

**Draft Local List (Buildings of Townscape Interest)**  
**Supplementary Planning Document (SPD)**  
**Consultation statement October 2020**

Previous consultation on the adopted Local List (Buildings of Townscape Interest) SPD, 2013 and 2016 is published on the Council's website [https://www.ipswich.gov.uk/sites/default/files/revision\\_to\\_the\\_local\\_list\\_spd\\_consultation\\_statement\\_july\\_2016\\_-\\_amended\\_3\\_aug\\_16.pdf](https://www.ipswich.gov.uk/sites/default/files/revision_to_the_local_list_spd_consultation_statement_july_2016_-_amended_3_aug_16.pdf).

Between August 2018 and May 2019, a survey was open on the heritage pages of the Council's website whereby members of the public could nominate sites for consideration for inclusion on the Local List (Buildings of Townscape Interest) SPD. An article in the Ipswich Star was published on 09/08/2018 advertising the survey, IBC advertised the survey through its own social media accounts, and an article was published in the October 2018 edition of the Ipswich Society Newsletter.

Nominations were submitted by private individuals, on behalf of the Ipswich Society, as well as internal nominations from Conservation Officers, Planning Officers and Councillors.

The Ipswich Society nominated 147 sites, buildings and groups of buildings for consideration, whilst IBC officers and members submitted 97 nominations collectively. These were nominated within between August 2018 and May 2019, but were not submitted through the survey on the IBC website.

A review panel was set up to consider the nomination sites, comprising IBC's Conservation Officers, a Planning Officer, the Planning & Museums Portfolio Holder, and two members nominated by the Conservation and Design Panel. The review panel made recommendations for each site put forward, judging against the assessment criteria outlined in the introductory text to the Local List (Buildings of Townscape Interest) SPD. The final recommendation to include or omit a nominated site from the Local List remains at the discretion of officers of the Planning department.

The sites proposed for inclusion are contained within the draft Local List (Buildings of Townscape Interest) SPD 2020. The description for each entry includes reasons for inclusion.

<b>Respondent</b>	<b>Summary of Respondent's Comments</b>	<b>IBC Response</b>
Historic England	The draft Local List update has been reviewed in some detail, and it all looks good to me. (No other relevant comments or concerns raised at this stage).	Noted. Historic England will be formally consulted as part of the public consultation.

The table below summarises the nominations received through the consultation period between August 2018 and May 2019, and the Council's responses.

<b>Respondent</b>	<b>Address of site nominated</b>	<b>Respondent's reasoning for nomination</b>	<b>IBC Response</b>
Private Individual 1	Quaker Meeting House, 39 Fonnereau Road	It's an historical building and a significant religious place of worship, also a community asset used by sling libraries for parents, refugee groups, disability groups, tai chi, other minority religions and community groups	Building is of historic and architectural interest, however is protected by conservation area designation. Presently, the Local List only includes buildings which do not benefit from other forms of protection or designation.
Private Individual 2	Whitehouse Community Primary School	Has been about since my dad went to school. It was an all boys school	Unconvincing justification, unclear how the site meets the selection criteria

Private Individual 3	Tolly Cobbold Brewery, Cliff Road, IP1 OAT	It is on the at risk register of losing this significant piece of Ipswich history forever. It needs to be saved and preserved for the future.	This site is Grade II listed and therefore not eligible for local listing.
Private Individual 4	Upper Orwell Street, between Union Street and Upper Barclay Street	Two small houses remaining from The Potteries.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Private Individual 5	Dock Office and Lock Keepers Cottage, New Cut East	They are very historic and used to be well looked after when owned by the people of Ipswich, now a disgrace.	These buildings are of historic and architectural interest, however are protected by conservation area designation. Presently, the Local List only includes buildings which do not benefit from other forms of protection or designation.
Private Individual 6	Old Stoke / Ashley Street	Preserve a great Engineering aera (sic) of our town	The Council has recently completed the Ipswich Urban Characterisation Study SPD, which looks at the borough in 8 distinctive areas to explore significance and provide design guidance. This large nomination area is covered by the <a href="#">Valley Urban Character Study</a> , with Local Listed more suited to individual buildings than large areas.
Private Individual 7	Ewers Grey Green Coaches, St Margaret Street	We have Coaching Inns from an earlier tansport (sic) period, and alongside the Constantine Rd. building, it is "last of the few." We have also lost several Deco. examples, making this even more important to look after.	Building is of historic and architectural interest, however is protected by conservation area designation. Presently, the Local List only includes buildings which do not benefit from other forms of protection or designation.
Private Individual 8	Public Warehouse, The Island	In 1882 an iron-framed public warehouse was built to the north of the original entrance lock, giving its name to Public Warehouse Quay. Surprisingly it still stands and is one of the last Victorian buildings left on the historic waterfront. The 'PUBLIC WAREHOUSE' lettering can still be read partially in the corrugated iron. The Public Warehouse was built in 1880-81, designed by Thomas Miller it is an incredibly rare piece of Victorian dockside architecture left in Ipswich or any similar port towns, and deserves protecting from demolition for future developments and is best included in any redevelopment like several other historic buildings in Ipswich.	Building is of historic and architectural interest, however is protected by conservation area designation. Presently, the Local List only includes buildings which do not benefit from other forms of protection or designation.
Private Individual 8	Fore Street Swimming Pool	As one of the oldest local community swimming baths, still in use today and in its original Victorian build. A well known and loved pool.	Building is of historic and architectural interest, however is protected by conservation area designation. Presently, the Local List only includes buildings which do not benefit from other forms of protection or designation.
Private Individual 9	2-4 Patteson Road, 1-5 Cliff Road	Ex gas workers terraces	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Private Individual 10	Bishop Hill Shelter	Old timber shop that was used to sell produce from the allotments behind.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this

			building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Private Individual 11	<i>Sor of Hing</i> , Berners Street	The artwork has a significant visual presence within an important gateway into the town centre.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Private Individual 12	Pond Hall Farm, Gainsborough Lane	In a very poor state, people have broken in and ruined the inside of a hoise (sic) which was in a good state only a year ago.	This site is Grade II listed and therefore not eligible for local listing. The Council is monitoring the condition of this building.
Private Individual 13	9, 15-45 High View Road	"East facing chalet bungalows, red tiled, single upstairs front facing window in recess above front door. Elevations plastered and painted various pleasant pastel shades. May have had quite a view when built owing to the elevation of High View Road and predating built up area (Opal Ave and Coral Drive) west of site. Unfortunately one or two of the properties have had dubious front dormers installed."	The Council has recently completed the Ipswich Urban Characterisation Study SPD, which looks at the borough in 8 distinctive areas to explore significance and provide design guidance. This large nomination area is covered by the <a href="#">Castle Hill, Whitehouse and Whitton Urban Character Area</a> , with Local Listed more suited to individual buildings than large areas.
Private Individual 14	Belstead Brook Hotel	Old hunting lodge has a lot of Character, pleasant grounds and setting. It would be a shame to lose such an historic building which contributes a lot to the area.	Proposed for inclusion on the Local List.
Private Individual 15	Framlingham Court, Valley Road, Ipswich IP1 4EF	Framlingham Court is thought to be the earliest purpose-built apartment development in Ipswich. Built in 1938 as luxury apartment, the design reflects the late Art Deco period. The entrance hall and stairway to each block of apartments are unchanged from 1938 and we believe the development is a rare example of this period of architecture in Ipswich. It is a unified development comprising 3 blocks with 6 flats per block, garaging, caretaker's office and associated storerooms.	Proposed for inclusion on the Local List.
Private Individual 16	145 - 157 Fircroft Road (Fircroft Road Local Centre, IP1 6PT	The role of local centres have been through turbulent times since their inception in the 1950s. Originally designed to serve the local catchment with all the essential needs, the simple, modernist and functional layout of the public spcae (sic) provided a hub for the local community. With the advent of larger supermarkets, out-of-town shopping and the internet, the role of local centres like this have had to bear difficult times and adapt. The window-to-window relationship, pedestrianisation (sic) and human scale of this local centre has a quaint and attractive quality which arks back to a simpler time. This is particularly sacrosanct in todays busy and hyper-connected world. The public realm offered an environment for people to meet and socialise in a friendly and open environment, whilst also acting as a safe thoroughfare between neighbouring roads. Although rarely used to the extent of their	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

		prime pre-1980s, we could take a lesson from the planning and urban design merits of this scheme in trying to improve or wellbeing and encourage socialising in a time when face-to-face interactions are rare.	
Ipswich Society	Dunquereque House, 100 Alan Road	3 bay 2 storey det; roof. windows, tiled path intact added front porch front walls.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	21-43 Alderman Road	Well restored but bay window replacements not good. Further research carried out by IBC Conservation department. Red brick terrace, 1904. Early public housing scheme.	Urban Character Study SPDs better capture the special interest of particular streets and groups of buildings such as this,
Ipswich Society	57, 61, 65, 69 Alexandra Road	All intact Edwardians in a road that is in danger of loss.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Chequers Hotel, 7 Ancaster Road	Imposing turn of the century house in poor repair - might well come up to demolition in future. Further research carried out by IBC Conservation department. Pair of semis converted into hotel. Red brick canted bay windows with central dormer. Clumsy front porch and later additions. Replacement fenestration.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	11, 13-15, 45 Ann Street	Intact. Shouldn't the street be in the Con area?	Consider extending Conservation Area boundary to include properties in forthcoming review.
Ipswich Society/IBC	13-19, 16-18, 21-23, 25-27 Ashmere Grove	All late C19/ early C20 intact but safe as in good condition.	Added to Local List, details provided in description
Ipswich Society	74 Bellevue Road	Early C19 det 2 storey 3 bay weatherboarded rear, windows intact roof replaced large garden.	Added to Local List, details provided in description
Ipswich Society	44 Belstead Road	44; late C19 det intact.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	56 Belstead Road	Formerly St Mary Stoke Vicarage, Wm R Mills, 1882 (pair to no. 58 which is on list)	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	62-64 Belstead Road	'Fern Villas' - 2 dwellings red brick with buff brick string course, canted bay. Modern dormer, replacement fenestration.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does

			not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	83-91 Belstead Road	'Oaklands', 1870. Buff brick with slate roof. Prominent chimneys. 2 light sash windows, prominent 20 <sup>th</sup> century dormer.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Chapel at St Joseph's College, Belstead Road	<p>Recently considered for listing by Historic England: Roman Catholic School Chapel built at St Joseph's College, Ipswich, in 1965-1967 to the designs of Max Cross of Geen, Cross and Sims. MATERIALS: 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.</p> <p>Architectural interest:</p> <ul style="list-style-type: none"> <li>* the building has a level of architectural quality and a conscious design approach is apparent; however it is not of the very high standard in terms of design, innovation or use of materials which is required of a building of this age;</li> <li>* the Chapel's architect, while he designed or adapted several church buildings, is not of national profile either as an individual or as a member of the practice of Geens, Cross and Sims, and his work is not represented on the List.</li> </ul> <p>Historic interest:</p> <ul style="list-style-type: none"> <li>* as a post-war Roman Catholic School Chapel the building has historic interest as evidence of the liturgical changes taking place within the Catholic Church at the time of its construction, there are many such examples surviving and there is no known direct association with individuals of national significance which would merit inclusion on the List.</li> </ul>	Added to Local List, details provided in description.
IBC	Primary School at St Joseph's College, Belstead Road	2006 Wincer Kievenaar Scheme - The architectural concept's key features including the modular class rooms, curved spine wall, rotunda, varied roof form punctuated by the dramatic ventilation stacks.	Definite architectural merit, although determined to use HE's criteria for statutory listing that a building should be at least 30 years old to be considered a heritage asset.
IBC	37 Bishops Hill	Rendered dwelling, likely 19 <sup>th</sup> century. Limited visibility from public highway.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

IBC	41 Bishops Hill	Half of a pair of red brick semi-detached dwellings. Replacement roof covering.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Bittern Close	Exemplar Council housing recently refurbished by IBC	Interest explored in the Chantry Urban Character Study SPD.
IBC/Ipswich Society	68 Black Horse Lane	Vicarage to St Mary at the Elms Church. Adjacent to Central CA, would be sensible to include with CA to fully explore St Mary at Elms.	Consider extension in forthcoming Conservation Area Review to include property.
Ipswich Society	8 Blenheim Road	Very original terrace house. Further research carried out by IBC Conservation department. End terrace. Buff brick, remainder of terrace red brick. Tripartite sash windows. Replacement roof covering.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC	328-328a Bramford Road	Pleasant pair of 19th century semi-detached dwellings set back from highway by generous front gardens. Red brick with ground floor canted bays with shared porch canopy with decorative ironwork brackets.	Added to Local List, details provided in description
Ipswich Society	23, 35, 54-56 Bristol Road	Best of many turn of the century houses largely unaltered - the best in Ipswich.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	9, 20, 41-43, 58-60, 64 Broom Hill Road	Pleasant turn of the century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC	St Augustine's Church, Bucklesham Road	St Augustine, a familiar landmark to drivers in east Ipswich, was the work of diocesan architect Henry Munro Cautley. As diocesan architect, Cautley designed three churches for Ipswich. St Augustine was the first, in 1927, bankrolled by Ipswich shop owner Charles Bantoft in memory of his mother. The site was donated to the diocese by Lady de Saumerez of Shrubland Hall. <a href="http://www.suffolkchurches.co.uk/staugustips.htm">http://www.suffolkchurches.co.uk/staugustips.htm</a>	Added to Local List, details provided in description
IBC/Ipswich Society	Station Hotel, Burrell Road	1870, built 10 years after the railway station. Prominent landmark on the corner of Princes Street and Burrell Road.	Added to Local List, details provided in description
Ipswich Society	4, 15, 21-27, 24-34, 33-35 Cardigan Street	19 <sup>th</sup> century brick terraces adjacent to Anglesea Road Conservation Area, which is of a contemporary date.	Consider extending Conservation Area boundary to include properties in forthcoming review.
IBC	Salutation Inn, Carr Street	Historic town centre public house, dating back to the 1740s. <a href="https://suffolk.camra.org.uk/pub/545">https://suffolk.camra.org.uk/pub/545</a>	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

Ipswich Society	29 Cauldwell Avenue	No details provided. Further research carried out by IBC Conservation department. Formerly a detached dwelling, since subdivided. Replacement fenestration to half, awkward subdivision of front garden.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Cauldwell Hall, Gable House, Cauldwell Avenue	Both late c19 in not great condition with spacious grounds; thus liable to demolition and redevelopment	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	The Old Times Guest House, Cauldwell Hall Road	Mid 19th century PH to serve the growing population in California. Designed to match adjacent housing and sits comfortably in streetscene.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	33 Cauldwell Hall Road	Ca 1910 3 bay 2 storey original.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	129 Cauldwell Hall Road	Painted brick, early 19 <sup>th</sup> century dwelling, set back from established building line in generous grounds which contrasts the more built up character of the road.	Added to Local List, details provided in description
IBC	202-208 Cauldwell Hall Road	2 x pairs of 19 <sup>th</sup> century semi-detached dwellings, red brick with covered porches, stone mullions, sash windows. Similar design to the dwellings within the Marlborough Road adjacent to site.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	210-218 Cauldwell Hall Road	5 x red brick dwellings with two storey canted bay windows.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	236-240 Cauldwell Hall Road	One large 1910 house, original, flats, dilapidated.	Added to Local List, details provided in description
IBC	Barrack Walls Cecil Road/Geneva Street	Walls to the former barracks to rear of public housing on Cecil Road and Geneva Road.	Added to Local List, details provided in description
Ipswich Society	65, 67, 69, 151, 173 Cemetery Road	Nearly intact. The top end of Cemetery Road from Bransby Gardens merits consideration as extension of the Conservation area.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the

			architectural value comes from its group context. Terrace to the very north of Cemetery Road more remarkable and more deserving of inclusion on LL.
IBC	190-212 Cemetery Road	Terrace at the north of Cemetery Road. Fairly modest, with bay windows and decorative iron railings. Some original sashes but also UPVC, concrete tiles etc. Not considered worthy of CA status.	Special interest of this area considered to be explored in the Urban Character Study SPD.
IBC/Ipswich Society	44-50 Chevallier Street	Edwardian terrace. Red brick with decorative tile detailing. Localised painting of features, extensive loss of original fenestration. Group value with 26-40 Waterloo Road.	Added to Local List, details provided in description
Ipswich Society	3-5 Christchurch Street	Restored early c19th century pair of cottages.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Brook Lawrence House (AXA) Civic Drive	To prevent further alterations to Birkin Haward's fine 1970s office blocks.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Wolsey's Theatre and Spiral Car Park, Civic Drive	1970s theatre designed by Roderick Ham and 1960s car park, contemporary with Civic Drive and civic architecture. Innovative concrete car park. Described by Pevsner as an 'ingenious helical underground car park'.	Wolsey's Theatre of some interest however not considered to meet the selection criteria at this time. Spiral Car Park added to Local List, details provided in description
Ipswich Society	17, 27, 34, 36, 39, 41 Clarkson Street	All well preserved and maintained ca 1830s dwellings.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	1-2 Ship Launch Cottages, Cliff Lane	A pair of cottages in decline should join the Ship Launch as a group to save.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	36 Cobbold Street	Pleasant turn of the Century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	55 Cobbold Street	Pleasant turn of the Century terrace or semis, little changed.	Consider extending Conservation Area boundary to include property in forthcoming review.
IBC/Ipswich Society	Ipswich Transport Museum, Cobham Road	Former trolleybus shed nominated for its industrial heritage. Protected by its occupation by Ipswich Transport Museum.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does



			not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	270 Colchester Road; 311 Colchester Road; 113 Valley Road	1930s dwellings with original Crittal windows retained illustrating historic design and appearance. The interest of these three sites lies in the retention of the 1930s windows. If these were to be replaced, the architectural interest would be diminished, and would be fairly ordinary 1930s housing stock.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Constable Road	Extend Conservation Area from Gainsborough Road northwards to Corder Road.	Several buildings along Corder Road are already included on the Local List. Consider extension/designation of Conservation Area in forthcoming review.
IBC/Ipswich Society	Constantine House, Constantine Road	Former power station for bus depot. Now converted to offices.	Added to Local List, details provided in description
Ipswich Society	Corder Road	Continue extension of Conservation Area from Constable Road.	Several buildings along Corder Road are already included on the Local List. Consider extension/designation of Conservation Area in forthcoming review.
IBC	Bourne Park Cottage, Corporation Avenue	Early 20 <sup>th</sup> lodge to Bourne Park, which was gifted to the people of Ipswich by WF Paul. Roughcast rendered with red brick plinth, window surrounds and mullions. Leaded windows, plain tile roof.	Added to Local List, details provided in description
IBC	Railway Bridge, Corporation Avenue	19 <sup>th</sup> century buff brick railway bridge with a catenary arch allowing access through the embankment to Bourne Park.	Added to Local List, details provided in description
IBC	15 Cowper Street	Detached dwelling, set back from established building line, predating later terracing. Red brick with buff quoins, slate roof with decorative ridge tile. Front balcony, canted bay windows.	Added to Local List, details provided in description
Ipswich Society	41 Cowper Street	No specific details provided. Large, detached dwelling, and is one of the earliest properties erected on Cowper Road, which assists in establishing the building line on the east side of Cowper Street. The dwelling has a red brick façade constructed in Flemish bond, with a pitched slate roof with 3 impressive chimneys.	Planning permission granted in 2018 for demolition, would not be appropriate to add to Local List given these circumstances.
IBC/Ipswich Society	53-55 Cowper Street	Pair of 19 <sup>th</sup> century semi-detached dwellings, 'Mabel Villas'. Italianate influences, sash windows, canted bay windows, slate roof.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	76 Cowper Street	No specific details provided.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

IBC/Ipswich Society	Basil House, 65 Cowper Street	Detached Victorian property dating from 1876.	Added to Local List, details provided in description
IBC/Ipswich Society	27 Crabbe Street	Detached red brick dwellinghouse. Canted bay windows with decorative flint work and finial. Architect HJ Wright, 1907, house for A. List.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	29 Crabbe Street	Detached red brick dwelling, dating from 1905. Decorative painted door surround, with 'Kenmore' within door glazing. Decorative ridge tiles, projecting gabled two storey bay window.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	30-32 Crabbe Street	No details provided. Semi-detached red brick dwelling. Late 19th century.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	12-16 Crown Street	1930s shop parade (and 58 Westgate Street)	Consider extending Conservation Area boundary to include site in forthcoming review.
Ipswich Society	30 Dilwyn Street West	Unaltered 3 bay mid c19th det – fine.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Sports Dome, Thurleston School, Defoe Road	Birkin Haward geodesic dome, Thurleston School: Use uncertain as its future with the academy. See <a href="http://www.ipswichsociety.org.uk/newsletter/newsletter-april-2014-issue-195/timber-domes-in-the-ipswich-area/">http://www.ipswichsociety.org.uk/newsletter/newsletter-april-2014-issue-195/timber-domes-in-the-ipswich-area/</a>	Added to Local List, details provided in description
IBC	The Willows Primary School, Downing Close	Considered by Historic England for listing in 2017 but not considered to be of national significance, although noted to be of local architectural interest as being designed by an acclaimed local architect – Johns Slater and Haward. Built 1966-1968 to serve the Chantry Estate to the south and south-west of Ipswich, it was one of several post-war schools where Haward deployed timber roofs supported on timber beams and pre-cast concrete columns. Of a single storey, the school is constructed as a single block, with two internal courtyards and high rooflights bringing natural light into the deep plan. The main entrance, assembly hall, staff room, kitchen and services were planned in the centre, with the infants and juniors to either side, each set around their own courtyard. Walls are clad with cedar and timber-framed glazed walls, whilst the flat roofs are covered with bituminous felt. Recreation facilities were provided by way of an outdoor	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

		<p>swimming pool and a timber activities dome. The swimming pool was covered in 1971, while two temporary classrooms were added in 1979.</p> <p>Not recommended for listing for the following principal reasons:</p> <ul style="list-style-type: none"> <li>* Alterations: the addition of a single-storied children's centre in 2005, along with the remodelling of the north range, has compromised the school's original design and plan;</li> <li>* Architectural interest: as a simple variation of the design Birkin Haward devised for Gusford School (1959-1962), deployed for 12 primary schools before 1970, mainly in Ipswich, it does not display any particular innovation in terms of its construction, plan form or the architectural treatment of the elevations;</li> <li>* Historic interest: its modest design coupled with the later alterations and additions means that it does not make a significant contribution to our understanding of the nation's post-war school building programme.</li> </ul>	
IBC	Downside Close	Birkin Haward apartment complex which utilises existing landscape features within design. Recently replaced balconies which have altered the appearance of the building.	Urban Character Studies discuss these buildings in detail. 1-40 Oaklee is a better-preserved example of Haward's work, already included on the Local List.
Ipswich Society	38, 50 Elliot Street	New door and roof orig windows; for terrace and context discussion.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	212 Felixstowe Road	No details provided. Further research carried out by IBC Conservation department. Detached buff brick dwelling. One of a row of 4.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	218 Felixstowe Road	Original medical practice; Fine stucco surrounds. Further research carried out by IBC Conservation department. Detached buff brick dwelling on corner of Murray Road. Two storey canted bay windows.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	238 Felixstowe Road	1920s survivor, windows original. Further research carried out by IBC Conservation department. Detached red brick dwelling. Early 20 <sup>th</sup> century. Stone dressings around windows and entrance door including stained glass. Balcony above entrance door. Modern side extension.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Medical Practice, Felixstowe Road	No details provided. Further research carried out by IBC Conservation department.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

IBC	Gardeners Arms, 77 Fore Hamlet	The fact that this pub is listed from 1881 as the "New Gardeners' Arms" suggests that the building dates from about that time, replacing a different building of the same name located somewhere nearby (probably on the other side of road), which closed in 1880.	Added to Local List, details provided in description
Ipswich Society	6-8 Foxhall Road	Original pair. Further research carried out by IBC Conservation department. Pair of red brick semi-detached dwellings, late C19th. Canted bays, slate roofs, original fenestration.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Ruskin Lifting, 86, Foxhall Road	A remnant of a 30s modern filling station complete with petrol pump, liable to demolition.	Added to Local List, details provided in description
Ipswich Society	156-158 Foxhall Road	Interesting double recessed porch arrangement in tact.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	76 Freehold Road	Red brick detached dwelling, mid 19 <sup>th</sup> century. Wide plot set back from building line of later terraces.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	30, 59-61, 67 Gainsborough Road	No specific details given. Adjacent to Christchurch Street Conservation Area.	Consider extending/designating Conservation Area in forthcoming review to include sites.
Ipswich Society	7-9 Gaye Street	Remarkably intact for this site.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	16, 76 Gladstone Road	Pleasant turn of the century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC	Cottage Place, Gymnasium Street	Short terrace of 19th century dwellings, accessed by a narrow footpath. Logical addition to Anglesea Road/Norwich Road Conservation Area.	Consider extension to include this area in forthcoming Conservation Area reviews.
Ipswich Society	44, 52 Gymnasium Street	Pleasant turn of the century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC/Ipswich Society	Earl Kitchener, Hadleigh Road	A PH whose future is always worrying. These estate pubs are an important part of the street scene.	Added to Local List, details provided in description

Ipswich Society	20, 56, 106 Hatfield Road	No details provided.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	121 Hatfield Road	Detached dwelling, red brick, slate roof, canted bay windows. One of four identical detached dwellings to the south of Hatfield Road, only one remaining which retains its original appearance.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	St Francis Church, Hawthorn Drive	<a href="http://www.suffolkchurches.co.uk/stfrancisipswich.htm">http://www.suffolkchurches.co.uk/stfrancisipswich.htm</a> Anglican church built in 1957. Post war church drawing on local vernacular, with also a Festival of Britain influence.	Added to Local List, details provided in description
IBC	St Marks Roman Catholic Church, Hawthorn Drive	<a href="http://www.suffolkchurches.co.uk/stmarkipswich.htm">http://www.suffolkchurches.co.uk/stmarkipswich.htm</a> 1960s church to serve the Catholic community in Chantry and Stoke Park estates. Distinctive timber roof form amplified by gable glazing, not dissimilar to Haward's Castle Hill URC.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Ipswich Hospital, Heath Road	Original workhouse with pavilions 1895 by HP Adams (Pevsner p332)	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	72 Henley Road	Inter-war rendered detached dwelling. Green glazed pantile roof. Moderne style porch.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	115 Henley Road	No details provided. Further research carried out by IBC Conservation department.	Added to Local List, details provided in description
Ipswich Society	155 Henley Road	No details provided. Further research carried out by IBC Conservation department. 'Dale Side'. Early 20 <sup>th</sup> century detached dwelling. Rendered.	Added to Local List, details provided in description
Ipswich Society	157 Henley Road	No details provided. Further research carried out by IBC Conservation department. 'Lyndale'. Early 20 <sup>th</sup> century detached dwelling. Red brick, canted bay, oriel window.	Added to Local List, details provided in description
IBC	1-3 Kesteven Road	3 detached red brick dwellings, identical in design. Two storey canted bay windows. <a href="https://www.ipswichstar.co.uk/news/can-you-remember-ipswich-before-it-had-cars-1-5598726">https://www.ipswichstar.co.uk/news/can-you-remember-ipswich-before-it-had-cars-1-5598726</a>	Added to Local List, details provided in description
IBC/Ipswich Society	1-47 Kings Avenue	Red brick terrace overlooking Alexandra Park with deigned balconies – rare for the borough. Ipswich Society nominated 29 and 47.	Most dwellings are heavily altered. Not really the purpose of the Local List to list whole streets. Park Urban Character Study SPD sufficiently explores significance of street.

IBC	Lancaster Road	Nominated for its historic value as the oldest FLS street in the borough.	Significance of FLS sufficiently explored in the Urban Character Studies.
IBC/Ipswich Society	Electric House, Gala Bingo and 12-42 Lloyds Avenue	Lloyds Avenue is a late 19th-early 20th century commercial extension to the historic core of the town, adjacent to the Central Conservation Area.	Consider extending Conservation Area boundary in forthcoming review.
Ipswich Society	13-21 London Road	No specific details given.	Included within the recently extended (2020) Burlington Road Conservation Area.
IBC/Ipswich Society	27 London Road	Detached buff brick former dwelling on a large plot, now in use as a dental surgery. Quoining, string course, cornice, sash windows.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	29, 31,41, 114 London Road	No specific details provided.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	325-329 London Road	No details provided. Further research carried out by IBC Conservation department. 19 <sup>th</sup> century large detached dwelling, now used by Orwell Housing Association. Prominent chimney and turret to London Road.	Added to Local List, details provided in description
Ipswich Society	331 London Road	No details provided. Further research carried out by IBC Conservation department. 19 <sup>th</sup> century large detached dwelling. Dutch gable to porch entrance. Prominent streetscape building.	Added to Local List, details provided in description
IBC/Ipswich Society	94-100 London Road	2 x red brick pairs of semi-detached dwellings. FLS 1888. Fish scale roof tiles, decorative ridge, and regular use of pediments at ground floor.	Added to Local List, details provided in description
Ipswich Society	Long Street	Remaining C19 buildings.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Bus Shelter, Nacton Road	No details provided. Further research carried out by IBC Conservation department. Bus shelter on junction of Nacton Road and Clapgate Lane. Hipped, tile roof, timber structure.	Added to Local List, details provided in description.
Ipswich Society	201, 241 Nacton Road	210 - V. orig., 214 (not roof).	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

IBC	Halfway House, Nacton Road	Nomination off the back of the SE UCS – only remaining building in SE which pre-dates 1900. Evidence of earlier phase of development.	Added to Local List, details provided in description
Ipswich Society	21, 23, 25 Navarre Street, 11-13 Neale Street	Survivors of how this part of Ipswich looked. Buff brick 19 <sup>th</sup> century buildings adjacent to Charles Street included within the Central Conservation Area.	Consider extending Conservation Area boundary to include sites in forthcoming review.
IBC	Steamboat Tavern, 79 New Cut West	Public house dating from the mid 1800s. Unusual green glazed tiles to plinth.	Included within the Wet Dock Conservation Area thus already benefits from statutory protection.
Ipswich Society	39, 75-91, 227-233, 259, 310-316, 324, 330, 334-6, 340 Norwich Road	All interesting and original. Worthy of consideration.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Maharani, 46 Norwich Road	1891. Retention of unusual glazed green tiles, 20 <sup>th</sup> century shop front, oriel window to first floor, hanging peg tiles to gable, carved bressumer and decorative barge boards. Unusual 2.5 storey scale for Norwich Road, prominent in streetscape. Formerly Rush's game and poultry shop - <a href="http://www.ipswich-lettering.co.uk/maharani.html">http://www.ipswich-lettering.co.uk/maharani.html</a>	Added to Local List, details provided in description
Ipswich Society	Tesco/Emperor, Norwich Road	We need to protect the exterior from future changes. Further research by IBC Conservation department. Former Tolly Cobbold PH, The Emperor. Converted in recent years.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	270-272, 276-278 Norwich Road	No details provided. Further research carried out by IBC Conservation department. Early 20 <sup>th</sup> century detached dwellings. Rendered elevations, mansard roofs with prominent gables, hanging tiles.	Added to Local List, details provided in description
IBC	341 Norwich Road	Half of a pair of demi-detached dwellings at junction with Springfield Road. Late 19 <sup>th</sup> century, prominent streetscape feature with corner turret and decorative chimney.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	The Inkerman Norwich Road	A local amateur football team called Ipswich Association Football Club first played at Brook Hall, Broomfield (opposite the pub) from Oct 1878 onwards. For some time they used a room in the pub for changing. Ten years later they changed their name to Ipswich Town and consequently moved to Portman Road when they merged with a rugby club and eventually took over the whole site. Slate roof, sash windows, attractive architectural appearance.	Added to Local List, details provided in description

IBC	St Mary Magdalene RC Church, Norwich Road	Fairly simple Roman Catholic Church which opened 1956. Variations of brown bricks are used to provide a patterned bond, illustrative of the mid-20 <sup>th</sup> century construction. Stained glass to the east has Festival of Britain influence. <a href="http://www.suffolkchurches.co.uk/ipsmagd.html">http://www.suffolkchurches.co.uk/ipsmagd.html</a>	Added to Local List, details provided in description
Ipswich Society	18-20 Oak Hill Lane	Two nice lat Vic det houses 2 storey, red brick	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Orwell Bridge	Landmark status, prominent in many views out of Ipswich. At the time of construction in 1982, was the longest pre-stressed concrete span in use in the UK	Straddles boundary with BMSDC, would be impractical to locally list only half of the bridge.
IBC	Man on the Moon, 86 Palmcroft Road	Public house named to commemorate the moon landing which occurred the same year as the opening of the pub in 1969. Unusual butterfly roof construction.	Added to Local List, details provided in description
Ipswich Society	45, 46, 53 Philip Road	Pleasant turn of the century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC	Churchmans former cigarette factory Portman Road	Important building in the history of the employment of women in the town. Example of inter-war industrial architecture.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	99, 114 Richmond Road	Pleasant turn of the century terrace or semis, little changed.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC/Ipswich Society	21-24 Sandhurst Avenue	Formerly Rosehill House, a large detached Victorian dwelling in generous grounds, now occupied by Sandhurst Avenue housing. Turning circle former fountain associated with Rosehill House. Setting/context considerably diminished by later housing. Subdivided into flats which has deteriorated architectural interest.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Selkirk Inn, 24 Selkirk Road	Post war public house opened in 1956 at the amenity centre of Rushmere Estate. Integrated into shopping arcade.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	12 Sherrington Road	No details provided. Semi-detached red brick dwelling.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.



Ipswich Society	61, 66 Sidegate Lane	No details provided. Semi-detached red brick dwellings.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its <u>group context</u> .
IBC	311-313 Sidegate Lane	Prefab bungalows with un-rendered facades showing original cast concrete construction.	Added to Local List, details provided in description
Ipswich Society	Northgate School, Sidegate Lane West	1930s school.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Gusford County Primary School, Sheldrake Drive	Gusford Primary School, built 1960-1962 by Birkin Haward of Slater, Johns and Haward. A system based on a series of timber pyramidal roofs supported on timber beams and pre-cast concrete posts. He also adopted a 12ft square planning grid, with classrooms set in four teaching blocks, each with an activity area and cloakroom, and two assembly halls, all linked by covered walkways. A kitchen and boiler house faced north across Sheldrake Drive, while the classrooms looked towards large, south-facing playgrounds. Thick cedar panels, which were stained black in the later C20 to harmonise with the later extensions, were used for cladding. The school received a Civic Trust Award in 1963. Not included on Register: * although of interest for its creative design, one which rejected CLASP and its local variants in favour of an individual interpretation of new ideas about modular construction, the staining of the cedar cladding, the replacement of the original roof covering and windows, and the infilling of the covered walkways, have diminished the integrity of Haward's original concept; * additions in the late C20 and early C21 have lessened the architectural interest of the whole.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	2 Spring Road	No details provided. Semi-detached red brick 19 <sup>th</sup> century dwelling.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its <u>group context</u> .
IBC	74 Spring Road	Red brick with buff brick quoining. Canted bay windows. Decorative porch. Front boundary with decorative railings. Replacement fenestration and roof covering.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.

IBC	76 Spring Road	Buff brick façade with ground floor canted bay windows with balconies over. Replacement fenestration. Original brick boundary wall.	Added to Local List, details provided in description
IBC/Spring Road	127 Spring Road	The property is an attractive double fronted house, notable for its flint and brick construction. Historic maps suggest the property is at least 135 years. The significance is strengthened by the property's position and setting, on an incline above the road and set back behind a front garden and separated from the terrace to the east and bungalow to the west.	Added to Local List, details provided in description
IBC/Ipswich Society	220-240 Spring Road (& 1 St John's Road)	FLS terrace – red brick, bay windows, arches porches. Far more elaborate than most FLS terraces within the borough. Ipswich Society nominated 1 St John's Rd (end of terrace)	Significance is sufficiently explored in the Urban Character Study.
IBC	242 Spring Road	Detached dwelling on junction of Upland Way. Original sash windows and roof coverings.	Added to Local List, details provided in description
IBC	Brickmaker's Arms, 315 Spring Road	Public house with a late 19 <sup>th</sup> century core with modern front extension.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	53 Springfield Lane	No details provided. Mid terrace, red brick, slate roof.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
Ipswich Society	177 St Helen's Street	Fine large deat Sufol (sic) brick late Vic house, turns corner of Warwick Road nicely.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	Holmwood House, St Mary's Road	Holmwood House was an imposing Victorian mansion situated to the east of Ipswich just off Woodbridge Road. Before conversion approximately 15 years ago the property formed part of the former St Mary's Convent School.	Added to Local List, details provided in description
IBC	Swiss Cottage, Stone Lodge Walk	1880 – red and black banded tile roof. Red finials, central stack. Decorative bargeboards, porch supporting oriel window. Possibly a lodge to a larger dwelling.	Added to Local List, details provided in description
Ipswich Society	Windy Ridge, Thurleston Lane	No details provided. 19 <sup>th</sup> century dwelling on junction of Henley Road and Thurleston Lane	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Thurleston Farm House, Thurleston Lane	19 <sup>th</sup> century farmhouse, red brick, unusual fish scale roof tiles.	Added to Local List, details provided in description

Ipswich Society	39 Tuddenham Road	No details provided. Red brick dwelling adjacent to Christchurch Street Conservation Area.	Consider extending Conservation Area boundary to include properties in forthcoming review.
Ipswich Society	95 Tuddenham Road	No details provided. Red brick semi-detached dwelling.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Halfway Cottages; 6 Halfway Cottages; The Spinney, Tuddenham Road	Nomination out of NE Urban Character Study research. Distinctive agricultural character quite rare for the borough, earlier phases of development.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	41 Valley Road	1930s detached dwelling. Proposed for inclusion for its associative value with Sir Alf Ramsey. The house was purchased with the £5,000 of winnings awarded to Ramsey following the 1966 England World Cup win.	Added to Local List, details provided in description
IBC/Ipswich Society	59 Valley Road	Large detached mid 20 <sup>th</sup> century dwelling. Rendered with applied timberwork. Tudorbethan influence.	Added to Local List, details provided in description
Ipswich Society	21, 62, 71, 73, 105, 111, 152, Valley Road	No details provided. Early 20 <sup>th</sup> century – 1930s housing types.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	The Masons, Victoria Street	19 <sup>th</sup> century public house. Planning permission recently granted for conversion to residential use.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	21, 50-52, 60 Warwick Road	Pleasant turn of the century terrace or semis, little altered.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	1, 3-5, 23 Waterloo Road	1: 3 bay 2 storey Suffolk brick late Geo. Apart from roof, intact. Dilapidated. 3 & 5: Waterloo Villas 23: Remarkably fine.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	26-40 Waterloo Road	'Thornley Place'. Edwardian terrace. Red brick with decorative tile detailing. Localised painting of features, extensive loss of original fenestration. Group value with 55-50 Chevallier Street.	Added to Local List, details provided in description

IBC	Boys Ragged School, Waterworks Street	Numerous Victorian schools and institutions already on LL. Much altered to rear but original façade, although was rebuilt to allow for road widening in the C20th.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	Sir Bobby Robson Bridge, West End Road	Landmark status, innovative design, prominent town feature visible in several views around the river.	Definite architectural merit, although determined to use HE's criteria for statutory listing that a building should be at least 30 years old to be considered a heritage asset.
Ipswich Society	77-83 Westerfield Road	An interesting row of suburban early C20 houses unaltered and intact.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	28 Westwood Avenue	No details provided. 1930s detached red brick dwelling.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	11, 25, 35 Wilberforce Street	No details provided. Brick mid/end terraces.	Part of the interest of terraces and pairs of semi-detached dwellings are their context and repetition of features along the terrace/semi. Including only part of a terrace/semi would be difficult to justify when so much of the architectural value comes from its group context.
IBC	170 Woodbridge Road	Designed by JM Clark (architect of the Old Customs House) as his personal dwelling.	Included within St Helen's Conservation Area
Ipswich Society	38, 331, 384-386, 400, 394-396, 412 Woodbridge Road	No details provided. Further research carried out by IBC Conservation department. 19 <sup>th</sup> century rendered detached dwelling.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC	406-410 Woodbridge Road	Possibility of already on the list, just wrongly labelled at 206 and 208	Added to Local List, details provided in description
IBC/Ipswich Society	434 (The Anchor), Woodbridge Road	Late C19th dwelling, built principally in red brick, with render and timber cladding to the gables. Late C19th map regression illustrates that 434 Woodbridge Road was a vicarage, 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. 434 Woodbridge Road has had significant extensions to its 1880 core, with large late C20th ranges to the east (side) and south (rear).	Added to Local List, details provided in description

IBC	Lattice Barn, 975 Woodbridge Road	The Lattice Barn was built in 1910 on the site of the former Britannia Inn.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
IBC/Ipswich Society	Mulberry Tree, Woodbridge Road	A pub on this site dates from the mid 19 <sup>th</sup> century, however this building dates from the 1930s built for Cobbold brewery.	Added to Local List, details provided in description
Ipswich Society	18-20 Woodbridge Road East	No details provided. Further research carried out by IBC Conservation department. 1930s semi-detached dwellings.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.
Ipswich Society	Former Happy Return PH, Wykes Bishop Street	A C19 remnant, Further research carried out by IBC Conservation department. Red brick former terrace off Albion Road onto John Street, former Happy Return public house. Pub at least dates to 1820s, closed 1980s.	Due to the high volume and quality of submissions for this review, this site was not considered to meet the criteria for inclusion at this time. Whilst this building was not deemed to be nomination worthy at this juncture, it does not mean to say that it may be discussed, if re-nominated, as part of a future review of the local list.