013

2 storey detached house finished in red brick beneath a pitched slate roof with a central chimney stack. The entrance is to the side elevation with a flat canopy over the door. 2 storey canted bay window to principal elevation. Set back behind low red brick wall with iron railings.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect H. Wright; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

93 Constable Road



Construction date	1903
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616837
Northing	245802
Year added to Local List	2013



3 storey (including attic) detached house finished in red brick with stone dressings to lintels and porch surround, beneath a clay tile roof. The doorway is central within a decorative stone frame, with 2 storey canted bay windows either side with pyramidal tiled roofs, topped with finials. A large gabled dormer is situated centrally to the roof slope which features half timbering and again capped with a terracotta finial. Four chimney stacks project above the roof slope. A highly decorative tiled terracotta path leads to the front door via a timber gate.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect JA Sherman; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

100 & 102 Constable Road



Construction date	1906
Architect	WH Catchpole
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616871
Northing	245738
Year added to Local List	2013

3 storey (including attic) semi-detached houses, forming a symmetrical pair located on the east side of Constable Road, terminating the view from Manor Road. This pair forms part of a group of dwellings designed by WH Catchpole at 100-110 Constable Road. Finished in red brick, painted stone dressings, beneath a clay plain tile roof with a central twinned flat roofed dormer. The entrances are twinned under a tiled porch roof between two storey gabled bay windows at either end of the main façade. Square headed sash windows with divided lights in the upper panes. Decorative timber work in the bay gables.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect WH Catchpole; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

103 Constable Road



Construction date	1903
Architect	J Wood
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616839
Northing	245849
Year added to Local List	2013

2 storey detached house finished in red brick with painted stone dressings to windows and door surround. Pitched slate roof. The entrance door is a timber panelled door with highly decorative stained glazing to the upper panels. The door surround has margin lights with fanlight over, with a lintel with 'Rhodesia' painted above the door with a heavily modelled cornice; the detail repeats on the bays. Two storey canted bay window to the left of the door, finished with a pyramidal roof. Sash window with divided upper panes to all windows. Set behind original brick gateposts and wall with iron railings. Black and white diamond pattern clay tile path and step leads to the front door.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect J Wood; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

104 & 106 Constable Road



Construction date	1907
Architect	WH Catchpole
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616871
Northing	245752
Year added to Local List	2013

3 storey (including attic) semi-detached houses, forming a pair. This pair forms part of a group of identical pairs of dwellings designed by WH Catchpole at 100-110 Constable Road. Finished in red brick, painted stone dressings, beneath a clay plain tile roof. The entrances are twinned under a tiled porch roof between two storey gabled bay windows at either end of the main façade. Openwork cast iron brackets to porch eaves, and central cast iron support post. Square headed sash windows with divided lights in the upper panes. Decorative timber work in the bay dormers.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect WH Catchpole; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

108 & 110 Constable Road



Construction date	1907
Architect	WH Catchpole
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616873
Northing	245766
Year added to Local List	2013

3 storey (including attic) semi-detached houses, forming a pair. This pair forms part of a group of identical pairs of dwellings designed by WH Catchpole at 100-110 Constable Road. Finished in red brick, painted stone dressings, beneath a clay plain tile roof. The entrances are twinned under a tiled porch roof between two storey gabled bay windows at either end of the main façade. Openwork cast iron brackets to porch eaves, and central cast iron support post. Square headed sash windows with divided lights in the upper panes. Decorative timber work in the bay dormers.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect WH Catchpole; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

116 Constable Road



Construction date	1911
Architect	EH Coller
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616874
Northing	245794
Year added to Local List	2013

2 storey detached house constructed in red brick with a half-hipped roof finished with concrete tiles (originally slate). 2 storey gabled bay windows project either end of the main frontage; between, a single pitch roofed porch supported on ornamental timber posts. The bays have segmental headed windows on the ground floor, and decorative timberwork in the gables. 2 brick chimney stacks project above the roof slope. Set back behind an original red brick wall which features brick relief panels and coping stones and cappings to the piers.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect EH Coller; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

124 Constable Road



Construction date	1910
Architect	J Wood
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616878
Northing	245842
Year added to Local List	2013

Detached house, in an Arts and Crafts style occupying the corner of Constable Road as the road transitions into Corder Road, addressing both roads with prominent elevations. L-shaped plan with entrance formed by 2 storey flat roofed bay at junction of the two wings with a prominent crenelated parapet. The house has a render finish beneath a pitched clay plain tile roof with a single chimney. To each elevation is a projecting gable which benefits from a shallow canted bay window and jettied gable with timber bargeboards and tie beam. Mullioned windows with some leaded lights, but mostly plain glazing, beneath painted stone lintels. Set behind a low brick boundary wall to Constable Road with wide front garden.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect J Wood; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

Constantine House, Constantine Road



Construction date	1920s
Architect	
Original use	Electricity Generating Station
Current use	Offices
Ward	Gipping
Easting	615531
Northing	244235
Year added to Local List	2021

Later range to the 1902 tram shed and electricity generating system and offices to the north designed by Peach and Reilly. Long frontage with 13 bays with buff brick quoined piers. Principally red brick with buff brick arches above windows with central key stones and buff brick banding. Three storey range runs along the pavement of Constantine House, although a taller range is hidden behind the main façade with lunette windows.

The tram network which opened in 1903 was replaced with a trolleybus system in 1926. This range was built to provide power to the network of trolleybuses which ran 14 routes around the borough, powering a fleet of 85 trolleybuses. The trolleybuses ran until 1963 and were eventually superseded by fuel powered buses. The building was subsequently converted to offices.

Included for historic interest as a relic associated with the industrial history of the town and approaches to early 20th century public transport; architectural interest as a later range to the Peach and Reilly buildings to the north, which contribute to the group value of the buildings along Constantine Road.

Bus Depot and 7 Constantine Road



Construction date	1902
Architect	Peach & Reilly
Original use	Electricity generating station & offices
Current use	Bus depot & offices
Ward	Gipping
Easting	615515
Northing	244301
Year added to Local List	2013

These buildings served the tram network which opened in Ipswich in 1903, later replaced with a trolleybus system in 1926. 14 routes ran around the borough, powering a fleet of 85 trolleybuses. The trolleybuses ran until 1963 and were eventually superseded by fuel powered buses. The buildings were subsequently converted to offices, whilst the shed is used as a bus depot.

The bus depot was constructed utilising iron framing, finished in red brick, with Suffolk white brick and stone dressings. The bus shed is a triple pitch structure with 3 vehicle entrances onto Constantine road, one under each gable with an exposed iron lintel. In each gable, there are segmental headed and circular window openings within ornamental stone and brick frames. Cast iron rainwater goods. The shed has pitched slate roofs with glazed panelling supported on light iron trusses.



The attached offices at no. 7 are of a neo-baroque composition; 2 projecting gables with stone quoins, sash windows (the panes subdivided with glazing bars) within openings with prominent keystones. Rendered pediments with circular central windows surrounded by carved stone swags. Between the gables an ornate ashlar entrance, round headed opening with escutcheon beneath an open pediment. The highly decorative neo-baroque design illustrates the pride in engineering and confidence in new technology.

Included for historic interest as infrastructure associated with the industrial history of the town and approaches to early 20th century public transport; architectural interest as highly decorative buildings which housed infrastructure, illustrating the status and pride of technology and engineering in the period; group value with the later power station (now offices) along Constantine Road at Constantine House.

69 Corder Road



Construction date	1912-13
Architect	Col. HR Hooper
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616922
Northing	245828
Year added to Local List	2013

Detached 2 storey house at the northern end of Corder Road as the road transitions into Constable Road. Rendered finish with a clay plain tile hipped roof. Single chimney stack projects above the roof slope. Projecting bay with gable to the principal elevation with jettied tie beam and timber bargeboards. Flat roofed glazed porch encloses a red brick entrance. Casement windows, with ground floor window adjacent to the porch featuring leaded lights detailing a rose pattern. On the opposite side of the porch is a single storey bay finished with a clay tile roof. Positioned behind a modest front garden bounded by a red brick wall.

Detached 2 storey house at the northern end of Corder Road as the road transitions into Constable Road. Rendered finish with a clay plain tile hipped roof. Single chimney stack projects above the roof slope. Projecting bay with gable to the principal elevation with jettied tie beam and timber bargeboards. Flat roofed glazed porch encloses a red brick entrance. Casement windows, with ground floor window adjacent to the porch featuring leaded lights detailing a rose pattern. On the opposite

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect Col. HR Cooper; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

74 Corder Road



Construction date	1908
Architect	HS Watling
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616959
Northing	245828
Year added to Local List	2013

Detached 2 storey detached house with large attics located on a wide, generous plot. The house is rendered beneath a hipped clay plain tile roof. The principal elevation is dominated by a large gable with eaves overhang. The entrance is located within a flat roof porch in the main gable. Above is an oriel window on a timber bracket. To the south is a symmetrical garden elevation with deep eaves and 2 storey corner bays connected by an open balcony. A six window attic dormer is flanked by large square chimneys.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect HS Watling; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

75 Corder Road



Construction date	1912-13
Architect	Col. HR Hooper
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616894
Northing	245848
Year added to Local List	2013

Detached 2 storey house with a render finish beneath a hipped clay plain tile roof with deep eaves. A single tall chimney projects above the roof slope. On the opposite roof slope is a large side dormer. On the main elevation, the entrance is recessed within a broad segmental arched porch with leaded lights and fanlight over. Above the entrance is a two-sided oriel window. To the side of the entrance is a shallow 2 storey bay window. A prominent string course cuts through the elevation. The remains of a red brick boundary wall runs along the pavement, with a modest front garden setting the house back from the roadside.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect Col. HR Cooper; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

84-88 Corder Road



Construction date	1909
Architect	HS Watling
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616934
Northing	245886
Year added to Local List	2013

Three detached 2 storey houses, near identical in their design and appearance positioned at the north of Corder Road as the road turns the corner to begin the loop onto Constable Road. Finished with a rendered exterior (86 has a brick finish to the ground floor) beneath hipped concrete tile roofs, with a single chimney stack to each roof. Each dwelling has its entrance on the left of the principal elevation with an oriel window above and 2 storey shallow canted bay window to the right, terminating with a prominent gable. Numbers 86 and 88 have recessed entrance porches, 88 with a broad segmental arch over.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect HS Watling; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

90 Corder Road



Construction date	Circa 1909
Architect	
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616910
Northing	245892
Year added to Local List	2013

Early 20th century detached 2 storey house of a similar design to those at 84-88 Corder Road. Finished with a rendered exterior, beneath a concrete tiled hipped roof with two angles of pitch and deep eaves. To the right of the main elevation is a recessed entrance comprising a square headed porch supported on a corner post. Above is an oriel window. To the left of the entrance is a shallow 2 storey canted bay window beneath a prominent jettied gable. 2 chimneys project above the roof slope. Positioned behind a modest front garden, bounded by a low red brick boundary wall with iron railings between the brick piers.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

92 Corder Road



Construction date	1908
Architect	HS Watling
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616897
Northing	245887
Year added to Local List	2013

Early 20th century detached 2 storey house. Finished with a rendered exterior beneath a concrete tiled hipped roof with two angles of pitch and deep eaves. 2 chimneys project above the roof slope. The door is located on the left of the main façade within a recessed entrance with a square headed porch supported on a corner post. An oriel window is positioned above. To the left is a shallow 2 storey canted bay window under a jettied gable. Set back behind a low red brick boundary wall.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect HS Watling; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

96 Corder Road



Construction date	1908
Architect	WH Catchpole
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616863
Northing	245875
Year added to Local List	2013

Detached 2 storey dwelling positioned at the northern end of Corder Road as the road transitions into Constable Road. Unusual in that the house is orientated to present the gable of the roof to the road, with most houses in this area having wider, more active frontages. Finished with a rendered exterior, beneath a hipped clay tile roof which features 2 chimneys projecting from the ridge. A single storey bay with a tiled roof is positioned at the corner of the house facing the gateway: this may have been the original entrance, now filled with two narrow window openings. The entrance is on the west side of the dwelling, beneath a flat roof canopy. Set behind a red brick boundary wall and modest garden, laid to hardstanding.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect WH Catchpole; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, comparable with the date of the park being gifted to the people of Ipswich as a public park, and group value with heritage assets within the Christchurch Street Conservation Area; and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

Bourne Park Cottage, Corporation Avenue



Construction date	Early 20th century
Architect	
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	615901
Northing	242057
Year added to Local List	2021

Early 20th lodge to Bourne Park, roughcast rendered with red brick plinth, window surrounds and mullions. Leaded windows, plain tile roof. Attractive Arts and Crafts influenced dwelling.

Bourne Park was gifted to the people of Ipswich by WF Paul, a town alderman and heralding from the Paul family, important 19th century merchants with numerous philanthropic interests which are seen throughout the town, from tenement buildings to the donation of land for public parks.

Included for architectural interest as a well-preserved example of an early 20th century Arts and Crafts influenced lodge; historic value with the gifting of Stoke Park to the public and early 20th century philanthropic movements in the town; group value with the Ransome and Rapier War Memorial found in Bourne Park to the north of the lodge, and the railway bridge at Corporation Avenue, forming an important cluster of historic buildings.

Railway Bridge, Corporation Avenue



Construction date	Mid 1800s
Architect	
Original use	Bridge
Current use	Bridge
Ward	Bridge
Easting	615980
Northing	242038
Year added to Local List	2021

19th century buff brick railway bridge with a catenary arch allowing access through the embankment to Bourne Park.

The highly decorative appearance of the bridge shows the pride in transport infrastructure which was so prevalent in the 19th century, with progress in engineering being celebrated by ensuring structures were prominent and architecturally detailed.

Included for historic interest as an example of the town's industrial heritage; architectural interest as a decorative railway bridge illustrating the pride in transport infrastructure which was prevalent at the time; landmark value as a highly prominent bridge of considerable streetscape interest; group value with Bourne Park Lodge.

The Cottage, 15 Cowper Street



Construction date	1886
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618542
Northing	244777
Year added to Local List	2021

Detached dwelling, set back from the established building line of Cowper Street, predating later 19th century housing which is prevalent along Cowper Street and typical to California. Built in red brick with buff quoins, beneath a slate roof with decorative ridge tiles. Twin canted bays to principal elevation with a flat roofed canted porch between the bays. The porch is topped with a balustrade, whilst each side of the porch features a narrow leaded window, and leaded fanlight above the centred door opening. Timber sliding sash windows, whilst gable ends are finished with decorative bargeboards topped with terracotta finial. 'The Cottage' is carved within a plaque on the property.

The Cottage was built for Captain James Obadiah Harrison, an Ipswich man born 1838 who embarked upon a career at sea at an early age, who experienced remarkable encounters during his sailing of the globe. The property was built in 1886 upon Captain Harrison's retirement from the sea, with the design of the balcony being provided so that Harrison would be able to view the ships in the Ipswich docks. It is also reported that the original colour scheme inside the property was all blue, to remind Captain Philips of his time at sea.

Included for architectural interest as a well-preserved 19th century detached dwelling, historic interest as an example of the spacious layout of the area prior to widespread development of the California area by the Freehold Land Society; and group value for its association with heritage assets along Cowper Street.

65 Cowper Street, 'Basil House'



Construction date	1876
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618547
Northing	244543
Year added to Local List	2021

Detached dwelling located on the corner of Freehold Road and Cowper Street. Finished in red brick with buff brick banding and dentilled cornice. A circular name plate states 'Basil House 1876' to the Cowper Street elevation. Decorative brick window surrounds to ground floor. The entrance is to the side elevation of Cowper Street, which features a prominent brick door surround. Replacement slate roof and fenestration throughout.

Included for architectural interest as a well preserved 19th century detached dwelling, historic interest as an example of the spacious layout of the area prior to widespread development of the California area by the Freehold Land Society; and group value for its association with heritage assets along Cowper Street.

The Cricketers, Crown Street



Construction date	1930s
Architect	JS Corder
Original use	Public House
Current use	Public House
Ward	Westgate
Easting	616357
Northing	244834
Year added to Local List	2013

Public house, built by Tollemache Brewery as one of a series, using Jacobethan influences from the Tollemache family home, Helmingham Hall. At the time of building, the Tollemache and Cobbold Breweries were local rivals, with both brewers using the architecture of their public houses to project a corporate image, now collectively known as 'Tolly Follies' and 'Cobbold Copies'.

'The Cricketers' is designed in a Jacobethan style, reflecting the nearby Christchurch Mansion. Red brick in Flemish bond over a stone plinth with painted stone dressings. Clay tile roof covering. Timber clock tower with copper pyramidal roof. The pub has a U-shaped plan, facing the main road with a 5 bay south frontage, the central and end bays projecting with quoins and ornate shaped gables and finials. Rectangular stone mullioned windows. The left-hand gable is set at an angle and has a single storey bay with pierced stone parapet. Round headed entrance opening in central bay, reached up steps with stone balustrade. Timber clock tower is positioned above the central bay. Picturesque grouped brick chimney stacks to either side. The west elevation has a secondary entrance in a central bay. Walled yard to the rear.

Included for historic and architectural value for its association with Tollemache Brewery, reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold breweries presence in the town; group value with the heritage assets located within the Central Conservation Area.

Sports Dome, Dale Hall Community Primary School, Dale Hall Lane



Construction date	1967
Architect	Birkin Haward
Original use	Sports dome
Current use	Sports dome
Ward	Castle Hill
Easting	615676
Northing	246706
Year added to Local List	2021

Between 1963 and 1974, the local 20th century architect Birkin Haward designed a series of domes for sporting uses across Ipswich, typically for local schools. Haward adapted the geodesic concept designed by Buckminster Fuller in his design of spherical enclosures in the 1960s. Haward utilised timber struts with steel end plates, bolted together, supported on concrete perimeter ground beams, sheet clad, waterproofed and lined, with openings for access, lighting and ventilation. The domes were an economic way of providing a large open space suitable for indoor sports, and were built as a series, with Haward refining the design of each subsequent dome.

The dome at the Dale Hall Community Primary School is 14.5 metres in diameter and was the first of Haward's domes to be provided in a local school. The external finish is 'Evode' – built up bitumous covering on a base of felt with a silvered finish. Rooflight over centre to provide even illumination.

Included for architectural interest as a unique series of domes of innovative design and construction designed by prominent local architect Birkin Haward, who went on to win the international Stuart Mallinson Gold Medal for Timber

Research and Development in 1976; group value with the remaining sports domes also designed by Haward, contributing to a distinctive architectural language of sport and recreation in Ipswich.

2 – 46 Devonshire Road



Construction date	1904
Architect	Brown & Burgess
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	617526
Northing	244164
Year added to Local List	2013

Twenty-three 'workmen's dwellings' built in 1904, provided by Ipswich Corporation and are an early example of public housing. The requirement for the Council to provide the housing stemmed from the Tramways Act 1900 which required the provision of replacement housing where road widening for tramways had taken place. The properties were unpopular at the time because of the terraced design set at the back of the pavement with no front gardens.

The terrace is of red brick construction under slate roofs. The ground floor window and door openings are segmental headed, the windows with thin keystone mouldings which overlap the string course. The eaves are supported on small decorative corbels. Brick chimney stacks which illustrate the rise in land levels along Devonshire Road. A round headed tunnel opening gives access to the rear of the properties. Next to each front door is a cast iron boot scraper.

Included for historic value and rarity; being an early public housing scheme brought about by the 1900 Tramways Act, quite uncommon for the borough; architectural interest as an attractive terrace which includes many original features which commands a visual presence, amplified by the buildings being constructed directly adjacent to the pavement rather than set back behind small gardens.

1-3 Duke Street



Construction date	Early 20 th century
Architect	
Original use	Electricity substation
Current use	Restaurant
Ward	Holywells
Easting	617091
Northing	244050
Year added to Local List	2013

Provided as an electricity substation in the early 20th century, 1-3 Duke Street is a red brick building occupying a prominent location on the junction of Duke Street and Fore Hamlet. Prior to the substation, this corner was occupied by the Welcome Sailor public house. Rendered panels are applied to the masonry, whilst metal framed windows penetrate the brickwork in bays. Slate roof with a clerestory to the main hall, fronted with a brick gable which has a central clock face. The curved frontage to the main road junction is particularly distinctive.

Included for architectural interest as an attractive, early 20th century building; historic interest as a former electricity substation; group value with locally listed buildings on Fore Hamlet and nearby buildings within the Central and Wet Dock Conservation Areas.

The Follies, Felixstowe Road



Construction date	1928
Architect	HR Hooper
Original use	Public House
Current use	Residential
Ward	Priory Heath
Easting	618802
Northing	243275
Year added to Local List	2013

Former public house, known as The Haven, and later The Crown. Built by Tollemache Brewery in 1928 as one of a series, using Jacobethan influences from the Tollemache family home, Helmingham Hall. At the time of building, the Tollemache and Cobbold Breweries were local rivals, with both brewers using the architecture of their public houses to project a corporate image, now collectively known as 'Tolly Follies' and 'Cobbold Copies'. The public house closed in 2011 and was converted to housing in 2018, now known as 'The Follies'.

Built in red brick in Flemish bond with stone dressings under clay tile roof coverings. Several large, decorative chimneys penetrate the roof slope. The building is designed in an Elizabethan style, with projecting bays capped with shaped gables topped with prominent finials. Stone dressings highlight the picturesque outline, and the addition of ground floor bay windows with pierced stone parapets. The bay facing the junction is set at an angle which allows the building to turn the corner of Felixstowe Road and Ransome Road.

Included for historic and architectural value for its association with Tollemache Brewery, reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold brewery presence in the town; landmark value as a prominently positioned building which contrasts the more domestic scale of architecture around the public house.

The Royal Oak, Felixstowe Road



Construction date	1882
Architect	TW Cotman
Original use	Public House
Current use	Supported residential accommodation
Ward	Holywells
Easting	618233
Northing	243632
Year added to Local List	2013

Former Royal Oak public house on the junction of Felixstowe Road and Derby Road. The Royal Oak was built for the Cobbold & Co. Brewery. Cobbold and Tollemache did not merge to become 'Tolly Cobbold' until the 20th century, with the brewers having rival public houses until the merger. The design of the public house reflects Cobbold & Co's corporate image, with examples seen elsewhere at The Gardener's Arms and Margaret Catchpole. This contrasts the architectural approach of the Tollemache brewery which has a more elaborate corporate image, based on the former Tollemache residence, Helmingham Hall. Examples of this can be seen at The Cricketer's, Suffolk Punch and The Golden Hind.

The building is red brick laid in English bond with a clay plain tiled roof with half hipped roofs. Decorative half-timber panelling is provided within the gables. Two prominent brick chimneys penetrate the roof slope. A 2 storey bay window is located on the entrance front with hanging peg tiles between the ground and first floor windows. Timber windows, principally sliding sashes, although some are fixed with leaded light detailing.

Included for historic and architectural value for its association with Cobbold & Co., reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold brewery presence in the town; landmark value as a prominently positioned building which contrasts the more domestic scale of architecture around the public house.

The Gardener's Arms, 77 Fore Hamlet



Construction date	Interwar
Architect	
Original use	Public House
Current use	Public House
Ward	Holywells
Easting	617311
Northing	243960
Year added to Local List	2021

The Gardener's Arms on Fore Hamlet was originally designed in 1879 for Cobbold & Co by Thomas William Cotman. This was a large, red brick public house with a steeply pitched roof. However, this public house soon closed, was demolished and replaced by the existing public house, dating from the late 1920s/early 1930s.

The Gardener's Arms is a dark brown brick building with bowed windows divided between ground and first floors by soldier course brick detailing with leaded lights divided by stone mullions. The Gardener's Arms is a dual frontage building which addresses both Fore Hamlet and Plough Street with detailed, active elevations. Until the mid 20th century, Plough Street was occupied by a short stretch of terraced housing. This has since been demolished to provide warehousing, however the prominent elevation onto Plough Street of The Gardener's Arms would have been to address the former residential street to the north east. The Gardner's Arms would have served the large amount of Victorian terraced housing around Albion Street and Myrtle Road which were also demolished in the mid 20th century to expand the industrial activity around the docks.

Included for architectural value as an example of interwar public house architecture; historic/evidential value illustrating the former layout of Fore Hamlet and Plough Street, as well as a relic of the early 20th landscape which was largely cleared in the mid 20th century.

Ruskin Lifting Engineers Ltd, 84-86 Foxhall Road



Construction date	Interwar
Architect	
Original use	Industrial
Current use	Industrial
Ward	Holywells
Easting	617801
Northing	244151
Year added to Local List	2021



Early 20th century garage building and historic petrol pump in forecourt. Car ownership in England commenced in 1895, although it was not until after the end of the First World War that cars outnumbered horse drawn carriages, although at this time, ownership was associated with the middling classes who had higher expectations of mobility. It was therefore in the 1920s and 30s that petrol stations and garages became a more common feature of British roads to serve the increase in car ownership prevalent at the time.

The principal building is a three bay rendered two storey structure with large window openings which occupy with width of each bay. The bays are broken up by piers which support a parapet. A wider timber door is central to the Foxhall Road elevation. A single storey range extends to the rear of the principal 2 storey elevation. To the forecourt is an early petrol pump on a concrete plinth.

Included for its historic/architectural value as a rare survival of early 20th architecture associated with the rise in public car ownership.

Hope House, 158 Foxhall Road



Construction date	1882
Architect	William Eade
Original use	Institutional
Current use	Residential
Ward	Holywells
Easting	617969
Northing	244112
Year added to Local List	2013

Located on the corner of Foxhall Road and Alan Road, Hope House was erected as an orphanage to take in girls and provide them with an elementary education and train them to become domestic servants. The girls from Hope House were so well trained that servants from the orphanage were locally in demand. Hope House was founded by Harriet Grimwade in 1882, and accommodated 50 girls, and continued to take in girls until just before the Second World War. During the war, Hope House was used to house ladies from the Woman's Land Army where they were taught essential farming skills before being taken to farms around the town to work on the land.

Hope House is an imposing three storey red brick building with clay tile roof with attic gables in Queen Anne style. The main entrance off Foxhall Road is a single storey projection with parapet roof capped with finials and central pediment above. The entrance is framed with a rubbed brick voussoir porch with central keystone, with decorative terracotta detailing and date stone above.

Included for architectural value as a prominent landmark building which commands a prominent frontage onto Foxhall Road and Alan Road, contrasting with the domestic scale of architecture more typical of the area; historic interest as an example of philanthropic approaches to social care in the Victorian period and association with Harriet Grimwade of a prominent local family who became the first publicly elected female and also secretary of the Ipswich Women's Suffrage Society, as well as known for her charity work; and also for its wartime use as accommodation for the Womens' Land Army.

The Railway, Foxhall Road



Construction date	1877
Architect	E Catchpole
Original use	Hotel
Current use	Public House
Ward	Alexandra
Easting	618323
Northing	244128
Year added to Local List	2013

2 storey detached public house, originally built as The Railway Hotel. Red brick, with the main frontage rendered and painted. Pitched slate roof concealed behind a parapet, with 2 chimney stacks visible behind the parapet, at either end of the roof. Prominent two storey canted bays frame the frontage; a cornice projects strongly above the first floor windows and runs across the entire frontage, a string course similarly projecting above the ground floor bay windows. Pilasters support the cornice and frame the entrance bays. The main entrance is placed centrally and set within a heavily altered porch, with blocked entrances to either side of the porch. Timber sliding sash windows; on the first floor, these are set between blank moulded panels. Some outbuildings to the rear.

The long, symmetrical street frontage is positioned opposite the entrance to Derby Road and is visible from the entrance to Derby Road train station, which opened in 1877. The hotel had originally included a tramway depot to the rear, and stabling for the horse drawn trams which ran down Derby Street past the station (a popular stop for the holiday route to Felixstowe).

Included for historic and architectural value as a well preserved hotel turned public house which illustrates the growth of the town in the 19th century and development around the new railway station at Derby Road; landmark value as a prominent building in the streetscape which contrasts the more typical domestic scale of architecture around the area which typically lacks landmark buildings.

St Clements Hospital, Foxhall Road



Construction date	1868
Architect	William Ribbans
Original use	Institutional
Current use	Residential
Ward	St John's
Easting	619020
Northing	243933
Year added to Local List	2013

This building was originally provided as the Borough Asylum, later known as St Clements Hospital, and now in residential use. At the time of building, the hospital was located 2 miles away from the town centre of Ipswich. Being rural hinterland in the mid-19th century, the land in the northeast of Ipswich was an ideal location for the establishment of Victorian institutions, and nearby were also the Ipswich Workhouse and Hospital for Infectious Diseases. The building of these establishments illustrates the Victorian principles of institutionalisation to address 'social problems' with the destitute, poor, unemployed and sick. These issues were amplified in the 19th century by the rapid rise in population growth and unemployment following the development of technology and machinery. The large number of people living together in close proximity in these establishments meant outbreaks of infectious diseases were common, and so the positioning of these institutions outside of the urban core would have been deliberate to reduce the risk of diseases spreading to the wider population of Ipswich. The hospital was located in substantial grounds, with associated farms and mills to enable self-sufficiency.

The buildings comprise two parallel ranges; a very long 4 storey south facing frontage, linked to a north facing 2 storey frontage. Red brick with Suffolk white brick quoins and stone dressings. The entrance frontage is restrained; shallow projecting bays with quoins, stone bay windows, with the entrance via a portico beneath a triangular pediment. Bay windows with stone mullions project either side of the porch. Round headed ground floor windows with timber sliding sash windows. The south elevation is articulated with apsidal projections and two storey bay windows. Prominent 5 bay central block with a hipped roof. Chimney stacks have a projecting cornice carried on stone corbels which penetrate the hipped slate roofs.

Included for historic value as an example of the approaches to social care in the mid-Victorian period, being the most intact example of this type of building within the borough; architectural value as a well-preserved example of a 19th century institution; and landmark value as a prominent building in substantial, well timbered grounds which contrasts the more typical pattern of development and scale of domestic architecture along Foxhall Road into the 20th century.

14 & 16 Freehold Road



Construction date	1851
Architect	Builder: John Trigg Scrivener
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618381
Northing	244499
Year added to Local List	2013

This plot of land formed part of the Freehold Land Society's first land acquisition. The Ipswich & Suffolk Freehold Land Society was established in 1849 to enable people to invest in shares of the society, in turn for the chance to enter a ballot for a plot of freehold worth 40 shillings – enough to entitle the plot owner the right to vote, thus widening enfranchisement to include the 'ordinary' man.

The pair of semi-dwellings include the date 1851 on gable plaques and initials 'JTS', after John Trigg Scrivener who built the dwellings, and 'SJM'. The buildings have a flint finish with red brick quoins, string course and window surrounds. Two storey hipped canted bay windows to each gable. Decorative bargeboards and finials to the gables.

Included for historic interest through being the Freehold Land Society's first land acquisition, an important social movement which led to wider male enfranchisement within the borough; architectural value as a well preserved pair of mid-19th century dwellings which utilise a flint finish which is a rare building material within the borough; evidential value illustrating the early expansion of the borough showing the more spacious pattern of development prior to the more widespread terrace building in the California area into the later 20th century.

63 Gainsborough Road



Construction date	1909-1910
Architect	Edward Henry Collier
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616961
Northing	245532
Year added to Local List	2013

2 storey detached house, mirrored with no. 65 Gainsborough Road, both the work of local architect Edward Henry Collier. The building has a narrow gabled frontage to Gainsborough Road, with a bay window at ground floor level, with a single window above. A prominent string course divides the red brick ground floor from the rendered and painted upper floor. The roof is covered with slates, with a red brick chimney projecting from the roof slope. The entrance door is to the side elevation to which the opposite side elevation has a projecting wing at its midpoint. Set behind a modern red brick boundary wall.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect EH Collier; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, following the park being gifted to the people of Ipswich as a public park; and group value with heritage assets within the Christchurch Street Conservation Area and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

65 Gainsborough Road



Construction date	1909-1910
Architect	Edward Henry Collier
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616970
Northing	245531
Year added to Local List	2013

2 storey detached house, mirrored with no. 63 Gainsborough Road, both the work of local architect Edward Henry Collier. The building has a narrow gabled frontage to Gainsborough Road, with a bay window at ground floor level, with a single window above. The ground floor is finished in red brick laid in Flemish bond, utilising burnt headers which gives the building a distinctive appearance. Within the gable is a small plaque bearing the number '65'. A prominent string course divides the red brick ground floor from the rendered and painted upper floor. The roof is covered with slates, with a red brick chimney projecting from the roof slope. The entrance door is to the side elevation to which the opposite side elevation has a projecting wing at its midpoint. Replacement fenestration installed throughout. Set behind a modern red brick boundary wall.

Included for architectural interest as a well-preserved example of early 20th century domestic fashions, designed by local architect EH Collier; historic interest illustrating the pattern of growth around Christchurch Park in the late 19th, early 20th century, following the date of the park being gifted to the people of Ipswich as a public park; and group value with heritage assets within the Christchurch Street Conservation Area, and numerous dwellings of comparable date along Constable Road, Gainsborough Road and Corder Road as an example of a turn of the century suburb, many of which are also included on the Local List.

Earl Kitchener, Hadleigh Road



Construction date	Mid-20 th century
Architect	
Original use	Public House
Current use	Public House
Ward	Gipping
Easting	614538
Northing	244672
Year added to Local List	2021

Arts and Crafts influenced mid-20th century public house built for Cobbold & Co brewery to serve the growing suburban community to the west of the town centre. 1.5 storey scale with low eaves to a plain tiled roof, dark brown brick laid in English bond to ground floor, with central gable to roof finished with clay hanging tiles. Large, prominent chimneys to side elevations. Leaded lights with dormers either side of the gable.

Cobbold and Tollemache did not merge to become ‘Tolly Cobbold’ until later in the 20th century, with the brewers having rival public houses until the merger. The design of the public house reflects Cobbold & Co’s corporate image, with examples seen elsewhere at The Gardener’s Arms and Margaret Catchpole. This contrasts the architectural approach of the Tollemache brewery which has a more elaborate corporate image, based on the former Tollemache residence, Helmingham Hall. Examples of this can be seen at The Cricketer’s, Suffolk Punch and The Golden Hind.

Included for historic and architectural value for its association with Cobbold & Co., reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold brewery presence in the town, as well as historic interest in illustrating the post-war suburban growth to the west of the town centre.

Hatfield Road Congregational Church



Construction date	1957
Architect	
Original use	Religious
Current use	Religious
Ward	Priory Heath
Easting	618225
Northing	243549
Year added to Local List	2016

This is an interesting modern church design dating from 1957. The main body of the church is in red brick with a flat butterfly roof. There are four large floor to ceiling windows to the side elevation and a floor to ceiling three pointed arched window to the front elevation which addresses Hatfield Road. There is a single storey flat roofed entrance porch with an attractive ornamental window to the left of the door which includes red and yellow coloured glazing, forming diamonds in the pattern of the window. A crucifix is sited on the wall of the principal range, which projects above the slope of the roof.

Included for architectural interest as a simple contemporary church design which reflects mid-20th century architectural fashions in religious buildings, taking a more modest approach than church building prior to the second world war; landmark value as a pleasant church building which contrasts the rows of pairs of semi-detached housing which is more typical along Hatfield Road; group value with the series of post-war churches across the borough which reflect 20th century fashions in church building and extent of religious conviction of residents for which these new churches were provided.

St Francis Church, Hawthorn Drive



Construction date	1957
Architect	Basil Hatcher
Original use	Religious
Current use	Religious
Ward	Sprites
Easting	614179
Northing	243258
Year added to Local List	2021

Anglican church built in 1957 to serve the growing suburban community in the southwest of Ipswich in the mid-20th century. St Francis Church is a buff brick building of five principle bays with rough cast render panels beneath the window to each bay. The campanile is an unusual feature for an Ipswich church, and is illustrative of the Festival of Britain influences in the design of the building.

Included for architectural interest as an example of post war approaches to Anglican church building; social interest illustrating the religious beliefs of the residents of new suburban areas of housing in the mid-20th century; landmark value as the prominence of the campanile elevates the prominence of the church site on a topographical high point; group value with St Mark's Roman Catholic Church in an amenity centre to serve the community of Chantry and Stoke Park.

115 Henley Road



Construction date	1920s
Architect	
Original use	Residential
Current use	Residential
Ward	Castle Hill
Easting	616059
Northing	246262
Year added to Local List	2021

Large detached dwelling on the junction of Henley Road and One House Lane, dating from the 1920s. Referred to on early 20th century OS maps as 'One House'. 115 Henley Road is red brick to the ground floor, with rough cast render first floor, with two gables fronting Henley Road. Leaded lights with an oriel window to the first floor. Prominent chimney to the principal elevation. Wide entrance door underneath a storm porch. To the north elevation is a catslide roof.

Included for architectural value as a distinctive interwar dwelling which contrast the more typical interwar housing of Henley Road; group value with heritage assets along Henley Road, numbers 136, 155 and 157 are all included on the Local List.

136 Henley Road



Construction date	1899
Architect	JS Corder
Original use	Residential
Current use	Residential
Ward	Castle Hill
Easting	616099
Northing	246616
Year added to Local List	2013

Detached dwelling on the east side of Henley Road. L-shaped plan with a projecting gable to the main road frontage. The gable has brick base and jettied timber framed upper floor, projecting from the front on corbels with an oriel window to first floor. Decorative carving to the bressummer and bargeboards of the jettied gable. 2 tall brick chimney stacks on north side. The return wing has, towards the road frontage, a roof plane extending down to ground floor eaves height, covering a modern glazed entrance porch. A timber framed double dormer with brick nogging is located within the roof slope above. The side and garden frontages are rendered and painted.

Included for architectural interest as a well-preserved example of turn of the century architectural fashions, designed by JS Corder, a prominent local architect working extensively in Ipswich at this time; landmark value as a prominent building which contrasts the 20th century housing which is more typical of this stretch of Henley Road; group value with 115, 151 and 153 Henley Road, illustrating the late 19th and early 20th century pattern of development and growth of Henley Road.

155 Henley Road



Construction date	1904
Architect	JS Corder
Original use	Residential
Current use	Residential
Ward	Castle Hill
Easting	616057
Northing	246542
Year added to Local List	2021

Large, detached dwelling dating from 1904, situated on the junction of Henley Road and Dales Road, historically known as 'Dale Side'. Painted brick with narrow window openings with timber sliding sashes to most openings. Central entrance under an arched headed porch. A projecting gable is found on the principal elevation to the south of the entrance, two storeys in scale with decorative scalloped panel between the storeys. Pitched slate roof. The south elevation onto Dales Road has a ground floor canted bay with castellated parapet, decorative relief to first floor and timber panelling to the gable.

The house was built for H.A. Laughlin, of Bolton and Laughlin who acquired the Dale Hall and Grove Brick Yards in 1904. Laughlin lived next door to Bolton, who lived at 157 Henley Road. The location of the houses for Laughlin and Bolton were between the two brick yards, with Dale Hall Brick and Tile Works being now occupied by Dale Hall Nature Reserve from when the quarry was restored following the closure of the brick and tile works in the 1959. Grove Brick Yard occupied land to the east of The Grove, opposite the Dales Road junction on Henley Road. The use of brick detailing at the property is therefore of particular importance, as the decorative use of brick and tiling would have been deliberate to illustrate the quality and variety of bricks and tiles which could be produced in the brickyards.

Included for architectural interest as a well preserved early 20th century dwelling of considerable architectural detail; associative value being designed by prominent local architect JS Corder; historic interest as an example of the spacious layout of Henley Road prior to 1930s mass housing; and group value with other heritage assets along Henley Road, several of which are included on the Local List, in particular 157 Henley Road.

157 Henley Road



Construction date	Circa 1904
Architect	
Original use	Residential
Current use	Residential
Ward	Castle Hill
Easting	616058
Northing	246570
Year added to Local List	2021

Early 20th century detached red brick dwelling, historically referred to as ‘Lyndale’. Two storey canted bay window with a relief panel between the ground and first floors. The entrance is via a brick arch with a large central keystone. Above the porch is an unusual, well rounded oriel window with two curved casements within the opening. Sliding sash fenestration to the principal elevation with flat segmental arches above the window openings. Hipped roof with original roof covering replaced with concrete pantiles.

The house was occupied by Bolton, of Bolton and Laughlin who acquired the Dale Hall and Grove Brick Yards in 1904. Bolton lived next door to Laughlin, who lived at 155 Henley Road. The location of the houses for Laughlin and Bolton were between the two brick yards, with Dale Hall Brick and Tile Works being the now occupied by Dale Hall Nature Reserve from when the quarry was restored following the closure of the brick and tile works in the 1959. Grove Brick Yard occupied land to the east of The Grove, opposite the Dales Road junction on Henley Road. The use of brick detailing at the property is therefore of particular importance, as the decorative use of brick and tiling would have been deliberate to illustrate the quality and variety of bricks and tiles which could be produced in the brickyards.

Included for architectural interest as a well preserved early 20th century dwelling of considerable architectural detail; historic interest as an example of the spacious layout of Henley Road prior to 1930s mass housing; and group value with other heritage assets along Henley Road, several of which are included on the Local List, in particular 155 Henley Road.

Castle Hill Community Centre, Highfield Road



Construction date	1870
Architect	J Butterworth
Original use	Residential
Current use	Community Centre
Ward	Castle Hill
Easting	614700
Northing	246515
Year added to Local List	2013

Substantial 19th century detached house, built on the site of the famous Castle Hill Roman villa, which is Suffolk’s largest known villa complex dating from the Roman period. The villa dates from the 3rd and 4th centuries, and was discovered in the 1850s and excavated extensively by Basil Brown in the 1940s, and more recently by Channel 4’s Time Team. The house itself once occupied large grounds covering 190 acres with its main outlook over the south of Ipswich across gardens, whilst to the rear were service buildings and stabling. The original landscape in which the building was originally designed has been significantly eroded by mid-20th century housing.

The building is 2 storeys with an asymmetrical grouping, the main block at an angle to the main road frontage (originally facing Norwich Road across gardens). The building is finished in grey gault brick with a slate roof. The south frontage of the main block has a projecting pedimented bay with ground floor bay window and smaller bays to either side, with decorative iron railed balconies above. Quoins and projecting cornice below the eaves. Either end of the main block are canted bays which are topped with turreted roofs. Sash windows throughout; on the main elevation these have projecting stone cills on ornamental brackets. To the rear is a more modest 2 storey range which contains the main entrance on the south west elevation, at the angle between the main and extension blocks; an arched brick porch with pilasters, cornice and a small triangular pediment between ball finials. The porch of this range bears the date 1893.

Included for landmark value as a prominent 19th century building in an area which is now characterised by mid-20th century residential properties of a more typical domestic scale, with the Castle Hill Community Centre occupying an imposing position on a large plot, albeit significantly reduced in size than the original 190 acres; architectural interest as a well preserved example of a large 19th century residence designed by a prominent local architect; archaeological value through the links of the site with the 3rd century Roman villa; historic interest illustrating the character of Castle Hill prior to widespread development in the 20th century.

1-3 Kesteven Road



Construction date	Circa 1900
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615519
Northing	243603
Year added to Local List	2021

3 detached red brick dwellings, identical in design with two storey canted bay windows either side of an arched brick porch with keystone above. Replacement fenestration has been installed of a sympathetic design which respects the historic character of the dwellings. The topography of Kesteven Road is amplified by the stepped height of the houses, as land falls away towards the river valley, illustrated best by the height of the chimneys.

Included for historic and architectural interest as three well-preserved, aesthetically pleasing identical dwellings displaying features typical of the period of construction. The character of Kesteven Road distinctively contrasts the typical 19th century suburban expansion of Ipswich, utilising spacious plots and an unmade road, giving an unusual, more rural street scene.

26 Kingsfield Avenue



Construction date	1930s
Architect	Munro Cautley
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616623
Northing	245891
Year added to Local List	2016

A half-timbered and red brick 2 storey house dating from the 1930s, built as part of a group of houses along Kingsfield Avenue in the Tudorbethan style with a front gable and cross wing. An unusual example of the Tudorbethan style with unstained oak framing with a combination of simple oblique nogging with stacked block nogging also used in the finish of the panels. The cross wing is rendered with a round pargetted decorative roundel which is located above the integral garage. The projecting gable is jettied with simple decoration to the bressummer. A single large timber casement window is located on the first floor of the jetty, and a timber square bay is found on the ground floor with leaded lights and several crests in the glazing. An integral garage is on the ground floor with timber stained doors. The roof is clay tiled and has two large ornamental brick chimneys which penetrate the roof slope. The house is set behind a pleasant front garden, with a low boundary wall to the front which utilises irregular materials and bond to bound the site.

Included for architectural value as a well-preserved example of 1930s domestic architectural fashions and Tudorbethan influence; group value with numbers 32 and 30 Kingsfield Avenue (also included on the Local List) which are of the same style, although include varied architectural detailing to distinguish the properties from one another.

30 Kingsfield Avenue



Construction date	1930s
Architect	Munro Cautley
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616641
Northing	245919
Year added to Local List	2016

A half-timbered and red brick 2 storey house built as part of a group of houses along Kingsfield Avenue in the Tudorbethan style. The principle elevation is dominated by a gable which projects forwards and is finished with a decoratively carved bargeboard and half-timbered panelling, with rendered infill panels to the first floor of the jettied front gable. A red brick cross wing is located behind the main range, which is finished with a pitched clay tiled roof. Two casement windows on the first floor and a timber framed bay window to the ground floor with leaded lights. Two large ornamental red brick chimneys penetrate the roof space. A small pitched roof garage accessed via stained timber doors is located to the side of the dwelling. The house is set behind a pleasant front garden, with a low boundary wall to the front which utilises irregular materials and bond to bound the site.

Included for architectural value as a well-preserved example of 1930s domestic architectural fashions and Tudorbethan influence; group value with numbers 32 and 26 Kingsfield Avenue (also included on the Local List) which are of the same style, although include varied architectural detailing to distinguish the properties from one another.

32 Kingsfield Avenue



Construction date	1930s
Architect	Munro Cautley
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616637
Northing	245934
Year added to Local List	2016

A half-timbered and red brick 2 storey house dating from the 1930s, built as part of a group of houses along Kingsfield Avenue in the Tudorbethan style, all by Cautley. The dwelling has unstained oak framing with a combination of simple oblique nogging with stacked block nogging also used in the finish of the panels. The projecting front gable has a jettied first floor with a timber and leaded light bay window supported on a timber bressummer above a square timber framed leaded light bay on the ground floor with several crests in the glazing. The rear section of the house is render and brick and there is an integral garage on the ground floor with timber doors. The house has a clay tiled roof with two large ornamental red brick chimneys. The stacks, which bear ornamental motifs such as Tudor Rose, thistle and oak leaf, are believed to have been reused from a demolished period building on a different site.

Included for architectural value as a well-preserved example of 1930s domestic architectural fashions and Tudorbethan influence; group value with numbers 30 and 26 Kingsfield Avenue (also included on the Local List) which are of the same style, although include varied architectural detailing to distinguish the properties from one another.

Springfield Junior School, Kitchener Road



Construction date	1896
Architect	Bisshopp and Cautley
Original use	Educational
Current use	Educational
Ward	Westgate
Easting	614838
Northing	245633
Year added to Local List	2013

Until 1870, schools were provided voluntarily, often by religious organisations, rather than the state. The 1870 Education Act required the establishment of school boards to erect and oversee schools in areas where they were needed. This was the first piece of legislation to deal with the provision of the education of children in Britain, although it was not until the 1880 Education Act was passed that attendance at school between the ages of 5 and 10 was compulsory. The late 19th century therefore saw a significant increase in provision of school buildings within the borough.

Springfield Junior School was designed by local architects Bisshopp and Cautley in 1896 and is positioned at the junction of Bramford Lane and Kitchener Road, with long classroom ranges to both street frontages, set behind a low brick wall with original railings. A third range runs at right angles to the rear of the Bramford Lane block, enclosing the iron framed assembly hall. The classroom range frontages are a series of projecting gables and recessed bays, enclosing tall window openings with transoms and mullions and glazing bars, the lower panes with sliding sashes. In the recessed bays, the windows form pitched roofed dormers through the slope of the roof. The most prominent gable, at the road junction, has the Ipswich Corporation arms and the name 'Springfield School' carved in the brickwork. Several tall brick chimney stacks are set along the roof ridge of the classroom ranges. Red brick with clay plain tiles.

Included for architectural interest as a well-preserved example of a late 19th century school building which benefits from considerable aesthetic value arising from its design and careful use of materials; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying much of the length of Kitchener Road with a bold and active street frontage.

Morpeth House, 99 Lacey Street



Construction date	1887
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617203
Northing	244884
Year added to Local List	2013

Morpeth House belonged to Charles Whitfield King, who operated a stamp business out of no.102 Lacey Street (opposite) and displayed part of his collection in the house. King employed a decorator who worked 13 hours a day for three months to decorate his library with 44,068 stamps, which had a total face value of £699 (16 s 9d), arranged in mosaics on the wall. All that remains of this mural is the date '1892' above the fireplace. A blue plaque is positioned next to the portico, commemorating Charles Whitfield King, the stamp 'King' of East Anglia.

Morpeth House is a detached late 19th century villa, with a 2 storey frontage to Lacey Street, and 3 storey addition to the rear under a double pitched roof. Lower extension on east side. Grey gault brick main elevation, with stone dressings over windows and entrance door. Slate roof. The side elevations and rear extension are red brick with yellow stock brick and stone dressings and string course. Symmetrical street frontage; a recessed central doorway with stone pediment is set between large brick bays with stone cornices. On the first floor, sash windows either side of a small round headed window. Attached to the west side of the main frontage, the octagonal plan of a former billiard room is retained as a roofless red brick walled garden feature with a slate roofed apsidal extension on its west side.

Included for historic and architectural value as a well preserved 19th century dwelling which has considerable aesthetic interest; group value with 102 Lacey Street as a pair of buildings associated with Charles Whitfield King.

102 Lacey Street



Construction date	1930s
Architect	
Original use	Industrial
Current use	Commercial
Ward	Alexandra
Easting	617208
Northing	244856
Year added to Local List	2013

This site originally included a 19th century range adjacent to the deco building, designed by Charles Whitfield King's father and built by his brother, contemporary with Morpeth House, to be used for King's stamp business premises. King employed 17 people who worked out of 102 Lacey Street, and used the building for selling stamps, many of which were sold to collectors.

This 19th century range has since been demolished, however the existing 20th century structure, which has clear Art Deco influences, formed part of the King stamp business premises as the business expanded in the 1930s. The building is rectangular in plan with 2 storeys and 6 bays. Built in red brick, although the principal elevation has been rendered and painted. Set back from Lacey Street behind a rendered brick wall and a ramp to the basement level which feature rectangular basement windows. The first floor of the street elevation has tall round headed window openings within round arches rising from ground level. Original metal frames can still be found in the window openings. The arches on the Lacey Street elevation have keystones, and the central window bay is set forwards under a parapet with a shallow relief panel. The main entrance is at first floor level in the north bay, reached from Lacey Street by steps between curving rendered flank walls. The rear elevation is simpler, the window openings divided by brick pilasters with a modern canopied entrance to the basement level inserted below.

Included for historic and architectural value as a well preserved early 20th century industrial building; group value with Morpeth House a pair of buildings associated with Charles Whitfield King, the Ipswich Stamp King.

Sports Dome, Inspire Suffolk, Lindbergh Road



Construction date	1967
Architect	Birkin Haward
Original use	Sports dome
Current use	Sports dome
Ward	Priory Heath
Easting	619134
Northing	242500
Year added to Local List	2021

Between 1963 and 1974, the local 20th century architect Birkin Haward designed a series of domes for sporting uses across Ipswich, typically for local schools. Haward adapted the geodesic concept designed by Buckminster Fuller in his design of spherical enclosures in the 1960s. Haward utilised timber struts with steel end plates, bolted together, supported on concrete perimeter ground beams, sheet clad, waterproofed and lined, with openings for access, lighting and ventilation. The domes were an economic way of providing a large open space suitable for indoor sports, and were built as a series, with Haward refining the design of each subsequent dome.

This dome was provided for Nacton Heath Secondary School, a significant sized structure with a diameter of 18.3 metres in 1967. The external finish is 'Evode' – built up bitumous covering on a base of felt with a silvered finish. Rooflight over centre to provide even illumination.

Included for architectural interest as a unique series of domes of innovative design and construction designed by prominent local architect Birkin Haward, who went on to win the international Stuart Mallinson Gold Medal for Timber

Research and Development in 1976; group value with the remaining sports domes also designed by Haward contributing to a distinctive architectural language of sport and recreation in Ipswich in the 20th century.

Westbridge Pupil Referral Unit, 71-76 London Road



Construction date	1874
Architect	Brightwen Binyon
Original use	Educational
Current use	Educational
Ward	Westgate
Easting	615497
Northing	244878
Year added to Local List	2013

Until 1870, schools were provided voluntarily, often by religious organisations, rather than the state. This site was developed in 1874 as one of the first four Board Schools in Ipswich following the 1870 Education Act which required the establishment of school boards to erect and oversee schools in areas where they were needed. This was the first piece of legislation to deal with the provision of the education of children in Britain, although it was not until the 1880 Education Act was passed that attendance at school between the ages of 5 and 10 was compulsory.

Single storey building at the corner of London Road and Wilberforce Street. U-shaped ground plan with two long frontages to the street. Ornamental mix of red and Suffolk white brick on the main elevations, slate roofs. Intact schoolyard wall to London Road is made of alternating bands of red and white bricks. Large gables are spaced along the main frontages, containing tall paired arched window openings grouped under shallow super-arches; in the spandrels red brick roundels with terracotta insets. Between the gables, square headed sash windows with glazing bars. The facades are enlivened by the brickwork colour contrasts and decorative coursing, for instance under the eaves. The modern unit is concealed behind the Victorian wings.

Included for architectural interest as a well-preserved example of a 19th century school building which benefits from considerable aesthetic value arising from its design and careful use of materials, designed by prominent local architect Brightwen Binyon; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying the length of Wilberforce Street with a bold and active street frontage; group value with the heritage assets located along London Road, and the Ipswich Community Church Centre, Clarkson Street.

'Oriel Cottages' 81-83 London Road



Construction date	1849
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615346
Northing	244769
Year added to Local List	2013

A 2.5 storey pair of semi-detached cottages on the junction of London Road and Elliot Street. Unusual flint finish with red brick quoins and window surrounds (the brickwork to number 83 is painted). Pitched concrete tile roof with shared central chimney. 2 window range, with number 81 retaining its original tripartite sliding sash windows. Central to the gable onto London Road is an arch headed window which sits below a date stone in which 'Oriel 1849 Cottages' is carved. Entrance porches are located at the side of each dwelling, although the porch at number 83 is a modern replacement. The porch to number 81 has ornamental barge boards and an exaggerated pointed timber finial on gable end of the porch.

Included for architectural interest as a well-preserved example of mid-19th century domestic architecture; rarity for its use of flint in the finish of the building, which is quite uncommon within the borough of Ipswich; group value with heritage assets along London Road, several of which are also included on the Local List.

94-100 London Road



Construction date	1888
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	615404
Northing	244845
Year added to Local List	2021

Two pairs of semi-detached dwellings, by the Freehold Land Society. Pitched roof with decorative fish scale tiling, decorative ridge tiles and finials to the ridge and shared central dormer. Two storey canted bay windows to each dwelling. To ground floor, the windows and door openings are finished with terracotta tiled pediments above the string course. To the first floor, windows are finished with segmental flat headed arches with modest keystones. Some replacement fenestration, whilst no. 96 has lost its chimney. A plaque to each pair of dwellings bears the date 1888 'FLS' for Freehold Land Society, and the names 'Conway Villas' and 'Bangor Villas'.

Ipswich & Suffolk Freehold Land Society was established in 1849 to enable people to invest in shares of the society, in turn for the chance to enter a ballot for a plot of freehold worth 40 shillings – enough to entitle the plot owner the right to vote, thus widening enfranchisement to include the 'ordinary' man. These dwellings were plots provided for the Freehold Land Society for this purpose.

Included for architectural interest as well-preserved examples of late 19th century domestic architecture, with particularly decorative features; historic value through the association with the Freehold Land Society, an important social movement of the 19th century; and group value with the numerous heritage assets along London Road, several of which are included on the Local List.

111 London Road



Construction date	Pre-1849
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615243
Northing	244701
Year added to Local List	2013

2 storey detached house with a Suffolk white brick façade with red brick sides and rear elevations. This method of finish was quite common, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

Shallow hipped roof with dentil cornice below the eaves. 2 chimneys, either side of the roof which is finished with replacement concrete pantiles. 2 window range with 16 light timber sliding sashes with white painted lintels above. The entrance is located at north side with the original panelled front door. Full height brick relief pilasters between the windows. Suffolk white brick garden wall with railings above, with crucifix piers in the brick piers which frame the vehicular access.

Included for architectural interest as an attractive, well-preserved 19th century dwelling which contributes positively to the streetscape; group value with heritage assets along London Road, several of which are also included on the Local List.

'Lansdowne Villa' 136 London Road



Construction date	Mid 19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	615255
Northing	244757
Year added to Local List	2013

A large 2 storey detached house with attic and basement, shown on 19th century OS maps as 'Lansdowne Villa'. Principally finished with knapped flint work with Suffolk white brick quoining and window dressings. Pitched roof finished with modern concrete tiles with projecting gables onto London Road. Decorative carved bargeboards to gables. Ornate chimney stack to east end of roof. Timber sash windows, 3 on first floor with one small attic slit window above. Ground floor sashes are located in the projecting bay windows. Central front porch in Suffolk white brick with castellated parapet. Band of green painted trefoil shaped tiles above ground floor windows. Short stretch of Suffolk white brick and flint boundary wall.

Included for architectural value as a well-preserved of mid 19th century architectural fashions which contributes positively to the street scene; rarity for its use of flint in the building finish, a building material which is quite uncommon in Ipswich; group value with heritage assets along London Road, many of which are included on the Local List.

325-329 London Road



Construction date	Circa 1900
Architect	
Original use	Residential
Current use	Offices
Ward	Gipping
Easting	614250
Northing	243844
Year added to Local List	2021

Imposing detached red brick building dating from the early 20th century. Historically referenced as 'Cranehill Lodge', with this stretch of London Road formerly being known as 'Crane Hill'.

A prominent late Victorian building of three storey scale with a projecting bay which terminates with a turret topped with a decorative finial, with a large chimney adjacent to the turret. The windows are timber sashes with brick lintels with a central keystone above each window. To the east elevation is a two storey projecting bay topped with ball finials. The highly decorative façade was likely an expression of the wealth of the original owners to address the Chantry estate opposite.

Included for architectural and historic interest as a highly decorative and prominent streetscape building; group value with 331 London Road forming a historic cluster opposite Chantry Park; and evidence of an earlier pattern of development which precedes large scale mid 20th century house building to the south.

331 London Road



Construction date	Circa 1870
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	614218
Northing	243833
Year added to Local List	2021

19th century large detached dwelling, historically known as ‘Cranehill House’, with this stretch of London Road formerly being known as ‘Crane Hill’, but historic OS maps show that the house was later referenced as ‘Horley’ by the 1920s.

Built in red brick with a clay plain tile roof. Dutch gable to the porch entrance which contrasts the steeply pitched projecting gables to the west and south elevations have a Gothic influence. Prominent streetscape building addressing Chantry Park with its decorative frontage.

Included for historic and architectural interest of considerable streetscape interest; group value with 325-329 forming a historic cluster of dwellings opposite Chantry Park; and evidence of an earlier pattern of development which precedes large scale mid 20th century house building to the south.

Boundary Marker, Lower Orwell Street



Construction date	
Architect	
Original use	Parish Boundary Marker
Current use	Parish Boundary Marker
Ward	Alexandra
Easting	616651
Northing	244224
Year added to Local List	2013

Parish boundary marker within the masonry wall of the south elevation of the Star Lane warehouses. Stone plaque carved ‘St C + B’ in serified lettering (dark colour applied to the carved surfaces).

Parish boundary markers were important features in the administration of the parish. The parish dealt with matters such as providing relief for the poor, for which rates were paid by householders within the parish, so it was important to have the areas accurately marked out. The responsibility to contribute to the maintenance of the church as well as the right to be buried in the parish churchyard were also important reasons to ensure the parish boundaries were known. As maps were uncommon at the time, the markers were laid directly on land and within the walls of buildings to express the limits of the parish.

The markers were numbered and the ‘bounds’ were walked annually to ensure the markers were in good repair, to allow prayers for protection of the parish, and also to confirm that the parish limits were known. This annual ceremony was known as the ‘Beating of the Bounds’ and was attended by the parish priest and church officials. Also in attendance would be a crowd of boys who carried tree branches to beat the parish markers as they went round, so that the limits of the parish were shared with the younger generation to be passed on in future. The custom of the ‘beating of the bounds’ can be traced back to Anglo-Saxon times.

Included for historic interest, illustrating the ancient practice of physically marking parish boundaries in the landscape; rarity as few parish markers remain in the borough.

2-6 Luther Road



Construction date	1895
Architect	Binyon Brightwen
Original use	Almshouses
Current use	Residential
Ward	Bridge
Easting	616162
Northing	243505
Year added to Local List	2013

Former almshouse, now in private residential use. Almshouses were homes for the poor and vulnerable, funded by charities, often church congregations. 2-6 Luther Road was built as the 'Nethaniah Home for the Aged', being provided for the elderly and was paid for by the worshippers of Stoke Green Chapel in the 1890s. The memorial plaque was laid by Mrs Wm Paul, whose husband went on to provide several tenements buildings into the 20th century for the poor and vulnerable.

The building is a distinctive 2 storey block with a pitched slate roof, scaled to fit in with the surrounding streets of 19th century red brick terraced housing, positioned on the junction of Luther Road and Martin Road. Red brick with white painted timberwork. The long frontage to Luther Road steps up the hill showing the rise in topography; the roofline is broken by a centrally placed gable. Within the gable is an inscribed stone plaque in a pedimented brick frame which includes the dedication of the almshouses and date of erection. A round arched opening is located at ground level beneath the memorial plaque. To either side of this, at ground floor level the recessed entrance doors to apartments reached up steps with timber handrails, between shallow segmental arched window openings. On the first floor, the entrances to separate apartments accessed from a balcony, reached by flights of steps up the gable ends. Ornamental white railings and posts with carved braces supporting the overhanging roof eaves. 2 chimneys. At the rear, later flat roofed extensions.

Included for historic interest as an example of late 19th century philanthropy and approaches to social care; architectural value as an attractive, well-preserved example of almshouse architecture; landmark value as a prominent building located on high land which elevates the building's presence in the street scene.

Halfway House, Nacton Road



Construction date	Pre 1800
Architect	
Original use	Residential
Current use	Residential
Ward	Priory Heath
Easting	619884
Northing	241359
Year added to Local List	2021

Isolated dwelling at the very edge of the borough boundary to the south east of Ipswich, set back from Nacton Road. Historic mapping records refer to the site as 'halfway houses', with the building being located some 4.5 miles away from the town centre, and so it is likely that the building was used as an inn or stopping place by travellers to Ipswich from towns to the south, such as Felixstowe and Nacton in the 19th century.

Red brick plinth with expressed timber frame (stained black) with rendered infill (painted cream). Modest 1.5 storey scale dwelling with three dormers to both the front and rear elevations. Pitched roof finished with plain clay tiles with ball finial to the ridge of the gables. Central chimney stack. Modern timber casement windows with leaded lights.

Included for evidential interest illustrating an early phase of development which precedes widespread development along Nacton Road; historic value providing rarity as an isolated timber framed dwelling predating the 1800s, which is most uncommon within the borough; age as an early building illustrative of local building traditions.

Bus Shelter, Nacton Road



Construction date	Mid-20 th century
Architect	
Original use	Shelter
Current use	Shelter
Ward	Holywells
Easting	618143
Northing	243282
Year added to Local List	2021

Mid 20th century shelter with a square plan with a hipped clay plain tile roof and deep overhanging eaves. The structure is constructed with a timber frame with the supporting walls in a 'H' layout which provides four covered enclosures with timber panelling to the lower walls and a clear sheeting above. A timber bench is installed to each elevation. Rafter feet are visible at the eaves when stood underneath the shelter, although are obscured externally by the deep box guttering.

Conscription during the First World War highlighted the poor health of the nation, and post war planning resulted in the clearance of many urban slums, and prompted widespread house building on the edge of towns during the 1920s and 1930s. Much of the housing in the southeast of Ipswich was built in the peak building years before the Second World War. This shelter would have been provided to serve this growing suburban community.

Included for landmark value as the shelter occupies a prominent position at the junction of Nacton Road and Clapgate Lane whilst its appearance is of a distinctive design which contrasts more typical bus shelters found across the borough; group value with 140-142 Nacton Road.

140-2 Nacton Road



Construction date	1900-1901
Architect	TW Cotman
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	618161
Northing	243254
Year added to Local List	2013

3 cottage group, principally 1.5 storeys in height, prominently positioned at the junction of Nacton Road and Clapgate Lane. Single gabled block, with roofs sloping to first floor level and artfully designed around attic dormers, cut backs and outshuts. Concrete roof tiles (probably replacing original clays), Flemish bonded brickwork alternating red stretchers with blue headers. Black and white half-timbering to gables. On the elevation facing the junction, a 2 storeyed gabled bay projects above the roof slope, with a horizontal window group of 2 rectangular lights either side of a central plaster panel bearing the date '1901'.

On the Clapgate Road elevation is a projecting half-timbered asymmetric jetty to first floor. Irregularly grouped casement window openings, variety of sizes, some segmental headed. Prominent attic gables. 2 large brick chimney stacks on the roof ridge, 1 smaller on a rear extension.

Included for architectural interest as an example of turn of the century architectural fashions designed by local architect TW Cotman; landmark value as a prominently located building at the junction of Clapgate Lane and Nacton Road; group value with 287 Nacton Road, also included on the Local List.

287 Nacton Road



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Priory Heath
Easting	618294
Northing	243184
Year added to Local List	2016

A large 3 storey house dating from the early 20th century in a prominent position on the corner of Hatfield Road and Nacton Road. The building has some decorative timber framing to the upper storey. The upper 2 floors are pebble dashed and the ground floor is red brick. On the corner there is a prominent 3 storey hexagonal tower with 3 large casement window ranges to each floor. The large roofs are red clay plain tile. The windows are timber framed with leaded lights, with the exception of the ground floor windows which have been replaced with UPVC plain glazed windows. A columned porch frames the entrance door.

Included for architectural interest as a well preserved, turn of the century dwelling; landmark value as a large dwelling which contrasts the more typical domestic scale of the area, occupying a prominent position on the junction of Nacton Road and Hatfield Road with the three storey tower commanding particular street scene presence.

Hill House, 52 Nelson Road



Construction date	1863
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618098
Northing	244942
Year added to Local List	2016

A two storey red brick house with white brick quoins built in 1863 as a farmhouse prior to the widespread expansion of the town for residential development in the later 19th century. The 4 terraced houses to the north were built for farm workers. A 3 window range on the first floor and 2 window range on the ground floor all with 12 light sash windows. Decorative bargeboards to the gables of the double pile roof. The entrance porch has 'Hill House' painted on the stone arch above the entrance door, and '1863' painted on the keystone.

Included for architectural interest as a well preserved mid-19th century farmhouse of considerable aesthetic quality; landmark value as a prominent building which terminates the vista of Tovells Road; evidential value of the character of the area as land used for an agricultural use in the 19th century prior to the significant residential growth of the town later in the century.

Wyncroft, 69 Nelson Road



Construction date	1901
Architect	A Field
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618052
Northing	245132
Year added to Local List	2013

3 storey detached house on the corner of Nelson Road and Woodbridge Road, shown on historic OS maps as 'Wyncroft'.

Finished in red brick, with a clay plain tile roof. L-shaped plan with more extensive ground floor level covered by extended roof slopes. Irregular composition with 2 storey canted bay windows, decorative timberwork in the gables and a timber porch on the north east side. Sash windows with divided upper panes. A single tall brick chimney stack projects from the roof slope.

Included for architectural value as a well-preserved example of turn of the century domestic fashions, designed by local architect A. Field; landmark value as prominent dwelling which contrasts the more typical 2 storey scale of development in the area occupying a prominent position at the junction of Woodbridge and Nelson Road.

St Bartholomew's Vicarage, Newton Road



Construction date	1897
Architect	CS Spooner
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	618084
Northing	243831
Year added to Local List	2013

2 storey detached vicarage, set back from the main road in a garden plot alongside the Grade II listed Church of St Bartholomew.

The pair of buildings were both designed by local architect CS Spooner. Red brick, 'L' plan dwelling with a pitched, clay tile roof, utilising hanging tiles in the gables. The style of the dwelling shows Arts and Crafts influences. The entrance is via an end gable, under a flat canopy with ornamental timber brackets. The central section of the main frontage projects forward under a tiled gable and substantial brick chimney stack, with the stack set at an angle and treated as a major elevation feature. Timber casement windows with glazing bars.

Included for group value with the adjacent Grade II listed Church of St Bartholomew; architectural interest as an attractive vicarage built in the Arts and Crafts style by the architect CS Spooner who was working extensively in Ipswich at the date of construction; landmark value as a building which is prominent in the street scene, contrasting the more typical scale of domestic architecture and pattern of development which surrounds the church and vicarage.

'Allen House', 1 North Hill Road



Construction date	19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617337
Northing	244896
Year added to Local List	2013

Later 19th century 2 storey detached house. Red brick finish with a pitched slate roof and ornamental bargeboards to the gable ends. Symmetrical front elevation; centrally placed doorway with fanlight under heavily modelled circular stone arch and keystone (painted). Arch impostes have foliage panels and the arch bears the inscription 'Allen House'. Round headed window directly above has almost identical arch modelling, without the keystone. To either side of the door, three light windows with heavy stone mullions and framing, the lintels formed into shallow pediments. Upper floor windows have stone lintels on brackets and cills. Timber sash windows throughout. 2 brick chimney stacks and original pots. L-shaped plan, set back from the road behind a red brick garden wall.

Included for architectural value as a well-preserved example of 19th century domestic architecture; group value with heritage assets along Woodbridge Road, several of which are included on the Local List, and also within the St Helens Conservation Area.

Maharani, 46 Norwich Road



Construction date	1891
Architect	
Original use	Commercial
Current use	Commercial
Ward	Westgate
Easting	615650
Northing	244990
Year added to Local List	2021

Formerly Rush's Game and Poultry Shop, now the Maharani Restaurant. Unusual 2.5 storey scale for Norwich Road, prominent in the streetscape. The shop front has unusual glazed green tiles to the stallriser, whilst the pilasters are also tiled with a classical design. Oriel window to first floor, with a narrow opening either side of the oriel. Painted brickwork to first floor. The gable is jettied and supported by a decoratively carved bressummer, and finished with hanging peg tiles, and decorative barge boards. The date of 1891 is carved into the tie beam. Inside are tiled murals of hunting scenes which date back to when the shop was used as a game and poultry premises.

Included for architectural value as a well-preserved example of a late Victorian commercial premises with historic shop front features; landmark status as a prominent building along Norwich Road of a scale which contrasts the more typical 2 storey buildings along this stretch of Norwich Road.

The Inkerman, 197 Norwich Road



Construction date	1861
Architect	
Original use	Public House
Current use	Public House
Ward	Westgate
Easting	615297
Northing	245417
Year added to Local List	2021

Public house located on the corner of Norwich Road with Chevallier Street. Painted brick under a hipped slate roof with central pediment gable to Norwich Road. Provided to serve the growing residential community to the northwest of the town centre following large scale suburban expansion in the mid 19th century.

The name relates to the Battle of Inkerman in 1854 fought during the Crimean War, in which the allied armies of Britain, France and the Ottoman Empire fought against the Imperial Russian Army. The allied forces won the battle, and 'Inkerman' became popularised for road names and public houses in the years following the battle.

Prior to being known as Ipswich Town Football Club, in the 19th century, the local amateur football team were called Ipswich Association Football Club. At the time of the team's inception at 1878, the team first played at Brook Hall, Broomfield and Broom Hill opposite The Inkerman. Whilst the team played at Broom Hill, the Ipswich Association Football Club used the public house as their changing rooms before and after games. In 1884, the team changed their name to Ipswich Town Football Club and moved to the ground at Portman Road which was shared with the East Suffolk Cricket Club.

Included for architectural interest as a well-preserved example of mid Victorian pub architecture; historic interest illustrating the growth of the town in the mid-19th century as the suburban expansion to the west of the town centre occurred; associative value with the links of the public house to the foundations of Ipswich Town Football Club.

270-272 and 276-278 Norwich Road



Construction date	1911
Architect	HR Hooper
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	615238
Northing	245560
Year added to Local List	2021

Four early 20th century detached dwellings, positioned in pairs either side of the Grade II listed 274 Norwich Road, described by Pevsner as 'an excellent row of detached houses'. Finished with painted roughcast rendered elevations, mansard roofs with prominent gables fronting onto Norwich Road. Plain peg tile roofs with hanging tiles around first floor windows. Each house has an oriel window to the first floor beneath the half-timbered gable.

Included for architectural value as a group of early 20th century dwellings of considerable aesthetic quality designed by local architect HE Hooper; group value as a cluster of early 20th century dwellings, including the Grade II listed 274 Norwich Road.

306 Norwich Road



Construction date	1881
Architect	
Original use	Residential
Current use	Offices
Ward	Castle Hill
Easting	615153
Northing	245667
Year added to Local List	2013

Built as a 2 storey detached house, located on the corner of Norwich Road and Sherrington Road, now used as offices.

Red brick finish laid in Flemish bond with Suffolk white brick plinth, quoins and dressings to chimneys. Hipped slate roofs with 4 prominent chimneys. Double fronted 3 window range with 12 light sashes with tripartite ground floor windows. Central first floor window is partly bricked up and smaller casement inserted. Roof supported on slim ornamental brackets at eaves level. The door is accessed by steps which lead to a modest portico. The building is bounded by an attractive brick wall which wraps around the corner of Sherrington Road, laid with red and buff bricks in bands, capped with stacked tiles to the Norwich Road elevation, and a simpler finish to Sherrington Road with red brick panels.

Included for architectural interest as a well-preserved example of late 19th century architectural fashions; group value with the several large 19th century houses along Norwich Road which form an attractive entrance to the town, several of which are included on the Local List.

331 - 335 Norwich Road



Construction date	1899
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	614981
Northing	245808
Year added to Local List	2013

Three 2 storey detached houses located on Norwich Road, adjacent to the junction of Kitchener Road. Suffolk white brick façades with red brick finish to the sides and rears of each dwelling. This method of finish was quite common, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

The dwellings have a broad street frontage divided between a 2 storey canted bay with slate roof and recessed front door under a round keystone arch, which gives the houses an asymmetric appearance. There are arches over the ground floor windows next to entrance door. All windows are 2 lights sashes. Decorative brickwork is used to model the arches over window openings, with a prominent string course and projecting eaves detail. 331 has the name 'Downham' inscribed in a scroll over the door. The houses have pitched roofs, each with 2 chimneys with the gables fronting the highway.

Included for architectural as a group of well-preserved identical dwellings which provide examples of turn of the century architectural fashions; group value with the cluster of 19th century dwellings along Norwich Road, many of which are included on the Local List.

332 Norwich Road



Construction date	1882
Architect	
Original use	Residential
Current use	Residential
Ward	Castle Hill
Easting	615053
Northing	245795
Year added to Local List	2013

2 storey and basement semi-detached house paired with no. 334. Suffolk white façade with red brick sides and rear. This method of finish was quite common, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

Low pitched, hipped slate roofs, with a shared central chimney. Small canted bay with arch headed window on ground floor supported on corbels over the basement windows. 2 window range with 12 light sash windows to each opening. Flat string course (painted brick) runs through first floor window cills. 9 steps lead up to the front doors under plain arches. Suffolk white brick garden walls to the front and side of the dwelling.

Included for architectural interest as a well-preserved example of 19th century domestic architecture; group value with several large 19th century houses along Norwich Road which form an attractive entrance to the town, several of which are included on the Local List.

625 Norwich Road



Construction date	1850
Architect	
Original use	Residential
Current use	Residential
Ward	Whitehouse
Easting	614277
Northing	246892
Year added to Local List	2013

Former lodge to the Grade II listed Whitton White House, built in 1850. The grounds of Whitton White House historically extended over a large estate, part of which now forms Whitehouse Park. The lodge marked the entrance to the estate which led to a carriageway which led to the main house.

Single storey elevation to main road; to the rear a basement level is inserted into the slope. Built in Suffolk white brick to all elevations except the rear which is red brick. Buff brick quoining and string course to each elevation. The principal elevation of the lodge faces towards White House, with a broken pediment over the doorway which originally contained a circular window, now an electric fan unit. The doorway is original with glazed panels inserted. The lodge has a hipped slate roof, at the rear modified into a double pitch with chimney stacks on each ridge. The remainder of the elevations are simple 2 window range facades with 4 light sashes with 2 casement windows at rear.

Included for historic interest for its association with White House and the remains of the parkland landscape which the estate once occupied; architectural value as an attractive lodge which reflects the materials used at White House.

St Mary Magdalene Roman Catholic Church, Norwich Road



Construction date	1959
Architect	
Original use	Religious
Current use	Religious
Ward	Castle Hill
Easting	614631
Northing	246429
Year added to Local List	2021

Roman Catholic Church opened 1956 to serve the growing suburban community to the west of the town centre around Castle Hill, Whitehouse and Whitton. Prior to the founding of the church, mass was held in the upper room of the Suffolk Punch and Safe Harbour public houses, as well as at the Castle Hill Community Centre, highlighting the requirement for a dedicated church to provide a place of catholic worship in the area.

The church is located on the corner of Norwich Road and Highfield Approach, adjacent to the presbytery which includes a statue of Our Lady of Lourdes on the side wall. St Mary Magdalene is set back from the building line established by the houses along Norwich Road, and is of a modest scale which respects the domestic scale of neighbouring buildings. The ridge is parallel with Highfield Approach, presenting a prominent gable to Norwich Road. Variations of brown bricks are used to provide a patterned bond, illustrative of the mid-20th century construction, using stretcher bond and soldier course to provide interest. The ridge of the gable is finished with a cross, whilst a rose window is located centrally to the gable, with brick piers either side. The side elevation which addresses Highfield Approach has several regularly spaced narrow window openings. The stained glass to the east gable in three flat headed windows to the rear has a Festival of Britain influence, representing the Sanctus of Mass.

Included for architectural interest as a well-preserved example of mid 20th century church building; historic interest illustrating the growth of Ipswich and religious beliefs of the growing suburban community.

Man on the Moon PH, 86 Palmcroft Road



Construction date	1969
Architect	
Original use	Public House
Current use	Public House
Ward	Whitton
Easting	615607
Northing	247393
Year added to Local List	2021



Public house found adjacent to the amenity centre at Palmcroft Road and Fircroft Road. Dark brown brick walls with an unusual butterfly roof with upper glazing provided to the eaves. At ground floor, the window openings are above timber panels, rectangular in shape.

Named to commemorate the moon landing which occurred the same year as the opening of the pub in 1969. The 'space race' culminated in the moon landing of 1969 by the Apollo Lunar Module *Eagle*, and was an event that gripped the attention of the world. The appearance and naming of the public house are both examples of how the space age influenced design, moving away from traditional built forms to provide more modern architectural designs.

Included for architectural and historic value, being a product of its time, with the design moving away from the traditional building forms around the amenity centre to provide a more modern building inspired by the space race; commemorative and social value as the naming of the public house is dedicatory to the moon landing.

46 Palmerston Road



Construction date	1881
Architect	J. Butterworth
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617196
Northing	244715
Year added to Local List	2013

2 storey end terrace built in red brick (painted on the side and rear). Pitched roof finished with replacement concrete pantiles, with a chimney either end of the ridge. 3 bay frontage with a central doorway under stone pediment moulding with a decorative tile central to the porch. Flat roofed canted bay windows to either side of the entrance, with 2 light sashes to each of the three elevations of the bays. Tripartite rectangular sash windows above, with stone lintels and cills. Set behind a red brick wall.

Included for architectural interest as a well-preserved example of late 19th century domestic architecture, designed by J. Butterworth, a prominent architect who worked locally at the period of construction; group value with the numerous heritage assets located in the adjacent St Helen's Conservation Area.

7 Queenscliffe Road



Construction date	1886
Architect	William Eade
Original use	Residential
Current use	B&B
Ward	Gipping
Easting	615324
Northing	243396
Year added to Local List	2013

Substantial detached house, set in its own grounds with a dual frontage onto Stone Lodge Lane and Queenscliffe Road, with the grander elevation orientated towards the garden (Stone Lodge Lane). Built in red brick, under clay tile roofs, principally three storeys in height with lower two storey ranges. The entrance from Queenscliffe Road is positioned under a lean to porch with decorative joinery and glazing detail to the entrance. Towards the garden, a tiled roofed veranda turns the corner of the main block and 2 storey bay window and dormers. The building benefits from several prominent brick chimney stacks. Windows are sliding sash with fixed four light panes above. Shown on historic OS maps as 'Queenscliffe', giving its name to what would become Queenscliffe Road in the later 20th century, with Kesteven Road historically connecting Stone Lodge Lane and Ancaster Road.

Included for architectural interest as a well preserved, attractive dwelling which contributes positively to the character of the area, designed by prominent local architect William Eade who worked extensively around Ipswich at the time of construction; group value with heritage assets located nearby including 11 Queenscliffe Road, Barton Wood and Tudor Lodge on Stone Lodge Lane; historic interest as an example of a large dwelling which occupies significant grounds which illustrate the late 19th century pattern of development to the south of Ipswich prior to the widespread expansion of the town for residential development, with many large residences of similar period being demolished in the 20th century to accommodate denser housing patterns.

11 Queenscliffe Road



Construction date	Late 19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615322
Northing	243433
Year added to Local List	2013

Modest 1.5 storey detached house, built in brick (since painted) with a clay plain tile roof to the main range. The original range is positioned east/west, with its ridge axial to the road. Prominent eaves overhang the gable towards the roadside which are supported on curved brackets with timber bargeboards terminating at the ridge with open panelling to the apex of the gable. The entrance is via a brick porch on north side under a pitched roof, with a flat roofed dormer above. On the opposite roof slope is a dormer with a pitched roof and secondary porch to ground floor. A 20th century extension projects southwards from the main range with a flat roof which results in an 'L' shaped plan. Replacement windows installed to most openings. A detached double garage is positioned northwards to the side of the dwelling which has a pitched roof and matching bargeboards. Shown on historic OS maps as 'Queenscliffe Cottage', likely historically associated with the large house at 7 Queenscliffe Road, known as 'Queenscliffe'.

Included for architectural interest as an attractive example of a modest late 19th century dwelling; group value with 7 Queenscliffe Road.

Ranelagh Road Primary School



Construction date	1906
Architect	JA Sherman
Original use	Educational
Current use	Educational
Ward	Gipping
Easting	614817
Northing	244356
Year added to Local List	2013

At the time of building Ranelagh Road Primary School, the 1870 Education Act had been in place over 30 years, being the first piece of legislation to specifically deal with the provision of the education of children in Britain, requiring the establishment of school boards to build schools where there was a demand. By 1880, the attendance at school for children aged 5-10 was made compulsory, with the upper age being increased to 12 in 1899. In 1902, new legislation was passed which transferred the overseeing of the management of schools from boards to local authorities under the control of county and borough councils. The legislation surrounding education, paired with the significant growth in the town's population lead to considerable number of schools being built in Ipswich between 1870 and the early 20th century.

This building is a large school, built in 1906 in red brick with stone dressings designed to accommodate boys, girls and infants separately. The variety of hall and schoolroom spaces are articulated externally by prominent gables in a northern European renaissance style. These gables step up the slope of Paul's Road, and are set forwards or to the rear in relation to the street frontage; the varied articulation is unified by the strong horizontal stone banding which runs across wall surfaces and through window mullions and chimney stacks. The gables are ornate, with stone

shoulder corbels and stepped mouldings. The principle gables facing Paul's Road are capped by round arched stone aediculae containing the corporation arms. Tall brick chimney stacks are set at intervals along the roof ridge and to either side of gables. The gables are linked by lower entrance door bays with moulded stone parapets. Tall square-headed window openings are grouped in stepped arrangements under gables and dormers with stone lintels, and a cill formed from one of the stone bands. Windows are principally 4 light sashes under fixed panes with glazing bars. Entrances are recessed to the side of round arched windows. The original schoolyard wall and railings run along Paul's Road. The land drops away to the east, which allows for the rear of the school to benefit from a second storey which is not apparent from the Paul's Road frontage, but gives the school complex an imposing appearance when viewing from the east on Ranelagh Road.

Included for architectural value as a well preserved example of early 20th school buildings of considerable architectural and aesthetic merit, with many original features intact designed by local architect JA Sherman; historic interest as a response to the swathe of legislation surrounding education of children and the provision of school buildings at this period; group value with the late 19th and early 20th century school buildings which were provided across the borough which illustrate the social approach to educating children, many of which are included on the Local List.

Montrose, Rosehill Crescent



Construction date	1905
Architect	Eade & Johns
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	617668
Northing	243882
Year added to Local List	2013

Large 3 storey detached house built in 1905, located in a mature garden setting. Built using red brick, with some render treatment underneath a hipped slate roof. The garden facing west elevation is symmetrical; 2 story flat roofed bays at either end of the broad frontage, 3 window bays between and a modern timber terrace (plastic panels in roof). Long flat roofed dormer in roof slope above. South elevation has first floor oriel window on timber corbels, open entrance vestibule below with timber support columns on brick walls. Other elevations are more informally grouped with extensions, dormers, chimney stacks and covered porches which provide variation to the remaining façades.

Included for architectural value as a well-preserved example of an early 20th century residence, designed by prominent architects Eade & Johns who worked extensively in Ipswich at the time; landmark value as a large dwelling in its own grounds which contrasts the more typical scale and pattern of development around Rosehill Crescent.

'Parkside', 5 Rosehill Road



Construction date	19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	617674
Northing	243794
Year added to Local List	2013

Large 2 storey detached house, constructed in red brick beneath natural slate roofs. Rectangular, double pile plan with a hipped valley roof. Symmetrical elevation to Rosehill Road; narrow projecting central bay with square headed doorway and hall light with decorative glazing bar detail, between brick pilasters which rise the full height of the bay and support a plain pediment at roof level. Ornate brick cornice above the door opening, single 4 light sash window at first floor level, narrow window openings to either side on the return sides of the bay. Plain 4 light sash windows to either side of this bay at ground floor level, blank wall above. South facing garden onto Nacton Road has a single storey bay window. Small 2 storey extension on north west side. Bounded by a red brick wall with buff brick detailing, and 'Parkside' engraved within the piers of the vehicular entrance.

Included for the architectural interest as a well-preserved example of a large late Victorian detached dwelling, illustrative of architectural fashions of the upper middle classes in the 19th century.

161 Rosehill Road



Construction date	1880
Architect	
Original use	Residential
Current use	Residential
Ward	Holywells
Easting	617912
Northing	243922
Year added to Local List	2013

2 storey detached house, formerly provided as the Methodist manse associated with the adjoining church and school site on Alan Road. Domestic scale house set back from the road behind a garden, bounded by a red brick wall. The dwelling reflects the design and materials of the neighbouring terraced housing and the church and school buildings. Built in red brick with Suffolk white brick and stone dressings, beneath a pitched slate roof. The street facing frontage is divided into two bays by pilasters at the corners and the middle of the elevation; in each bay is a ground floor canted brick bay window with stone base, lintel and slate roof. Above are paired second floor windows with keystone arched heads. Sliding sash windows. The entrance is on the east facing end gable (towards the church and school), under a projecting round headed arch with keystone; ground and first floor windows on this side are also with arched heads and keystones.

Included for architectural value as a well-preserved example of a late 19th century manse which contributes positively to the character of the area; group value with Alan Road Methodist Church and adjacent school.

‘The Limes’ 110 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	618660
Northing	245316
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still incorporating individual features which differentiate the buildings from one another.

110 Rushmere Road benefits from a fanlight which features ‘The Limes’ within the glazing. The house has a hipped roof with 2 pitched gables on street elevation towards Rushmere Road, and a single gable towards Reading Road, capped with ball finials. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a clay plain tile roof. The main elevation has a projecting central doorway within a timber porch which features basket weave brick nogging on the base and leaded lights above. The door sits beneath a canopy which is supported by moulded timber brackets. Either side of the entrance are canted windows with flat roofs matching the height of the porch. Leaded glazing to all openings. Above the door is a 3 light window under a straight lintel, and either side are arched 3 light windows with flat lintels. The upper floor windows have decorative labels beneath cills, whilst to each gable is a plain crest. Brick chimney stacks on end gable and rear roof slope.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 112, 114, 115, 116, 117 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

‘Kingston Lodge’ 112 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	618677
Northing	245317
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still incorporating individual features which differentiate the buildings from one another.

112 Rushmere Road benefits from a fanlight which features ‘Kingston Lodge’ within the glazing. The house has a hipped roof with 2 pitched gables on street elevation towards Rushmere Road, and a single gable westward, with the gables capped with ball finials. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a clay plain tile roof. The main elevation has a projecting central doorway within a timber porch which features basket weave brick nogging on the base and leaded lights above. The door sits beneath a canopy which is supported by moulded timber brackets. Either side of the entrance are canted windows with flat roofs matching the height of the porch. Leaded glazing to all openings. Above the door is a 3 light window under a straight lintel, and either side are arched 3 light windows with flat lintels. The upper floor windows have decorative labels beneath cills, whilst to each gable is a plain crest. Brick chimney stacks on end gable and rear roof slope. Set behind a red brick boundary wall.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 110, 114, 115, 116, 117 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

'Haytor', 114 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	618694
Northing	245318
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still

incorporating individual features which differentiate the buildings from one another.

114 Rushmere Road benefits from a fanlight which features 'Haytor' within the glazing. Pitched roof with a gable over the central bay on the Rushmere Road elevation. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a replacement concrete pantile roof. The main elevation has projecting central doorway with, against its upper half, canted windows to either side and a flat canopy on ornamental brackets. To either side, canted flat roofed bays with timber transom and mullions, and leaded lights. Above the door, an arched 3 light window under a straight lintel, 3 light windows to either side, all with leaded glazing. The upper floor windows have decorative labels beneath cills. Brick chimney stacks on end gable and rear roof slope. In the gable, a blank armorial plaque.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 110, 112, 115, 116, 117 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

'Mayfield', 115 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Rushmere
Easting	618674
Northing	245364
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still incorporating individual features which differentiate the buildings from one another.

115 Rushmere Road benefits from a fanlight which features 'Mayfield' within the glazing. Flat topped pyramidal roof over square ground plan, the street frontage broadened to allow for two prominent gables with terracotta finials, recessed slightly behind the projecting eaves. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a clay plain tile roof. Projecting timber framed porch central to the main elevation, glazed front door and arch headed light above. Narrow round headed lights to either side of the door and on the return sides of the porch with diagonal basket weave brick nogging in the lower porch panels. Flat canopy over the door on timber ornamental brackets. Leaded ornamental glazing. To either side, canted flat roofed bays with timber transom and mullions, and leaded lights. On the first floor, three light mullioned windows, the central group square headed, arched to either side. Leaded glazing, decorative labels below cills. Blank escutcheons in the gables. 2 brick chimney stacks. Conservatory to the rear.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 110, 112, 114, 116, 117 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

116 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	618711
Northing	245323
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still incorporating individual features which differentiate the buildings from one another.

Pitched roof with a gable over central bay on the Rushmere Road elevation. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a clay plain tile roof. The main elevation has projecting central doorway with, against its upper half, canted windows to either side and a flat canopy on ornamental brackets. To either side, canted flat roofed bays with timber transom and mullions, and leaded lights. Above the door, an arched 3 light window under a straight lintel, 3 light windows to either side, all with leaded glazing. The upper floor windows have decorative labels beneath cills. Brick chimney stacks on end gable and rear roof slope. In the gable, an armorial plaque bearing the date 1909.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 110, 112, 114, 115, 117 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

'Fifield', 117 Rushmere Road



Construction date	1909
Architect	JA Sherman
Original use	Residential
Current use	Residential
Ward	Rushmere
Easting	618686
Northing	245366
Year added to Local List	2013

2 storey detached house, one of several designed by JA Sherman on the stretch of Rushmere Road between Reading Road and Bramley Chase which form an attractive group of housing utilising similar architectural detailing, whilst still incorporating individual features which differentiate the buildings from one another.

117 Rushmere Road benefits from a fanlight which features 'Fifield' within the glazing. Flat topped pyramidal roof over square ground plan, the street frontage broadened to allow for two prominent gables with terracotta finials, recessed slightly behind the projecting eaves. The building is finished with a combination of materials, with red brick to the ground floor, textured render (unpainted) to first floor and a clay plain tile roof. Projecting timber framed porch central to the main elevation, glazed front door and arch headed light above. Narrow round headed lights to either side of the door and on the return sides of the porch with diagonal basket weave brick nogging in the lower porch panels. Flat canopy over the door on timber ornamental brackets. Leaded ornamental glazing. To either side, canted flat roofed bays with timber transom and mullions, and leaded lights. On the first floor, three light mullioned windows, the central group square headed, arched to either side. Leaded glazing, decorative labels below cills. Blank escutcheons in the gables. 2 brick chimney stacks. Conservatory to the rear.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect JA Sherman who worked extensively in Ipswich in the early 20th century; group value with numbers 110, 112, 114, 115, 116 Rushmere Road, all of which were designed by JA Sherman, and 121 and 123 Rushmere Road, by Henry Buxton also within this grouping of early 20th century detached houses.

121 Rushmere Road



Construction date	1908
Architect	Henry Buxton
Original use	Residential
Current use	Residential
Ward	Rushmere
Easting	618715
Northing	245372
Year added to Local List	2013

2 storey detached house built in red brick in Flemish bond with a pitched concrete tile roof (originally slate) built as a pair to no. 123. Symmetrical 3 bay elevation to the street frontage, under projecting eaves and a deep triangular pediment in timber both emphasised with dentils. The pediment has a brick tympanum and a blank keystone oculus with the date '1908'. Terracotta finial on the pediment apex. Brick quoins either side of the main elevation, emphasised by projecting bricks every fourth course. The central frontage bay has a segmental arched doorway within a frame of pilasters and a triangular pediment, all in brick. To either side of the entrance, canted brick bay windows with segmental arch headed window openings, cornice and parapet. On the upper floor, three rectangular windows. All glazing is two light sliding sash. 2 brick chimney stacks.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect Henry Buxton who worked extensively in Ipswich in the early 20th century; group value with 123 Rushmere Road, also designed by Henry Buxton as a pair to 121, and numbers 110, 112, 114, 115, 116, 117 Rushmere Road, all of which were designed by JA Sherman also within this grouping of early 20th century detached houses.

123 Rushmere Road



Construction date	1908
Architect	Henry Buxton
Original use	Residential
Current use	Residential
Ward	Rushmere
Easting	618733
Northing	245375
Year added to Local List	2013

2 storey detached house built in red brick in Flemish bond with a pitched concrete tile roof (originally slate) built as a pair to no. 121. Symmetrical 3 bay elevation to the street frontage, under projecting eaves and a deep triangular pediment in timber both emphasised with dentils. The pediment has a brick tympanum and a blank keystone oculus with the date '1908'. Terracotta finial on the pediment apex. Brick quoins either side of the main elevation, emphasised by projecting bricks every fourth course. The central frontage bay has a segmental arched doorway within a frame of pilasters and a triangular pediment, all in brick. To either side of the entrance, canted brick bay windows with segmental arch headed window openings, cornice and parapet. On the upper floor, three rectangular windows. All glazing is two light sliding sash. 2 brick chimney stacks.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions, designed by the local architect Henry Buxton who worked extensively in Ipswich in the early 20th century; group value with 121 Rushmere Road, also designed by Henry Buxton as a pair to 123, and numbers 110, 112, 114, 115, 116, 117 Rushmere Road, all of which were designed by JA Sherman also within this grouping of early 20th century detached houses.

220 Rushmere Road



Construction date	Early C20th
Architect	
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	619536
Northing	245789
Year added to Local List	2013

Early 20th century 2 storey detached house located at the eastern end of Rushmere Road, built at a time where little development existed along Rushmere Road. The building is rectangular in plan with a long elevation to the street frontage. Pitched plain tile roof with an off-centred gable on the street elevation with roof plane sloping on either side to the ground floor eaves level. Red brick plinth beneath painted render walls with black stained timber window and door frames as well as structural framing. A recessed doorway is positioned within the ground floor of the gable, beneath a timber lintel. Above the door are an asymmetric grouping of window openings – most prominent is an elongated rectangular staircase light, mullion and transom, with leaded lights with coloured glazing. Alongside the elongated window are two smaller rectangular lights which are also leaded. Timber framing in the gable is on a slightly projecting tie beam and is finished with decorative carved bargeboards. A garage is attached to the left side of main frontage, and single storey range to the right. 2 brick chimney stacks are located on roof ridge of the main range.

Included for architectural value as a well-preserved example of early 20th century domestic architectural fashions; group value with 224-226 Rushmere Road, which form an attractive pair which utilise similar materials and finishes.

224 – 226 Rushmere Road



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Bixley
Easting	619554
Northing	245822
Year added to Local List	2013

Early 20th century 2 storey terraced row of dwellings positioned at the junction of Rushmere Road and Humber Doucy Lane. Red brick plinth beneath rendered walls and a pitched clay plain tile roof. The long ground plan follows the curve of the road junction, with a cross gable at the Rushmere Road end. The frontages are set back from the road edge behind shallow front gardens. Black stained timber window and door frames as well as prominent structural framing. The street elevations are broken up by prominent timber gables, framing a symmetrical frontage to Rushmere Road and a third facing the junction on a jettied upper storey.

Towards Rushmere Road, two entrance doors are paired under an overhang between the projecting gables, the timber lintel supporting a vertically framed windowless upper storey. The gable windows are timber mullioned rectangular openings, leaded lights (apart from the lower left, a modern replacement for a former shop window). The timber framed gables project slightly on a tie beam supported on two slender brackets. Facing the junction, a ground floor 4 light mullioned window with leaded glass is positioned below the jettied upper floor, the jetty supported on ornamental brackets. Small rectangular windows to either side. The jettied upper floor is timber framed, vertical posts and arched braces, leaded 3 light mullioned window with small rectangular lights to either side, below a projecting gable tie beam. The short Humber Doucy Lane elevation has mullioned rectangular windows on both floors.

Included for architectural value as a well-preserved example of early 20th century domestic architectural fashions; group value with 220 Rushmere Road, which form an attractive pair which utilise similar materials and finishes.

Ship Launch Inn, Ship Launch Road



Construction date	1850
Architect	
Original use	Public House
Current use	Restaurant
Ward	Holywells
Easting	617105
Northing	243376
Year added to Local List	2013

The Ship Launch Inn is a former public house which turns the corner of Cliff Lane and Ship Launch Road, dating from 1850. The building sits in views towards both the Wet Dock and Holywells Conservation Areas, and in views south towards Cliff Quay Brewery, and is therefore located in a historically sensitive position.

The former public house is principally a two storey building with a parapet to Ship Launch Road providing the building with prominence to the street scape. The building has large, 16 light timber sash windows, stone lintels and timber door surround, and a slate hipped roof. The Cliff Road elevation has a later single storey element which mirrors the language of the main building by incorporating brick pilasters and a parapet, whilst also introducing decorative panels.

The Golden Ship Inn would have provided refreshment to the dockside and industrial workers from the mid-19th century. The location of this pub is therefore quite unusual as its trade would have relied almost solely on the yard workers during the day, as few dwellings were built in this area which the pub could serve. The public house was also formerly a Tolly Cobbold inn, and was the closet pub to the nearby Cliff Quay Brewery.

Included for historic interest as important relic of the significance of brewing in Ipswich's industry and dockside activities; architectural value as an attractive late 19th century public house; landmark value as a prominent corner building which contrasts the typical single volume warehouse character of buildings in this area; group value with heritage assets and views into and out of the Wet Dock and Holywells Conservation Area and listed buildings at Cliff Quay Brewery, as well as group value with the Tolly Cobbold pubs across the borough which contribute to Ipswich's distinctive pubscape.

311 – 313 Sidegate Lane



Construction date	1947
Architect	
Original use	Residential
Current use	Residential
Ward	Rushmere
Easting	618603
Northing	246421
Year added to Local List	2021

These dwellings form part of the Rushmere estate, a large area of public housing to the north-east of the town built in the 1940s to address the housing shortage which was identified during the Second World War. Attributed to a shortage of materials and the impact of the war itself, it was acknowledged by the government in 1944 that there would be a post-war shortage of 200,000 houses. The Housing (Temporary Accommodation) Act 1944 was passed to provide solutions to the housing shortage, including the provision of 300,000 temporary factory made dwellings within 2 years. These pre-fabricated bungalows were fast to construct and were expected to be a short term solution to the housing shortage, anticipated to have a life expectancy of only 10-15 years.

Over 130 pre-fabricated dwellings were built off Humber Doucy Lane, Sidegate Lane and Inverness Road in 1947. There were many types of pre-fabricated dwellings, of differing materials, methods of construction and manufacturers. This type was the Tarran Bungalow, constructed using precast concrete panels, originally under shallow asbestos roofs. Most of these pre-fabricated units have been re-rendered, however number 311 and 313 Sidegate Lane have retained their original finish, demonstrating the pre-cast construction of the bungalows.

Included for historic interest as a relic of the post-war approaches to housing shortages and planning principles, pertinent to the social history of the borough; rarity as the only remaining pre-fabricated dwellings in the borough which still illustrate their pre-fabricated construction.

Church of Jesus Christ of the Latter Day Saints, 42 Sidegate Lane West



Construction date	1960s
Architect	
Original use	Religious
Current use	Religious
Ward	Rushmere
Easting	618032
Northing	246142
Year added to Local List	2013

Mid-20th century church, church hall and community rooms in adjoining single storey blocks occupying a large grassed site on the junction of Sidegate Lane West and Alma Close. Built in buff brick, painted reinforced concrete, lead cladding, concrete roof tiles. The church has a single pitch roof supported on reinforced concrete beams, orientated north-south with eaves reaching to first floor height, presenting the prominent steeply pitched gable to Sidegate Lane West. The gables of this main range are angled outwards towards their apex which creates an overhang. There is a shallow pitched roof over the hall on the east side of the church, and single storey flat roofed blocks either side of the church nave. The north entrance is under a flat canopy on the east side of the main church, supported on concrete beams that project beyond the eaves. A campanile is located alongside the canopy, which is a brick tower in contrasting colours, with concrete and rectangular lead caps, and flagpole. Large north window occupies the gable end; thin closely spaced reinforced concrete mullions. South entrance is in the middle of the south gable end under a projecting pitch roofed canopy; steps up to a glazed vestibule. The hall on the east side of the main church has glazed panels on its north and south sides.

Included for architectural interest as a simple contemporary church design which reflects mid-20th century architectural fashions in religious buildings, taking a more modest approach than church building prior to the second world war; landmark value as a prominent church building which contrasts the surrounding traditional domestic architecture; group value with the series of post-war churches across the borough which reflect 20th century fashions in church building and extent of religious conviction of residents for which these new churches were provided.

10-18 Smart Street; 2-24 Pleasant Row



Construction date	1881-1882
Architect	Brightwen Binyon
Original use	Educational
Current use	Residential
Ward	Alexandra
Easting	616589
Northing	244203
Year added to Local List	2013

Until 1870, schools were provided voluntarily, often by religious organisations, rather than the state. This site of the Argyle School was developed in 1872-3 as one of the first four Board Schools in Ipswich following the 1870 Education Act which required the establishment of school boards to erect and oversee schools in areas where they were needed. This was the first piece of legislation to deal with the provision of the education of children in Britain, although it was not until the 1880 Education Act was passed that attendance at school between the ages of 5 and 10 was compulsory.

The school was designed by Brightwen Binyon, a locally based architect. L-plan storey group at the corner of Smart Street and Pleasant Row. Built in red brick, Ancaster stone dressings, selective use of decorative flower terracotta panels, all beneath a slate roof with decorative ridge tile. Varied street elevations with projecting gabled bays, the northwest entrance bay with a straight parapet and ornamental stone machicolation course. Segmental arched window openings at ground floor level, recessed arched doorways with stone hood moulds. Above, a double stone string course framing stone fascias (now partly covered by timber panels). At first floor level, tall paired gothic windows with hood moulds, the north west group with stone plate tracery. Ornamental terracotta panels. The recessed bays have smaller gables containing blank arches with brick and stone chequerboard patterns in the spandrels. Tracery roundels to the gables facing both Smart Street and Pleasant Row. On Pleasant Road, the lettering 'infants' can still be seen above the southern entrance.

Included for architectural interest as a well-preserved example of a 19th century school building which benefits from considerable aesthetic value arising from its design and careful use of materials; historic interest illustrative of the significant increase in the provision of school buildings which indicates the social values of the period; landmark status as a prominent building occupying the length of Smart Street with a bold and active street frontage; group value with the heritage assets located within Tooley's Almshouses (Grade II listed) and buildings within the Central Conservation Area to the north.

76 Spring Road



Construction date	19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	617611
Northing	244608
Year added to Local List	2021

Detached three storey dwelling with a buff brick façade. This method of finish was quite common in the 19th century, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

Three bay range with ground floor canted bay windows with balconettes over and steps leading up to a central entrance with stone lintel above. First floor windows are finished with stone lintels with keystones, whilst the second floor windows are smaller with a simple flat headed stone lintel above. The fenestration has been replaced, however is of a sensitive design which replicates the original pattern sympathetically. Original brick boundary wall running parallel with pavement with coping stones and framed with brick piers.

Included for historic and architectural interest as an example of 19th century approaches to house building and architectural fashions; landmark status as a prominent streetscape building of a scale which is unusual for the area.

Spring Road Viaduct, Spring Road



Construction date	1876
Architect	
Original use	Viaduct
Current use	Viaduct
Ward	St John's/Alexandra
Easting	617751
Northing	244672
Year added to Local List	2013

This prominent 3 arch viaduct is the only significant structure on the Felixstowe Branch Line from Westerfield to the original Felixstowe Pier, constructed by the Felixstowe Railway and Pier Company, which opened in 1877. The line was financed by Colonel George Tomline who lived at Orwell Park, and also owned land in Felixstowe, where he intended to develop a seaside resort. Providing a direct railway line would encourage visitors from Ipswich, and further afield, to visit the emerging seaside resort of Felixstowe. The route of the railway line was principally flat, and so the Spring Road viaduct is the only built feature on the Ipswich-Felixstowe line.

The viaduct is built in buff brick, with 3 arched bays, and a brick panel feature to the parapet. The structure has an impressive 11.5 metre span, and around 18 metres headroom.

Included for historic interest as an example of the town's industrial and engineering heritage; architectural interest as a distinctive railway bridge illustrating the pride in transport infrastructure which was prevalent at the time; landmark value as a highly prominent bridge of considerable streetscape interest which dominates views of Spring Road; group value with several locally listed buildings along Spring Road which provide views towards the viaduct.

127 Spring Road



Construction date	Mid-19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618180
Northing	244887
Year added to Local List	2021

127 Spring Road is a mid-19th century detached dwelling with a flint/field stone external finish, with buff brickwork quoining and dressings around the windows. Two storeys with stepped ridge which illustrates the steep topography of the area. There are few buildings in Ipswich with this elevation treatment, and the dwelling is a prominent building which provides a visual break to the 19th century red brick terraces which occupy much of Spring Road.

Included for architectural value as an example of mid-19th century architectural fashions; rarity owing to its unusual flint/field stone finish which is uncommon in the borough; group value with The Fat Cat, 288 Spring Road, also on the Local List.

242 Spring Road



Construction date	1897
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618046
Northing	244782
Year added to Local List	2021

Detached dwelling on the junction of Upland Road and Spring Road, occupying a prominent corner position as land rises to the north, with active elevations to both streets. Red brick under a slate pitched roof. Ground floor canted bay to Spring Road, with a two storey canted bay with parapet roof to the gable fronting Upland Road. Original sash windows to openings with stone dressings with decorative lintels and fluted cornices.

A plaque bears the name 'Upland House FLS 1897', which confirms that this was a detached plot provided by the Freehold Land Society. The Ipswich & Suffolk Freehold Land Society was established in 1849 to enable people to invest in shares of the society, in turn for the chance to enter a ballot for a plot of freehold worth 40 shillings – enough to entitle the plot owner the right to vote, thus widening enfranchisement to include the 'ordinary' man. It is unusual for FLS plots to be detached and of such a large scale, with sizes of plots typically only being large enough to meet the 40 shilling freehold to make the owner eligible to vote.

Included for architectural interest as a well-preserved example of late 19th century architecture; historic interest through its association with the Freehold Land Society, an important social movement taking place in the borough in the 19th century which increased enfranchisement.

The Fat Cat, 288 Spring Road



Construction date	1870s
Architect	
Original use	Public House
Current use	Public House
Ward	Alexandra
Easting	618169
Northing	244846
Year added to Local List	2013

2 storey public house built principally in red brick, with white brick dressings and quoins. Pitched roof covered with concrete roof tiles (modern replacement). The building is domestically scaled, sitting comfortably in the street scene between rows of terraced housing, stepping up the hill of Spring Road. The western portion of the building is a domestic property which assists in blending the pub with its domestic surroundings. Timber panelled pub frontage with three rectangular window lights and narrow doorway with fascia over. There is a sash window to one side with Suffolk white brick segmental arched head, and at the east end of the elevation a blocked former doorway. Two square headed windows to the first floor, one sash, one modern casement. The timber fronted side extension to the east has a glazed panel double door and a single unglazed door at ground level and large window above, set under the lean-to roof slope and divided by narrow mullions. Scalloped barge boards to gable ends.

Included for architectural interest as a well-preserved example of a 19th century public house of a domestic scale, which contrasts with the more prominent and architecturally refined Tollemache and Cobbold & Co. brewery pubs; contributes to the diversity of the pubscape of Ipswich; group value with 127 Spring Road, also included on the Local List.

The Old Times, 324 Spring Road



Construction date	19 th century
Architect	
Original use	Public House
Current use	Public House
Ward	Alexandra
Easting	618276
Northing	244843
Year added to Local List	2013

2 storey public house, sited at the junction of Cauldwell Hall Road and Spring Road, the long elevation to the former. Set at the back of the pavement. The pitched roof has a hip over its short frontage to Spring Road. Finished in painted brick, with painted stone window cills and lintels, beneath a slate tiled roof. Domestic scaled frontage which reflects the suburban character of the area. The corner is chamfered, and the pub fascia wraps the corner, supported on closely set pilasters which frame the window openings. Sash window openings at first floor level, moulded lintels. Blocked window on the corner is partly covered by the pub sign.

Included for architectural interest as a well-preserved example of a 19th century public house of a domestic scale, which contrasts with the more prominent and architecturally refined Tollemache and Cobbold & Co. brewery pubs; contributes to the diversity of the pubscape of Ipswich; group value with the Co-op buildings on Cauldwell Hall Road which are annexed to The Old Times, also included on the Local List.

Zoar Baptist Church, St Helens Street



Construction date	1924-5
Architect	Johns & Slater
Original use	Religious
Current use	Religious
Ward	Alexandra
Easting	617204
Northing	244525
Year added to Local List	2013

Church group at the junction of St Helens Street and Rope Walk built in 1924-5 for the Baptist community who moved from David Street to this site designed by prominent local architects of the 20th century, Johns & Slater.

The gable roofed church with transepts is the most prominent of the group, with a smaller gabled church hall set back to the side. Red brick with blue headers, stone dressings, and pitched clay roof tiles. The main (north) church elevation facing St Helens Street is emphasised by a tall central bay set between buttresses with heavy stone finials, which project beyond the slope of the roof. The double leaf entrance door at its base has a flat canopy; above, a tall round-headed window with thin glazing bars, set within a brick arched recess which is expressed as multiple brick orders under the arch. Plain stone imposts. In the gable, a stone tablet carved with the word 'Zoar' in raised lettering, set within a chequer pattern of plain stone tablets. In the walls to either side of the central bay, narrow round headed window openings. The roof slope descends either side of the central bay, wrapping round the frontage as tile hanging above a shallow tiled canopy. A single storey flat roofed structure wraps the south end of the church. Gabled brick entrance porches on the west and east sides, round headed arches over the door.

The church hall elevation has flat brick buttresses framing a central window group; rectangular with thin glazing bars at ground floor level; at first floor level a similar window with a round headed window above a projecting lintel. Narrow round headed windows to either side. Brick pier and metal railing wall surrounds the site, the piers capped with stone.

Included for architectural interest as a well-preserved early 20th century church designed by local architects Johns & Slater who worked extensively in Ipswich in this period; landmark value as a highly prominent group of buildings with distinctive steeply pitched roof and scale which contrasts the typical domestic scale of the area.

'Lyndhurst' 11 St John's Road



Construction date	Circa 1890
Architect	
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618070
Northing	244690
Year added to Local List	2013

Late 19th century two storey detached dwelling constructed in red brick with Suffolk white brick quoins and painted stone dressings, beneath a hipped concrete roof (originally slate). The street frontage has an entrance recessed behind a round headed stone arch with keystone and decorative imposts. Ground floor canted bay window has an ornate painted stone cornice and tiled roof supported on columns with gothic capitals. Above, sash windows with projecting stone lintels on brackets. An unusual 3 storey tower with crenelated parapet designed by FW Crossley (a prolific designer of houses for local builders), was added for W.J. Staines in 1906. The tower is capped by a stone balustrade with small corbelled turrets at each corner. 3 storey red brick tower forms a rear extension, overlooking the garden and visible from the street; attached to one side a prominent brick chimney with moulded panels.

Included for architectural value illustrating the domestic fashions of the late 19th and early 20th centuries; group value with 13 St John's Road, also included on the Local List, and 5 St John's Road, which is Grade II listed, contributing to a cluster of attractive historic buildings on St John's Road.

13 St John's Road



Construction date	1890
Architect	JS Corder
Original use	Residential
Current use	Residential
Ward	Alexandra
Easting	618122
Northing	244655
Year added to Local List	2016

A large detached house designed by JS Corder for A. Goddard in 1890. 3 storeys in height, constructed principally in red brick with a clay tiled roof and large chimneys, positioned on a prominent corner plot between St John's Road and Ringham Road. The main elevation has two canted bay windows to the ground floor, paired sash windows the first floor and a large oriel window to the second floor under the steeply sloping roof. A small half-timbered projection sits on the north west elevation and a pitched roof dormer sits on the roof on the north east elevation. Two chimneys project from the ridge of the pitched roof. Mostly timber sliding sash windows throughout, however there are decorative leaded lights to the south elevation.

Included for architectural interest as a well preserved example of late 19th century domestic architecture, designed by local architect JS Corder who worked extensively in Ipswich in the late 1800s and into the 20th century; landmark value as a prominent building which contrasts the typical scale of buildings along St John's Road, occupying a significant position in the streetscape on the junction of Ringham Road and St John's Road; group value with 11 St John's Road, also included on the Local List, and 5 St John's Road, which is Grade II listed, contributing to a cluster of attractive historic buildings on St John's Road.

Holmwood House, St Mary's Road



Construction date	1882-3
Architect	Brightwen Binyon
Original use	Residential
Current use	Residential
Ward	St John's
Easting	617727
Northing	244952
Year added to Local List	2021

Holmwood House was a significant Victorian mansion located on a large plot on a well-timbered estate, located off Woodbridge Road. Before conversion to flats in the early 21st century, Holmwood House was part of the former St Mary's Convent School.

In 1891, Holmwood House was home to Edward Colby Ransome, of the Ransome & Sims engineering family and went on to become the chairman of the board of Ransomes & Sims. Ransome was awarded an OBE in 1919 for services in the supply agricultural machinery during World War I and was a Life Member of the Ipswich Art Club 1913-1938. Ransome was also a local politician, and was the Mayor of Ipswich in 1912-1913 and 1918-1919.

A sympathetic conversion scheme to flats which retains the architectural character and form of the original building. Red brick detached dwelling with gothic influences with steeply pitched plain clay tiled roof and gables which utilise terracotta tiling with sunflower patterns across the building. Prominent projecting gables with timber panelling. 2.5 storey scale. Ground floor projecting porch with parapet roof with curved bay and terracotta tiles. East elevation has a two storey canted turret window, and ground floor bay adjacent. South elevation repeats the turret feature, and has a second 2 storey canted bay.

Included for architectural interest as a well-preserved example of a large Victorian mansion illustrative of contemporary architectural fashions and the gothic influence, the character and appearance of which has been sensitively considered in the conversion scheme; historic and evidential value illustrating an early phase of development which pre-dates the more typical 19th century housing along Woodbridge Road; associative value with E. C. Ransome.

K6 Telephone Kiosk, Stoke Bridge



Construction date	1935
Architect	Sir Giles Gilbert Scott
Original use	Telephone kiosk
Current use	Defibrillator
Ward	Holywells
Easting	616342
Northing	243995
Year added to Local List	2013

Located on Stoke Bridge within the Wet Dock Conservation area, this is an example of the K6 telephone kiosk produced in 1935 to commemorate the silver jubilee of King George V. This became the typical British kiosk design, used across the country. Between 1935 and 1968, 60,000 K6 telephone kiosks were introduced across Great Britain.

The kiosk is of cast iron construction with a domed roof and 8 x 3 window panes. The original illuminated 'Telephone' signs below the moulded Royal crowns have been replaced, with this kiosk now being used to house a defibrillator.

Included for historic interest as an example of the iconic red telephone box which is often seen to symbolise British national identity; rarity as one of only 2 K6 telephone boxes located within Ipswich; group value with heritage assets which can be viewed from Stoke Bridge, many of which are included in the Central, Wet Dock and Stoke Conservation Areas.

1 - 40 Oaklee, Stoke Park Drive



Construction date	1970s
Architect	Johns, Slater & Haward
Original use	Residential
Current use	Residential
Ward	Stoke Park
Easting	615224
Northing	242209
Year added to Local List	2013

Public housing scheme which comprises 5 detached blocks occupying mature landscaped grounds in the south west of Ipswich, bordering Bourne Park. The design provides a variety of housing types, mostly flats in 2 and 3 storey blocks but also terraced housing. Built using red brick, stained timber cladding to balconies and asymmetric roofs finished with concrete tiles. The buildings are designed into the sloping site; blocks of flats run parallel with the contours, overlooking the valley; the double-depth blocks are stepped up the slope to the rear, the change in level expressed as a step along the roofline. There is a strong visual contrast between the roof profiles and the horizontal lines of the flats (expressed by deep timber balconies). The mature parkland setting unifies the group.

Included for architectural interest as an example of a mid-20th century public housing scheme designed by well-known local architects Johns, Slater & Haward who were prolific designers of the 20th century in Ipswich, and contrasts the more typical public housing seen across Ipswich built from the 1930s onwards, working with the landscape to provide a distinctive housing design.

Barton Wood, Stone Lodge Lane



Construction date	1893
Architect	H Frank Brown
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615207
Northing	243375
Year added to Local List	2013

Detached house set in large mature landscaped grounds designed by local architect H Frank Brown for his own occupation. Brown was born in 1859 and educated at Ipswich School and went on to become a prominent architect in Suffolk, working mostly in Ipswich, going into practice with JS Corder and later acquiring Brightwen Binyon's practice with GH Burgess. Barton Wood was built when Brown was 34 as he was beginning to establish himself as an architect. Historic OS maps show that the property was originally called 'Stonecroft'.

The building is finished in red brick with a clay tile roof, with decorative clay ridge tiles. Non-structural timber framing to the gables and the first floor. Two storey canted bay window to the front provides the elevation with a projecting turret. 4 large brick chimneys project from the roof slope. The entrance is via a single storey porch to the side of the dwelling. Located in large grounds bounded by mature vegetation, set back behind a generous front garden. Low brick boundary wall with railings mark the entrance to the site.

Included for architectural interest as a well-preserved example of late 19th century architectural fashions, designed by and for prolific local architect H Frank Brown; group value with large detached dwellings along Stone Lodge Lane, in particular Tudor House, also included on the Local List, and 7 Queenscliffe Road, an impressive red brick detached dwelling of similar date.

Tudor House, Stone Lodge Lane



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615265
Northing	243380
Year added to Local List	2013

Detached 2 storey house in substantial grounds, bounded by mature vegetation, a low red brick wall and railings along Stone Lodge Lane. Principally finished in red brick with Suffolk white brick detailing around the windows forming a solid diamond pattern around the openings. Timber framing to the central jettied gable under a hipped clay plain tile roof. The frame is infilled with brick nogging, laid in simple oblique bond between the studs, with a small amount of stacked nogging beneath the window. Beneath the jetty is the centrally placed entrance door which is recessed behind the canopy of the jetty. 2 brick chimney stacks project from the hipped roof of the principal range. To the east is a lower range, 1.5 storeys in height with the eaves extending to ground floor and a dormer within the roof slope.

Included for architectural interest as a well-preserved example of early 20th century architectural fashions; group value with large detached dwellings along Stone Lodge Lane, in particular Barton Lodge and 7 Queenscliffe Road, an impressive red brick detached dwelling of similar date, also included on the Local List.

Swiss Cottage, Stone Lodge Walk



Construction date	Mid-Victorian
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615577
Northing	243391
Year added to Local List	2021

Arts and Crafts influenced *cottage orné*, formerly a lodge to a larger house, since demolished and occupied by housing on Stoke Lodge Lane and Sleaford Close. Cruciform layout typical for a lodge building to provide outlook in all directions of the former estate to which the lodge historically served. Red and black banded tiled hipped roof with decorative bargeboards to projecting gables. Central stack. Front porch projects at ground floor to support the jettied gable which features an oriel window.

Included for architectural value as a highly decorative building with particularly distinctive roof finish; evidential value as remaining relic of Stone Lodge Walk landscape at the turn of the century, in which the area was occupied by large dwellings, since demolished to accommodate mid-20th century mass house building.

Thurleston Farm House, Thurleston Lane



Construction date	19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Whitton
Easting	615871
Northing	248190
Year added to Local List	2021

A 19th century farmhouse located at the northern edge of the borough boundary on the narrow road of Thurleston Lane. Red brick construction with fairly modest detailing, under an unusual fish scale tiled roof to the main range, and clay plain tiles to secondary range. Four dormers face Thurleston Lane, as does a central gable. Timber barge boards to gables and dormers, with simple finials. Timber fenestration.

Included for historic and architectural interest as a well-preserved example of a 19th century farmstead; evidential value illustrative of an earlier phase and pattern of development within the borough; and rarity as farmhouses are uncommon within the borough of Ipswich, due to its considerably more urban character.

Thurleston Lodge Farm, Thurleston Lane



Construction date	1850
Architect	F Barnes
Original use	Residential
Current use	Residential
Ward	Whitton
Easting	615794
Northing	248023
Year added to Local List	2013

Substantial detached house in its own grounds, designed in an Elizabethan style by local architect Frederick Barnes, shown as being named 'Thurleston' and 'Thurleston Lodge' on historic OS maps. Thurleston Lodge is thought to be Barnes' first work when he began private practice in Ipswich in 1850.

Finished in red brick with stone quoins and dressings, beneath principally clay tile roof coverings with some slates. Double depth house with cross wings to north and south, the larger to the south, garden-facing frontage. 2 storey bay windows. The eaves are regularly interrupted by the prominent gables with buff brick quoins and dressings. Several decorative brick chimney stacks project above the roof slope. The house is set in substantial grounds dominated by large specimen trees and set back from the road by some distance, retaining the isolated estate which Barnes designed.

Included for architectural interest as a mid-19th century estate designed by F Barnes, prolific architect in Ipswich in the 19th century and thought to be his earliest building in the town; landmark value as a prominent estate and grouping of buildings set in the rural landscape to the north of the borough; group value with large estates off Henley Road, including Sparrowe's Nest and Sparrowe's Nest Farm (both Grade II listed) which show the desirability of this land for wealthy land owners in the 19th century.

Whitton Water Pumping Station, Thurleston Lane



Construction date	1913
Architect	ICWW
Original use	Industrial
Current use	Vacant
Ward	Whitton
Easting	615280
Northing	248352
Year added to Local List	2013



Former water pumping station erected in 1913 for Ipswich Corporation Water Works (ICWW). Located to the very north of the borough adjacent to the boundary of Mid Suffolk District in an isolated, countryside setting. The extent of architectural embellishment of the building reflects the pride in engineering and advancement in sanitation from the Victorian period. The pumping station features attractive architectural detailing utilising principally red masonry with buff brick arches above window openings, quoins and piers. Pitched slate roof with a glazed clerestory ridge. 7 window range, multi-light iron framed windows with brick arch and keystone heads. Roundel windows and stone capping to gable ends, corbelled at eaves. Central is a panelled double door with arched brick head and fanlight. Above is the date 1913 and initials 'ICWW'.

Included for historic interest as an early 20th century pumping station illustrative of development in public health and sanitation; architectural interest as an attractive building which balances the functional use of the building with architectural embellishment which is distinctive of the pre-war period; rarity as an example of a surviving early 20th century pumping station; landmark value as a prominent building which sits within the river valley to the north of the town which is sparsely populated by buildings.

Rosehill Library, Tomline Road



Construction date	1905
Architect	Frank Brown
Original use	Library
Current use	Library
Ward	Holywells
Easting	618236
Northing	243992
Year added to Local List	2013

2 storey detached library building, built to serve the Rosehill community in 1905. The provision of public libraries appeared after the 1850 Public Libraries Act, although could initially only be provided in towns with a population of 10,000 and requiring a referendum with 2/3 of rate payers supporting the plans. There was also criticism of the concept of sharing knowledge and educating the masses, and the wealthier classes funding a service which would be used predominantly by the poorer classes. Prior to Rosehill Library being built, a library in Rosehill was previously being run out of a private house in Alston Road from the 1890s. Rosehill Library was then funded entirely by private contributions and philanthropic donations, typical of the era when there was limited political support for the national funding of libraries.

The building is of a domestic scale of 1.5 storeys with a pitched roof, the eaves extending to first floor level presenting the gable to the highway, contrasting the more linear pattern of the ridges of surrounding housing. The building is finished in red brick, with painted render around the entrance, and a clay plain tile roof. The entrance elevation to Tomline Road has a centrally placed doorway between three light rectangular window openings. Above, a blank fascia with the lettering 'Rosehill Library', capped by a simple timber cornice. Above, and disappearing behind the bargeboards of the gable eaves, a rectangular six light window. A flat roofed single storey extension has been added to the rear.

Included for historic value as an example of an early public library provided for the suburban population to the east of the town representing the social movement for improving education opportunities for the masses and the Free Library Movement; architectural interest as a well-preserved example of early 20th century purpose-built library.

46 Tovell's Road (Formerly Briardale, Cauldwell Avenue)



Construction date	Late 19 th century
Architect	JS Corder
Original use	Residential
Current use	Residential
Ward	St John's Ward
Easting	617944
Northing	244946
Year added to Local List	2013

3 storey house with double pile roof, with frontages to both Cauldwell Avenue and Tovell Road, originally designed as two separate houses. The building dates from the 19th century, although was altered heavily in 1910 to the designs of JS Corder which more than doubled the footprint of the building, at that point then used as a single dwelling. Red brick finish with modern concrete tile pitched roofs. Single storey bay window with tile roof on Cauldwell Avenue elevation, and two storey bay windows to Tovell's Road elevation. Historically occupied a much larger plot, with a large garden extending to Cauldwell Avenue, although more recent development has taken place in the grounds of the site to provide new housing.

Included for architectural value as an example of late 19th century domestic architecture with 20th century additions, to the designs of prominent local architect JS Corder; historic interest illustrating the suburban growth of the town in the 19th century, which pre-dates the mass building of terraces along Tovell's Road.

Red House Farm, Tuddenham Road



Construction date	Circa 1870
Architect	
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	617457
Northing	246656
Year added to Local List	2013

3 storey detached farmhouse, which formed part of the Red House Park estate. The 18th century mansion, known as Red House Park, was the substantial home of the Edgar family. The mansion fell into disrepair as the Edgar family's wealth and influence diminished in to the 20th century, and was demolished in the 1937 and now occupied by denser residential development on Cranfield Court, off Valley Road. This group of Victorian farm buildings are all that remain of the built heritage of the Red House Park Estate.

Red House Farm is finished with Suffolk white brick and flint panels beneath a modern concrete tile roof. A symmetrical frontage of a 5 window range, with a central range of 3 windows which projects forward under parapet. A modern flat roof dormer with 2 windows sits above the central projecting. The entrance is via a modern door with flat roofed porch supported on columns. The rear elevation is painted render with modern extensions.

To the south west is a group of 19th century farm outbuildings, bounded by the farmhouse by a flint and brick wall. These are single storey ranges around two former paved yards, red brick with flint panels, clay pantile roofs.

Included for historic interest for its association with the Red House Park estate; rarity for its use of flint in the finish of the farmhouse and outbuildings, a building material which is quite uncommon within the borough of Ipswich and would have been expensive to purchase, illustrating the wealth and status of the owners at the time of construction; architectural value as a well-preserved 19th century farmhouse which illustrates the open and rural landscape of the area in the 19th century.

103 Tuddenham Road



Construction date	1910
Architect	J Wood
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	617020
Northing	245622
Year added to Local List	2013

Large detached 2 storey house located in a prominent position on high land which looks onto Tuddenham Road, set back from the road by a generous front garden. 103 Tuddenham Road was designed in 1910 by local architect J. Wood and is typical of architectural fashions on the period with clear arts and crafts influences, utilising painted render and timber framing. Symmetrical entrance frontage towards Tuddenham Road with two prominent gables framing the central bay which houses a timber framed porch with brick nogging infill and leaded lights above, with a hipped tiled roof. Ground floor canted bay windows are positioned in the gable either side of the door. Above the porch, a round headed lunette window with glazing bars. The first floor and gables are vertically timbered and jettied on timber corbels. Wide bargeboards are provided to the gables.

Included for architectural interest as a well-preserved example of early 20th century fashions and Arts & Crafts influences, designed by prominent local architect J. Wood; landmark value as a large dwelling which is set within substantial grounds and occupies an elevated position on Tuddenham Road which gives the building a prominent street scene presence and contrasts with the more typical red brick terracing in the area.

Anti-Tank Gun Emplacement, 235 Tuddenham Road



Construction date	1940s
Architect	Directorate of Fortifications and Works (FW3)
Original use	Anti-Tank Gun Emplacement
Current use	Other
Ward	St Margaret's
Easting	617641
Northing	246430
Year added to Local List	2013

Type 28a anti-tank gun emplacement, more commonly known as a 'pillbox', dating from the Second World War. The railway line would have provided an unintentional anti-tank obstacle, and pillboxes were often positioned close to railway crossings for this reason, as tanks would need to avoid the ditches and banks at railway lines. The pillbox was therefore orientated to cover the bridge over the Felixstowe line which runs underneath Tuddenham Road, with the houses to the north being built after the end of the war which now obstruct the view from the pillbox to the railway line.

The concrete structure is rectangular in plan with dense walls to survive enemy shelling and has a chamfered roof. The pillbox has a single embrasure, suitable for rifles or light machine guns to fire towards enemy tanks.

Included for historic interest as examples of war time defences to protect the town from invasion in the Second World War, of which anti-tank cubes on Rushmere Common may be the only other remaining civil defence feature; architectural interest as a utilitarian military structure of the Type 28a anti-tank gun emplacement.

Framlingham Court, Valley Road



Construction date	1938
Architect	Frank M Dewing
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	615406
Northing	245523
Year added to Local List	2021

Framlingham Court is thought to be the earliest purpose-built apartment development in Ipswich. Built in 1938 as luxury apartments, the design reflects the late Art Deco period. It is a unified development comprising 3 blocks with 6 flats per block, garaging, caretaker's office and associated storerooms.

The three blocks are orientated in a horseshoe creating a central courtyard to the development. Each block is three storeys in height with plain tile mansard roofs with dormers. Each block has the same prominent entrance with three storey canted bays terminating at the ridge, leaving the central bay reading as a recessed element, with long, narrow windows running in two vertical lines to the ridge, lighting the stairwell. Above the door is a storm porch which connects the two canted bays featuring a decorative brick and tile pattern, which gives the appearance of a balconette. The site is bounded by a low red brick wall which runs parallel with the pavement along Valley Road, with steps in the wall height illustrating the rise in topography along Valley Road.

Included for architectural interest as a well-preserved example of interwar architecture with clear Art Deco influences; rarity as the first purpose-built apartment development in Ipswich; landmark value as a prominent three storey complex which contrasts the more typical two storey scale of development along Valley Road.

41 Valley Road



Construction date	1930s
Architect	
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	615458
Northing	245569
Year added to Local List	2021

A typical 1930s detached dwelling contemporary with the creation of the Valley Road bypass. Rendered two storey house with red brick plinth and dressings around the porch. Two storey bay onto Valley Road, typical of this period of interwar development. Recent 2 storey side extension.

Included for its associative value with Sir Alf Ramsey, who was manager of England football team for 11 years between 1963 and 1974. Originally born in Essex, Ramsey moved to Ipswich during his time managing Ipswich Town Football Club between 1955 and 1963, and remained in the town until his death. Ramsey led Ipswich to victory in the first division in the 1961/2 season, an otherwise unmatched achievement.

When Ramsey was appointed as England manager, his annual salary was £4,500, rising in £100 increments to a maximum of £5,000. Following his lead of England to victory in the 1966 FIFA World Cup, Ramsey was awarded £5,000, and 41 Valley Road was the house he purchased with his reward.

Included for its associative value with Sir Alf Ramsey who rose from a working class background and maintained a modest lifestyle, as illustrated by his purchase of 41 Valley Road; whilst also illustrative of the changing economics of football in the late 20th century. Sir Alf Ramsey is an important figure in Ipswich's social history and collective memory and his achievements are recognised nationally. In 1967, Ramsey was knighted for guiding England to FIFA World Cup victory, and Sir Alf was the first person to be inducted into the England Football Hall of Fame twice, first in 2002 as a manager, and again in 2010 for his achievements as a player.

59 Valley Road



Construction date	1935
Architect	Henry Munro Cautley
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	615547
Northing	245710
Year added to Local List	2021

Large detached mid 20th century dwelling located on the corner of Westwood Avenue and Valley Road. An imposing 2 storey house with prominent chimneys with polygonal stacks penetrating a clay plain tile roof. Rendered finish with half timbering with square framing and concave-sided diamonds to the two projecting front gables, plain rendering to the remaining structure. The property was designed by Cautley for Frederick Thompson, whose initials can be seen within the pargetting.

Included for architectural interest as an example of an early 20th century dwelling displaying Arts & Crafts influences designed by local architect Henry Munro Cautley, landmark value as a large dwelling elevated on high land which occupies a prominent position on the corner of Valley Road and Westwood Avenue.

82 Victoria Street



Construction date	Circa 1850
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	615289
Northing	244877
Year added to Local List	2013

Pleasant 2 storey, detached dwelling with a Suffolk white brick façade with red brick side and rear elevations. This method of finish was quite common in the 19th century, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

The house has a hipped slate roof with 2 chimneys which project either end of the roof slope. The principal elevation has a 3 window range of 12 light sash windows to the first floor, although the glazing bars have been removed on the ground floor. Central to the façade is a white painted pilaster surround to the original paneled entrance door with a rectangular fanlight over. A glazed door has been inserted in the window opening to the left of the main entrance with a 3 light fanlight over. Set back behind a modest garden, bounded by a red brick boundary wall and domestic planting.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions which benefits from attractive architectural detailing and arrangement; group value with heritage assets within the area, many of which are included on the Local List on London Road.

26-40 Waterloo Road



Construction date	Early 20 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Westgate
Easting	615237
Northing	245307
Year added to Local List	2021

Early 20th century terrace of eight dwellings, built as a group with 44-50 Chevallier Street. Red brick 2.5 storey buildings adjacent to All Saints Church to the northwest. Dwellings are arranged in pairs with recessed doors beneath a jettied timber projection which utilise decorative terracotta tilting and terminate with a shared dormer, central to each pair. Prominent red brick chimneys project above the plain tile roofs, whilst the chimneys are expressed within the gables. The gable onto Chevallier Street is particularly decorative and features 'Thornley Place' detailed in a plaque central to the gable, which and pairs the group of dwellings with the prominent gable of 44-50 Chevallier Street. Largely replacement fenestration and some properties have painted over the red brick façade, however the terrace nonetheless benefits from townscape interest, despite these alterations.

Included for architectural interest as a well-preserved group of early 20th century dwellings which benefit from landmark value as the prominent chimneys provide considerable streetscape interest; group value with 44-50 Chevallier Street, also included on the Local List, and the Grade II listed All Saints Church adjacent to the group of houses.

37-39 Wherstead Road



Construction date	18 th -19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	616498
Northing	243539
Year added to Local List	2013

2 storey former dwelling dating from the late 18th or early 19th century which now forms part of a terrace of buildings of a later date. The building has a painted brick façade (unpainted red brick to the rear) with pitched red clay plain tile roof. The principal elevation has a 2 window range, with replacement windows to first floor and an early 20th century shop front installed at ground floor. Brick dentil cornice below the eaves.

Included for rarity as a late 18th, early 19th century building located outside of the more historic town centre; historic interest illustrating the extent of the borough at the time of the building's construction and character of the area prior to the widespread expansion of the town in the later 19th century with terraced housing; aesthetic interest as a historic building which contributes to the streetscape.

541 Wherstead Road



Construction date	1879
Architect	J Butterworth
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	616190
Northing	242234
Year added to Local List	2013

2 storey detached dwelling, designed by local architect J. Butterworth in 1879. Suffolk white brick façade, with red brick sides, and the rear elevation is rendered. This method of finish was quite common in the 19th century, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

3 window range of 6 light sashes set in brick relief panels and stucco lintels. Brick pilasters to corners. Hipped slate roof interrupted by four chimneys. Single storey lean-to extensions to sides and rear of red brick with tiled roofs. Set back behind a modest front garden bounded by iron railings.

Included for architectural interest as a well-preserved example of residential architectural fashions in the late 19th century, designed by local architect, J. Butterworth; historic interest as a 19th century dwelling in an area surrounded by principally 20th century architecture, which illustrates the pattern of development in the late 1800s.

1 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	616066
Northing	243716
Year added to Local List	2013

Corner site located at the junction of Willoughby Road and Belstead Road. Part 2 storey, part 3 storey as the land slopes away to the south, forming a semi-detached pair with 2 Willoughby Road. Hipped, slate roof with 2 chimneys projecting above the roof slope. Principally red brick with Suffolk white brick quoins, window surrounds & string course. Dentil eaves cornice repeated on parapets of the pair of ground floor canted bay windows either side of the recess to the front door. Timber pediment over semi-circular arched fanlight. Symmetrical 3 window range, with 2 & 6 light timber sashes. Dormer windows positioned on the left side of the roof slope. The building turns the corner of the junction, and has a 2 window range with 1 ground floor bay window in the return end to Belstead Road. Remains of an wrought iron veranda, also towards Belstead Road. Set back behind a red brick boundary wall which curved around Belstead Road, featuring buff brick piers.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

2 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	616060
Northing	243725
Year added to Local List	2013

3 storey semi-detached house with semi-basement, forming a pair with 1 Willoughby Road. Materials to match no. 1, although the elevations have been rendered and painted. Hipped slate roof interrupted by the small dormer with 4 light casement window. 2 window range with 2 & 6 light sashes and a 6 light French window over ground floor bay window. Stone steps up to original panelled front door surrounded by a bold arch with fanlight over. Dentil eaves cornice at eaves and repeated on the parapet of the canted bay window. Situated on steep hill overlooking the town.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

3 & 4 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	616050
Northing	243733
Year added to Local List	2013

3 storey pair of semi-detached houses with semi-basements. Red brick with buff brick quoining, reveals, string course, and bay windows. The houses share a hipped slate roof with central chimney with original pots, and a single dormer either side. Brick dentil eaves course repeated in the parapet to the canted bay window. The basements are finished with a painted render. The pair of dwellings have a 4 window range with 2 & 6 light sashes, many of which are modern replacements. Stone steps lead up to the original panelled front doors, with semi-circular fanlight in arch over. Low red brick boundary wall onto Willoughby Road mostly removed.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

5 - 10 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	616021
Northing	243746
Year added to Local List	2013

3 pairs of semi-detached houses numbered 5-6, 7-8 and 9-10 Willoughby Road. Of a similar design and appearance to numbers 3– 4 Willoughby Road. Red brick with buff brick quoining, reveals, string course, and bay windows. The pairs of houses share hipped roofs with central chimney with original pots (Nos. 7 – 10 have concrete tiled roofs rather than slates). The roof dormers have been removed to all but no. 10. Brick dentil eaves course repeated in the parapet to the canted bay window. The basements are finished with a painted render. Each pair of dwellings have a 4 window range, many of which are modern replacements. Stone steps lead up to the front doors, with semi-circular fanlight in arch over. Low red brick boundary walls onto Willoughby Road have mostly been removed.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

11 – 12 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615988
Northing	243759
Year added to Local List	2013

3 storey, semi-detached houses with semi-basements and attics. Finished principally in red brick with buff brick quoins, pilasters, string courses and dentil course to parapet of 3 storey canted bay window, and polychrome masonry to window arches. The pair of dwellings share a hipped slate roofs and a large central chimney. Slate roofed dormer with timber finial. 2 and 4 light sash windows, projecting stone cills on brackets to ground floor and first floor bay windows. Ornamental wrought iron rail on the ground floor cills. Semi-circular arch to recessed porch and elliptical arch to window over in red and blue brick with stone keystone and springers. A long flight of stone steps lead up to each panelled door. Basement bay, bay padstone, staircase cheeks and gate posts originally stuccoed. Low red brick boundary wall with stone coping and tall gate posts to no. 11 but removed to no. 12.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

13 – 18 Willoughby Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	Gipping
Easting	615949
Northing	243769
Year added to Local List	2013

3 pairs of 3 storey semi-detached dwellings, paired as numbers 13-14, 15-16 and 17-18. Of a similar design to 11-12 Willoughby Road. Finished principally in red brick with buff brick quoins, pilasters, string courses and dentil course to parapet of 3 storey canted bay window, and polychrome masonry to window arches.

Each pair of dwellings share a hipped slate roof and a large central chimney. Slate roofed dormer with timber finial. 2 and 4 light sash windows, projecting stone cills on brackets to ground floor and first floor bay windows. Ornamental wrought iron rail on the ground floor cills. Semi-circular arch to recessed porch and elliptical arch to window over in red and blue brick with stone keystone and springers. A long flight of stone steps lead up to each panelled door. Basement bay, bay padstone, staircase cheeks and gate posts originally stuccoed. Low red brick boundary wall with stone coping and tall gate posts to most pairs. No. 13 has cills removed from ground floor and railings from first floor. No. 15 has cill railings removed from first floor. 14 has a rendered and painted bay window.

Included for architectural interest as a well-preserved example of mid-19th century architectural fashions, sensitively addressing the topographical change along Willoughby Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels.

19 Willoughby Road



Construction date	1868
Architect	J Butterworth
Original use	Residential
Current use	Residential
Ward	Bridge
Easting	615940
Northing	243806
Year added to Local List	2013

Detached house, 2 storey, built for Peter Robert Burrell (1810-1909) who was responsible for redesigning the roads around the railway station in 1860, and was High Steward of Ipswich from 1884 until his death.

Number 19 is in a prominent location at the junction of Willoughby Road and Burrell Road. The picturesque asymmetry is partly a response to the change in level across the site, and the 360 degree views of the property from adjoining highways. Red brick, stone dressings, slate roof. The entrance frontage, facing the junction, is divided into three components which step up the slope; on the left, a gabled bay with prominent ground floor bay window and ornamental openwork barge boarding with finial. In the centre the doorway is set under a projecting stone porch supported on corbels and a single marble column with base and capital. Corbelled eaves and decorative iron railings around its upper edge. Above, a segmental headed window and pyramidal slate roof with finial. On the right, a 2 storey brick bay window with segmental arched window openings, and small carved pediment above a projecting cornice. Apsidal roof over.

On the Willoughby Road elevation, a tall chimney stack rises the full height of the south frontage and projects above the roof slope. Distinctive stepped corbelling detail. Gable to one side with openwork bargeboard and projecting stone cill on brackets. The south and east frontages are visible together from the Burrell Road side and form a picturesque grouping of gables and dormers, with decorative openwork bargeboards and finials and projecting stone cills on carved brackets with wrought ironwork. Second brick chimney stack. A basement level is inserted into the sloping site, giving the gables additional prominence from this side.

Included for architectural interest as a well-preserved, highly decorative example of mid-19th century architectural fashions designed by prominent local architect J. Butterworth, built for Peter Burrell whose engineering contribution to the town of Ipswich; landmark value as a distinctive building occupying a prominent position at the junction of Willoughby and Burrell Road; group value with numbers 1-19 Willoughby Road as a street of dwellings of similar date which use the same materials and architectural language to produce an attractive group of houses stepping up along Willoughby Road which produce some particularly dominantly scaled buildings as they address the change in land levels; and group value with the locally listed Ipswich Train Station.

St Helen's Primary School, Woodbridge Road



Construction date	1912
Architect	RS Wrinch
Original use	Educational
Current use	Educational
Ward	Alexandra
Easting	617084
Northing	244617
Year added to Local List	2013

At the time of building St Helen's Primary School, the 1870 Education Act had been in place over 40 years, being the first piece of legislation to specifically deal with the provision of the education of children in Britain, requiring the establishment of school boards to build schools where there was a demand. By 1880, the attendance at school for children aged 5-10 was made compulsory, with the upper age being increased to 12 in 1899. In 1902, new legislation was passed which transferred the overseeing of the management of schools from boards to local authorities under the control of county and borough councils. The legislation surrounding education, paired with the significant growth in the town's population led to considerable number of schools being built in Ipswich between 1870 and the early 20th century.

St Helen's Primary School is a large 3 storey school in Edwardian classical style built for the Ipswich Education Committee. Finished in red brick with a clay tile hipped roof with three pedimented gables to the main elevation. Prominent copper ventilated turrets to roof. There is a 21 window range on the upper two floors with 6 over 12 light windows. Dentilled cornice to the eaves and pediments. Stone window cills and lintels with exaggerated keystones to first floor windows. The principal elevation faces southwards and looks towards St Helen's Church and is set back from Woodbridge Road by a vehicular access bound by a red brick wall, which leads to the rear of St Helen's Primary School.

Included for architectural value as a well preserved example of early 20th school buildings of considerable architectural and aesthetic merit, with many original features intact; historic interest as a response to the swathe of legislation surrounding education of children and the provision of school buildings at this period; group value with the late 19th and early 20th century school buildings which were provided across the borough which illustrate the social approach to educating children, many of which are included on the Local List; and group value with heritage assets located within the St Helen's Conservation Area.

The Mulberry Tree, 5 Woodbridge Road



Construction date	1928
Architect	
Original use	Public House
Current use	Community centre
Ward	St Margaret's
Easting	616683
Northing	244716
Year added to Local List	2021

The use of this site as the location of a public house can be traced back to the 1850s, although the building which currently stands dates from 1928 and was built for the Cobbold & Co. brewery immediately behind the former pub. Wide 'C' plan with the gables projecting at angles from the main range. The ground floor is red brick with stone transoms and mullions, whilst the first floor is rendered with timber windows. The upper floor of the gables are jettied with heavy timber stud work and oriel windows. A catslide roof extends from the principal range with a large dormer in the roof slope which terminates at the eaves of the ground floor.

Cobbold and Tollemache did not merge to become 'Tolly Cobbold' until later in the 20th century, with the brewers having rival public houses until the merger. The design of the public house reflects Cobbold & Co's corporate image, with examples seen elsewhere at The Gardener's Arms and Margaret Catchpole. This contrasts the architectural approach of the Tollemache brewery which has a more elaborate corporate image, based on the former Tollemache residence, Helmingham Hall. Examples of this can be seen at The Cricketer's, Suffolk Punch and The Golden Hind.

Included for historic value for its association with the Cobbold & Co. brewery; architectural value which relates to the Cobbold and Co. corporate image; landmark value as a prominent building commanding a street scene presence; group value with the various heritage assets which bound the site in the Central Conservation Area, and the Grade II listed milestone which is positioned immediately in front of the public house.

'The Limes', 49 Woodbridge Road



Construction date	1864
Architect	
Original use	Residential
Current use	Residential
Ward	St Margaret's
Easting	616782
Northing	244693
Year added to Local List	2013

2 storey detached dwelling located on the north side of Woodbridge Road. Suffolk white brick façade with rendered red brick side and rear elevations. This method of finish was quite common in the 19th century, as white bricks were more expensive than red, and so providing white bricks to only the front elevation was a cheaper way of keeping up with architectural fashions than using white bricks as the finish to the elevations which would be less visible.

Slate pitched roof with 2 buff brick chimneys, either end of the ridge. Symmetrical 3 window range, originally filled with timber sashes, now 4 light casement replacements. Heavy stone door and window surrounds, dentil eaves and string course, brick quoining. 2 window range in return elevations. Remains of low brick garden wall with iron railings between piers.

Included for architectural interest as a well detailed dwelling dating from the mid-19th century; group value with numerous heritage assets which are in the Central, Christchurch Street and St Helens Conservation Areas which surround the building.

The Grand Old Duke of York Public House, 212 Woodbridge Road

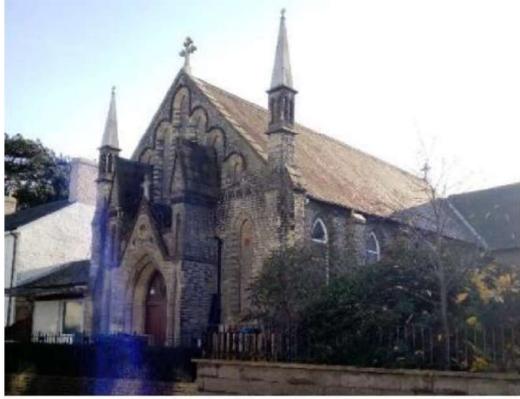


Construction date	Early 19 th century
Architect	
Original use	Public House
Current use	Public House
Ward	Alexandra
Easting	617360
Northing	244857
Year added to Local List	2013

2 storey detached public house located on the corner of Woodbridge Road and Warwick Road. Painted brick and render with a hipped slate roof, with 3 red brick chimneys projecting from the roof slope. 3 window range with 12 light sashes to first floor, and 2 light sashes to ground floor. Original timber pub front on pavement line encasing 3 windows and entrance door and surround. One window range in return wall and modern extension to the rear.

Included for architectural value as a well preserved 19th century public house of a more domestic scale which contrasts the more elaborate public houses associated with Tolly Cobbold pubs which appear later in the century; group value with heritage assets in St Helen's Conservation Area.

St Mary's RC Parish Hall, Woodbridge Road



Construction date	1826-38
Architect	W Mason
Original use	Religious
Current use	Educational
Ward	St John's
Easting	617676
Northing	245069
Year added to Local List	2013

The origins of St Mary's begin with a French priest, Abbe Louis Pierre Simon who escaped France during the Revolution and arrived in Ipswich in 1793. At this time, there was a small Catholic presence in Ipswich, with Catholic worship often met with hostility

as Ipswich was historically a protestant town. But Pere Simon settled in Ipswich and purchased a house on Woodbridge Road and used one of the rooms in the house as a temporary chapel to overcome public concerns to having a Catholic place of worship in Ipswich.

By 1827, a separate Catholic Chapel was built next to the house, which was enlarged in 1838 to accommodate the growing congregation. The building is finished with a Suffolk white brick façade to red brick building. The transept was built in the first phase, whilst the nave facing Woodbridge Road was built in the 1830s expansion, which includes decorative brick arches illustrative of contemporary gothic influences. The corner brick buttresses are extended as pinnacles. The brick porch repeats the features with the pointed arched doorway. Range of 4 lancet windows in right hand return wall overlooking courtyard. The original cast iron railings are found on the boundary wall. Now used as a church hall and nursery, owing to the more modern church buildings to the rear of the site.

Included for historic interest illustrating the religious convictions of the people of Ipswich in the late 18th and early 19th centuries, being the first purpose built Roman Catholic place of worship in Ipswich since the Reformation; architectural interest as a well-preserved example of religious architecture, designed by W. Mason who spent the early part of his career in Ipswich, before moving to New Zealand.

The Case is Altered, 341-343 Woodbridge Road



Construction date	1913
Architect	JS Corder
Original use	Public House
Current use	Public House
Ward	Rushmere
Easting	617740
Northing	245115
Year added to Local List	2013

Public house, on a prominent corner site with Brunswick Road built for Cobbold & Co. in Tudor Revival style. Red brick with use of burnt headers laid in Flemish bond, painted render upper floor, clay tile roof covering. The corner of the L-shaped block is chamfered to create the entrance with an oriel window above. On the main frontage onto Brunswick Road, a 2 storey bay window with gable above; on the long side elevation 2 smaller gables. A series of tall chimney stacks are prominent features, the stack of one expressed in brick on the upper floor of a gable end facing the road junction.

Cobbold and Tollemache did not merge to become 'Tolly Cobbold' until later in the 20th century, with the brewers having rival public houses until the merger. The design of the public house reflects Cobbold & Co's corporate image, with examples seen elsewhere at The Gardener's Arms and Margaret Catchpole. This contrasts the architectural approach of the Tollemache brewery which has a more elaborate corporate image, based on the former Tollemache residence, Helmingham Hall. Examples of this can be seen at The Cricketer's, Suffolk Punch and The Golden Hind.

Included for historic and architectural value as a distinctive, well-preserved early 20th century public house designed by prominent local architect JS Corder, and for its association with Cobbold & Co., reflecting the corporate image of the brewery which contribute significantly to the character of the town as architectural relics of the Tollemache and Cobbold brewery presence in the town.

406 Woodbridge Road



Construction date	Late 19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	617953
Northing	245119
Year added to Local List	2021

Red brick detached dwelling with quoining located on the corner of the junction of Woodbridge Road and Boston Road. Pitched roof with decorative ridge tiles with chimneys either end of the roof. Decorative scalloped bargeboards to the gables. Ground floor canted bay windows either side of the four centred arch entrance door. Decorative glazing to the side panels to the door, with 'Winterdene' in the decorative glazing of the fanlight. Two gables address Woodbridge Road with half timbering, scalloped bargeboards topped with finials. Timber sliding sash windows with horns. A short front garden is bounded by a low red brick wall.

Included for architectural interest as a well-preserved example of late Victorian architectural fashions, illustrating attractive features; landmark interest as a prominent dwelling on the junction of Boston Road which is of an elevated scale compared with housing in the area; group value with 410 as the pair frame the entrance to Boston Road.

410 Woodbridge Road



Construction date	Late 19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	617985
Northing	245125
Year added to Local List	2021

Detached, 2 storey red brick dwellinghouse with plain clay tile roof. Entrance door under four centred arch, with 'Algar House' etched in the fanlight. To the left, a projecting gable with decorative brick quoins, and voussiors above the windows. To the right of the door is a ground floor bay window with hipped roof. Decorative half timbering with scalloped bargeboards, topped with terracotta finials to the gables fronting Woodbridge Road.

Included for architectural interest as a well-preserved example of late Victorian architectural fashions, illustrating attractive, decorative architectural features; landmark interest as a prominent dwelling on the junction of Boston Road which is of an elevated scale compared with housing in the area; group value with 406 as the pair frame the entrance to Boston Road.

The Anchor, 434 Woodbridge Road



Construction date	Late 19 th century
Architect	
Original use	Residential
Current use	Residential
Ward	St John's
Easting	618174
Northing	245112
Year added to Local List	2021

Large 19th century detached dwelling, built principally in red brick, with render and half timbering to the first floor and gables. Large, prominent chimneys penetrate the pitched plain tile roof.

19th century OS maps illustrate that 434 Woodbridge Road was historically used as a vicarage to St John's Church on Cauldwell Hall Avenue. The OS maps show that 434 Woodbridge Road was located in generous grounds, adjacent to the now demolished Caldwell House. The rear garden of 434 Woodbridge Road extended from the vicarage some 100m to the rear of St John's Church. A path across the garden between the vicarage and St John's Church on Cauldwell Hall Road is visible on a map from 1884. Significant extensions to the rear have been erected in the mid-late 20th century, however 434 remains legible as a late 19th century dwelling of considerable architectural and streetscape value.

Included for architectural interest as a well-preserved example of 19th century domestic architecture associated with the wealthier classes; historic association for its use as a vicarage and relationship with St John's Church; landmark value as a large dwelling in generous grounds which is of a scale and level of architectural embellishment which is of considerable streetscape interest.

Appendix 1: List of sites and buildings removed from the Local List (Buildings of Townscape Interest) SPD

Address	Reason for removal	Year removed from Local List
Rushmere Primary School, Lanark Lane	Grade II listed in 2013 as part of Historic England's recent acknowledgement of post-war school buildings.	2021
Sprites Lane Junior School, Stonechat Road	Grade II listed in 2017 as part of Historic England's recent acknowledgement of post-war school buildings.	2021
Rose and Crown Public House, Norwich Road	The building is in a poor condition, partially demolished. Is not considered to meet the criteria for inclusion on the list.	2021
9 St John's Road	This appears to be a duplicate entry for no. 11 St John's Road and added in error.	2021
206 Woodbridge Road	The description in the 2013 list does not relate to the building, appears to have been added in error.	2021
210 Woodbridge Road	The description in the 2013 list does not relate to the building, appears to have been added in error.	2021
Sparrowe's Nest Lodge	Listed in curtilage to the Grade II listed Sparrowe's Nest.	2021
Burlington Baptist Church, London Road	Burlington Road Conservation Area extended in 2020 to include this section of London Road. Site therefore now benefits from protection through Conservation Area designation.	2021
The Crescent, 38-44 London Road	Burlington Road Conservation Area extended in 2020 to include this section of London Road. Site therefore now benefits from protection through Conservation Area designation.	2021
14 Marlborough Road	Protected by Marlborough Road Conservation Area, designated 2015.	2021
27-35 Burrell Road	A prominent 19 th century terrace, however, has been heavily altered in recent years through conversion to flats/HMOs. Is not considered to meet the criteria for inclusion on the list.	2021
134 Britannia Road (Flats 1-16)	A former receiving house built for St John's Children's Home. Until recently benefitted from its original fenestration scheme, however, have been replaced with unsympathetic frames which undermine the architectural quality of the building.	2021
2 Newson Street	Included within the Anglesea Road/Norwich Road Conservation Area and thus already benefits from statutory heritage protection.	2021
530-536 Spring Road	19 th century terrace. Of streetscape interest and some architectural merit, however no more distinctive than other terraces of a similar age within the borough and therefore not considered to meet the criteria for inclusion.	2021
4-10 Withipoll Street	19 th century terrace. Of streetscape interest and some architectural merit, however no more distinctive than other terraces of a similar age within the borough and therefore not considered to meet the criteria for inclusion.	2021
17 Withipoll Street	19 th century mid terrace. Of streetscape interest and some architectural merit, however no more distinctive than other terraces of a similar age within the borough and therefore not considered to meet the criteria for inclusion.	2021
7-13 Corder Road	Although these semi detached red brick properties are good examples of the period, they were assessed by an IBC Panel in 2013 as being of insufficient merit for inclusion on the Local List.	2021

Appendix 2: Bibliography and further reading

2013 and 2016 Local List (Buildings of Townscape Interest)

SPD *Websites:*

East of England Co-op – www.eastofengland.coop/about-us/our-heritage
Heritage Gateway – www.heritagegateway.org.uk
Ipswich Historic Lettering – www.ipswich-lettering.co.uk
Ipswich Society archives – www.ipswichsociety.org.uk
Ipswich Star 'Days Gone By' – www.ipswichstar.co.uk
National Library of Scotland – www.maps.nls.uk
Notable Abodes 'Alf Ramsey' – www.notableabodes.com
Old-Maps – www.old-maps.co.uk
Parliament 'Living Heritage' – www.parliament.uk/about/living-heritage
Recording Archive for Public Sculpture in Norfolk and Suffolk – www.racns.co.uk
Suffolk Anti-Invasion Defences – www.pillboxes-suffolk.webeden.co.uk
Suffolk Archives – www.suffolkarchives.co.uk
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Suffolk Churches – www.suffolkchurches.co.uk
Suffolk Heritage Explorer – www.heritage.suffolk.gov.uk
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