

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Guidance Note [PPG]15: Planning and the Historic Environment.

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



## NORWICH ROAD • ANGLESEA ROAD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL



norwich road/anglesea road conservation area



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# 1 introduction

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

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

The Planning (Listed Building & Conservation Areas) Act 1990 states that:  
**"Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as Conservation Areas".**

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

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

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

Although conservation areas often contain "Listed Buildings" it is not always enough just to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and Conservation Areas are intended to protect that environment. This is done through a number of additional planning controls, which mean that certain alterations, the demolition of buildings or parts of them (with particular exceptions), and works to trees require the prior approval of the Council.

This additional control is necessary because it is the appearance of the area as a whole that is important and this could be spoiled by unsympathetic work, which diminishes its special

character. Conservation area designation and control is intended to foster a more enlightened attitude to change and improvement. Some of the alterations that can normally be undertaken without planning permission have been suspended in this conservation area and planning permission will be required. The provisions of what are known as Article 4 Directions have been in operation within the area since November 1998. The implications for owners and occupiers are explained within the Management Plan for the area.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Head of Planning and Development or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and

building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.

This document has three main aims. These are to:

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

Albert Terrace, Norwich Road

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## 2 extent of the conservation area

The Norwich Road/Anglesea Road Conservation Area was designated in February 1977 to include the architecturally important mid-Victorian developments of Ipswich.

It was extended in 1985 to include the lower part of Orford Street and part of Redan Street. A minor further extension to the rear of Bowthorpe Close (incorporating No 68 Anglesea Road) was made in September 2003.

Fonnereau Road had already been designated as part of the Central Conservation Area in 1974. Henley Road west of Christchurch Park and the Christchurch Street - Westerfield Road area east of Christchurch Park were also designated in 1977. To the north the conservation area has a common boundary with the Park Conservation area (designated in 1985), which abuts the rear of properties in the central and western part of Anglesea Road and around Paget Road.

The present conservation area includes the buildings and curtilages in Alpe Street, most of

Anglesea Road west of Nos. 6 and 27; Paget Road up to Nos. 8 and 27; Oban Street, Orford Street, Redan Street and part of Newson Street (Nos. 2 and 3-13) and Nos.120-174 and 121-185 Norwich Road.

The character of the conservation area is also considerably enhanced by a large number of buildings of special local interest in Anglesea Road, Norwich Road and Paget Road (see Appendix 1). Some of these are buildings previously Listed Grade III but downgraded to DoE Local List status in 1971. Although these are not regarded as being of national importance they have sufficient quality to make them particularly noteworthy as far as Ipswich is concerned. Most are representative of the mid to late Victorian era.

## 3 reason for designation

Designation of the Norwich Road/Anglesea Road Conservation Area in 1977 was undertaken in the light of a perception that there were pressures for change in the form of alterations and upgrading to the smaller dwellings

These changes in particular which if carried out in an unsympathetic manner might lead to an erosion of the variety of attractive traditional detailing, including:

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

Undoubtedly, if such changes were to take place, the special character of the area could be eroded and its appearance would not be protected and enhanced.

Furthermore, prior to designation, there had been several instances of gardens being severed in Anglesea Road, in particular to create building plots, thereby increasing the density of the development to the detriment of the well-established mature landscapes in that area. One of the visual assets of the area today is the number of trees, the legacy of the Victorian expansion up the slopes of the basin of the town to the rim. This led to the establishment of planting that now defines part of its overall character and indeed the landscape character of Ipswich generally.



Albert Terrace

This long and imposing terrace is listed Grade II and was completed in 1840. It is one of the few examples of a large, formal, late Georgian Classical terrace in Ipswich.



Alpe Street



## 4 statement of significance of the area

Renewed prosperity of the town in the Victorian period led to the development of wealthy residential areas on the most favoured sites

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

The area displays styles of architecture from all periods of the 19th Century. The substantial houses in Norwich and Anglesea Road give way

Redan Street



to more modest properties in Alpe, Redan and Orford Streets, however the consistency of scale, generally two or three storeys, combined with the use of local red and white brick with slate roofing, imparts a strong sense of unity and gives the area a special identity.

The area has remained almost entirely in residential use. Many of the larger houses have been converted into flats and a few buildings have changed into office use, but the general ambience of the area is of an attractive residential environment forming a pleasant approach to the town centre.

## 5 historic development of the area

Norwich Road was largely built between 1812 and 1849 and Anglesea Road between 1849 and 1890. From E. Whites map it can be seen that in 1867 much of the land to the north of Anglesea Road had yet to be developed in to what would become Constitution Hill. Similarly the streets which were to become Alpe, Redan and Oban had not been built yet.

Most of the houses were developed in the mid to late 19th Century with the development of Orford Street and the surrounding area occurring quite slowly, possibly because of the close proximity to the Militia Barracks to the immediate east.

The Barracks site was acquired by the Borough who then in 1929 converted the site into 100 dwellings fronting on to Anglesea Road and lining Geneva and Cecil Roads.

## 6 archaeological significance of the area

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

impose conditions requesting an archaeological watching brief.

E White's map of 1867







Norwich Road



Norwich Road Terrace

## 7 architectural and historic characteristics

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

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

1. Norwich Road
2. Anglesea road
3. Orford Street
4. Alpe Street
5. Redan Street/Oban Street
6. Paget Road

The special character of these is set out in greater detail below.

### 7.1 Norwich Road Identity Area

This wide road of ancient origin led as a main radial route from the town centre to Norwich and Bury-St-Edmunds. Its importance is reflected in the substantial nature of the houses constructed along it in the mid-19th Century. The road curves gently northward from its junction with Bramford Road and falls slowly downhill to its junction with Anglesea Road where it also becomes wider.

Towards the western end, the houses on the north side become larger and set further back from the road. Terraced house give way to spacious detached and semi-detached villas set above the road behind tall white brick walls in large plots which provide ample opportunity for the planting of large trees. In views within the street, these mature deciduous trees at the western end and coniferous trees in the middle are very important to the overall appearance of the street. Together with the strategically placed London Plane trees in the pavements, their presence helps ameliorate for the effects of the heavy flows of traffic.

In Norwich Road, the conservation area starts at the junction with Cumberland Street. Nos.120-144 is a terrace of Suffolk white brick houses built before 1840 and set slightly above the road behind short front gardens. This terrace was Listed Grade III for its special architectural and historic interest in 1951 but downgraded in 1971 to DoE Local List Grade. The terrace has suffered overall from substantial unsympathetic alterations to its architectural features. Most of these were carried out prior to the designation of the conservation area in 1977.

Only three of the dwellings retain their original natural Welsh slate roofs, the remainder having been recovered in brown concrete tiles. Only two retain their original sash window joinery. All have replaced their original front doors with a mixture of modern doors in a variety of materials and designs. The facades of two properties have been rendered or painted but the remainder, in Suffolk white brick has survived and although most have had the brickwork cleaned, two remain uncleaned giving a visually unappealing piecemeal appearance. None of the front boundary walls are similar in height or materials or decorative treatment and severely detract from the character and appearance of the conservation area.

While generally the dwellings at the western end of this terrace retain more of their original character than those at the east end, much of the replacement window joinery of the remainder is in need of maintenance. Consequently when repairs or replacements are done in future, the character of the conservation area and the value of the dwellings could be enhanced in most cases by the reinstatement of the original window and door detailing if carried out consistently. To the west, the dwellings get slightly larger, the

Suffolk white brickwork has not been cleaned and they are set further back from the road. Nos. 146-150 forms an attractive short terrace, originally known as 'Belvedere Place' and is in contrast to those to the east. The houses retain most of their original early 19th Century features including the natural Welsh slate roofs and traditional painted sash windows with glazing bars (with the exception of the ground floor of No 150 where the glazing bars are missing. The original front doors also survive at Nos 148 and 150 although at No 146 a particularly inappropriate aluminium door has replaced the original door, which detract from the appearance of the group as a whole. The excavation of the front gardens for parking spaces at Nos 146 and 148 detracts from their setting in contrast to No 150 which has a nicely detailed front boundary wall and piers. There is an interesting glimpse through a tall brick archway to extensive outbuildings to the rear and adjacent to No 152a, a detached early 19th Century house (but altered to appear late Victorian) which provides a transition to the larger secluded houses set back behind tall brick walls which comprise the remaining houses on the north side within the conservation area.



No 152 is an attractive Suffolk white brick house with a stucco portico set well back behind a tall white brick boundary wall and gates. The house is partly hidden by the tall Wellingtonia trees which flank the entrance and which are a prominent feature in views from the east.

'Wilbury' No 154 (once known as 'Grove Villa'), is a large Suffolk white brick house of c.1840 with a central pediment set over a rectangular oriel bay. It has a leaf decorated stone frieze above the flanking flat two-story bays and at eaves level and rusticated pilasters. It is now a bed and breakfast hotel. It is also partly screened by trees (Pines) and a tall and elaborate boundary wall. Until 1988 this was topped by an open balustrade comprising shaped balusters of Ransomes patent stone that were quite a rare survival and were of significant local interest. One large patent stone globe gate pier remains although the other pier has been truncated. The frontage would be greatly enhanced if these boundary features could be reinstated.

No 160 'Taylor House' is a good early Victorian villa and virtually unaltered externally.

Nos 164-166 are a pair of plain early Victorian semi-detached villas dating from around 1840. Their noticeable dark stained sash window joinery on both dwellings set against the cleaned

Suffolk white brickwork is out of keeping with the tradition of white painted window joinery prevailing elsewhere in the area. The villas would benefit visually from reverting to the normal white colour scheme. No 164 has also lost its original slate roof. The front gardens of the pair have been combined to form an almost entirely tarmac forecourt which seriously detracts from the setting of both properties and the street scene. Fortunately the side boundary walls to the adjacent properties limit the unattractive appearance in wider views.

Nos 168 and 169B originally a single large dwelling 'St Matthew's Lodge' now two dwellings in Suffolk white brick of about 1840. The original house was built with a symmetrical front centred on the doorcase with a portico with columns. A large conservatory of the left-hand side was eventually demolished and shallow side wing added disguising the hipped roof-form and incorporating a new entrance to the sub-divided house. At some point the glazing bars to the windows were removed which rather diminish the visual interest and the building would benefit from these being reinstated. The original elliptical front drive remains.

The remaining single large Suffolk white brick dwelling in this range 'North Lodge', Listed Grade II and dating from 1851 fronts onto Anglesea Road and is described under that street.



The sequence of large houses in the conservation area on the north side of Norwich Road is completed by the large and imposing Italianate villa of c.1850 on the west side of Anglesea Road No.172, now a hotel. This was one of an identical pair (but No.174 was unfortunately peremptorily demolished in 1977 just as the conservation area designation was to be declared). The belvedere to the corner has massive pilasters which are paired in the top storey. The deeply projecting eaves to the belvedere and the three-storey gable to the principal front introduce a touch of the Italian Lakes to Ipswich. The property has well-wrought brick retaining walls with decorative cross-pattern brick panels in white brick to match the villa.

The property is particularly important in townscape terms as the tower to the corner is an important visual stop to the conservation area and now marks the end of the early Victorian expansion of the principal private houses in Norwich Road.

On the south west side, the conservation area begins at Nos.121-129, a short terrace originally known as Alfred Place. This short terrace runs up to the junction with a narrow lane, Beaufort

Street. These were built in the 1830s and are two storey to Norwich Road with attics in Suffolk white brick with natural Welsh slate roofs and red brick chimney stacks with mainly white clay pots. Nos. 121-125 have semi-circular headed single dormers (unusual for Ipswich) although the opening arrangements are no longer original, while No.127 has an uncommon flat headed dormer which originally contained 18 small casement lights. All retain their sash window joinery but only No.121 has its original glazing bars. Short front gardens are contained by low boundary walls, none of which are original. The terrace has attractive arched doorways with semi-circular fanlights with radiating glazing bars. No.129 breaks slightly forward of the remaining terrace and has a wider frontage. It also has a single storey flat-roofed front showroom extension (approved in c.1965 - prior to the designation of the conservation area). This extends to the back of pavement line and is visually detrimental to the otherwise strong building line throughout the southern side of the street. The terrace was originally Listed Grade III until 1971 but then downgraded to 'DoE Local List' status. It is however a terrace of significant local architectural and townscape interest.



This page  
from left to right  
152 Norwich Road and  
160 Norwich Road

Opposite page  
172 Norwich Road





Beaufort Buildings

To the west of Beaufort Street stands a most distinctive terrace of four houses from c.1840 "Beaufort Buildings" attractively identified in script lettering in a plaster panel over the two central doorways. The terrace is in the Tudor Revival style. The red brick facades have purple diaper brick panels between the bays, to the gable ends and on the chimney stack plinths to massive tall, shaped stacks and pots. Eaves are corbelled in brickwork and the central entrance doors are recessed within Tudor arches with distinctive vertical plank Tudor Revival doors. The window bays break forward containing small sashes all of which have their slim original glazing bars with the exception of No.137 and the bays rise through the roof in the form of large tile hung dormers which appear to be later adaptations or repairs of the originals but are entirely sympathetic to the terrace. The roofs are plain clay tiled and No.137 retains remnants of fleur-de-lis tile cresting that would have extended along the entire ridge. Three of the four short frontages have been concrete paved over to provide off-street parking and this greatly diminishes the setting of these delightful buildings. The terrace was originally Listed Grade III until 1971 but then downgraded to 'DoE Local List' status. It is a terrace of significant local architectural and townscape interest.

Adjacent to "Beaufort Buildings" is "Albert Terrace" Nos. 139 to 167 and Listed Grade II. This long and imposing terrace was completed in

1840 and has the date cast in one of the rainwater hopper-heads. It is one of the few examples of a large, formal, late-Georgian Classical terrace in Ipswich. Its otherwise severely plain design is offset by the pedimented pavilions with pilasters (in practice two dwellings) at each end. Each dwelling in the main façade has a two-window range but the pavilions have a three window range with the central windows as blank panels on the eastern pavilion and the ground floor breaking forward with a tripartite window on the western pavilion.

The Suffolk white brickwork to the upper floors has not been cleaned giving a strongly unified appearance assisted by the white painted rusticated stucco ground floor and natural slate roofs. The short stacks in uncleaned white brick have a variety of attractive chimney pot designs. (Exceptionally the raised podium boundary brickwork to Wellington Street has been cleaned but this does not affect the appearance of the main Listed facades.

This terrace retains all of its timber sash window joinery and the majority of windows have retained their glazing bars. In some cases e.g. No. 141 the original highly-prized Crown glass still survives adding sparkle to the appearance. Front doors in the main retain the original four panel designs with a fanlight with narrow marginal glazing bars above. In some instances the upper door panels have been modified by part glazing and in the

case of No. 143 the front door had unfortunately been set back from the façade. In several cases the original single dwelling houses had been converted in the latter part of the 20th Century to houses in multiple occupation and then to flats or returned to owner occupation. In some cases conversion resulted in the imposition of disfiguring external pipe-work to the front facades which should now be removed when the opportunities arise.

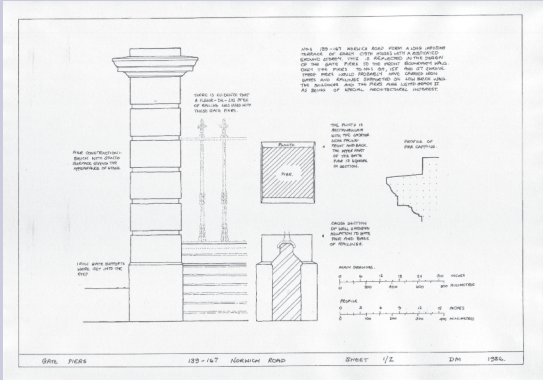
Short front gardens are in the main retained behind a mixture of short brick boundary wall and fences, but in several locations the e.g. at Nos.139, 155 and 157, the original rusticated stucco gate pillars survive with evidence of railings (and probably gates) to the frontages. The remaining, mainly truncated brick pillars or piers detract from the character of the frontages. The gardens have light wells to basements surrounded by simple railings first installed in some properties before the terrace was Listed. Gradually a consistent pattern has been introduced as more light-wells have been repaired. The visual impact of these modern railings is reduced by the various hedges to the front gardens.



Albert Terrace







The terrace would greatly benefit architecturally if the detailing presently missing, particularly glazing bars and door details and alignments; and the front boundary treatment of rusticated pillars and railings were similarly reinstated to a consistent pattern.

To the west of Wellington St, the properties are in use by the YMCA and consist of Nos. 169-171, an imposing former semi-detached Suffolk white brick houses of c.1840 with stucco quoins and segmental stucco pediments to the ground floor windows and banded decoration. There are plainer, lower side wings also in Suffolk white brick and also with slate roofs. The setting of the building is diminished by the extensive forecourt tarmac car park relieved only by very limited landscaping.

The remaining terrace in the conservation area on the south side Nos. 173 to 179 also date from c.1840 and mark the outer limit of development in this part of Ipswich until the early 1900s. The terrace is now in hostel use associated with the YMCA and is severely plain in Suffolk white brickwork but retains its sash windows with glazing bars, four panel front doors, natural slate roofs and most of the white brick chimney stacks and pots. It was originally Listed Grade III until 1971 but then downgraded to 'DoE Local List'

Clockwise from top  
Detailed drawing of original pier  
and railings from Albert Terrace  
Remaining Pier from Albert  
Terrace  
Nos 173-179 Norwich Road

status. It is however a terrace that by virtue of its original materials and detailing is of local architectural and townscape interest at the entrance to the conservation area from the west. The plainness makes a striking contrast to the elaborate Italianate villa opposite. The gardens of the terrace have been laid out by lawns devoid of any other planting or boundary landscaping which somewhat detracts from the otherwise domestic residential character.

On the south side, the gulleys comprise four lines of granite setts (one line slightly obscured by tarmac). On the north side the gulleys consist of single lines of large granite slabs. The pavements on both sides of Norwich Road consist of 600 x 800mm slabs that create the right scale not only for the width of pavement but also the scale of the majority of fronting dwellings. They also enable the paving to be carried easily around the several large London Plane trees which also contribute to the street scene.

Several timber telegraph poles adjacent to Nos.125, 137, 152 and 158, and an aluminium pole adjacent to No.128 and the associated overhead wires are intrusive and detract from the street scene. The pole and many overhead wires adjacent to No.137 and serving the Listed terrace are particularly intrusive and greatly detract from this important terrace.



7.2 Anglesea Road Identity Area

The road was originally known as Pedders Lane and by 1849, North Road. It was developed largely between the late 1840s to 1870s. The line of the former Cavalry Barracks defines the eastern boundary of the conservation area. On the north side the houses are predominantly detached or semi-detached. Those to the east of Warrington Road are set well above the road behind white brick boundary walls. Their elevated positions accentuate their two-storey height. Nos.6-10 are plain Suffolk White brick villas with slate roofs and white painted traditional window joinery. No.10 'Menai Lodge' has windows with attractive marginal glazing bars; No.8 'Earlham Villa' has a most attractive etched Victorian glass front door. This house was originally a plain fronted house but was refronted and embellished in 1877 by the architects Cattermole & Eade. It originally had an elaborate cast-iron filigree balustrading to the shallow front parapet to match the central first floor balcony. No.12 (Listed Grade II) is painted. It has an attractive doorcase to its return frontage on Warrington Road.

To the west of Warrington Road are a group of five stuccoed early Victorian villas Nos.16-22 (Listed Grade II). The end house No.16 and the two pairs of semi-detached villas originally stood apart, but at some time in the past garages and other poorly integrated single-storey extensions have led to a terracing effect which has diminished their setting and detracted from their special architectural interest.

Further west are a series of large semi-detached and detached Victorian villas Nos. 24-42 with a strong and distinctive character united by the use of traditional facing and roofing materials and

because almost all retain their original window and door joinery. All are built with Suffolk white brick front facades (some are in red brick to the sides and rear) with slate roofs and chimneystacks with pots (apart from No.44 which is in red brick with white brick dressings and has no chimneys). All are of special local architectural interest and form an excellent and coherent group.

Within this group, Nos.24-28 'Rock Villas' were designed by the prolific Ipswich builder/architect W R Mills in 1879 and are distinguished by projecting two-storey octagonal corner bays with steeply pitched slate covered turrets. Both pairs of houses originally had railings to the front white brick boundary walls. At No.28 the boundary wall has also been removed to improve car parking to the detriment of the group as a whole. Nos.32-34 'Clifton Villas' were designed by the architect J Rotherham Cattermole in 1866. These houses are three-storey with semi-basements and have projecting two-storey bays. Set above the road they dominate the surrounding two-storey houses around although this is somewhat offset by the landscaping to the front gardens of the houses and those adjoining. The houses have flights of entrance steps with cast-iron decorative balustrading. The white brick front boundary walls have wide opening for cars but retain gate piers with stone cappings. Nos.36-38 'Caithness House' and Beaumaris House' were also built in 1879.



Above  
Nos 16-22 Anglesea Road

Below from left to right  
Earlham Villa, Anglesea Road  
Roak Villas, Anglesea Road







Clockwise from top  
Linden Lodge, Anglesea Road  
and Venetian window

No.46 'The Cedars' designed by the architect Frederick Barnes in 1863 dominates the corner plot by being three-storey but incorporating semi-basements which elevates it above Nos. 48-54 situated further down the hill. Nos. 48-50 (Listed Grade II) were designed by Samuel Baldiston in 1862 and are semi-detached three-storey villas each of which has a two-storey side wing containing the front entrance. The ground floor elevations of the main block are distinguished by stucco framed Venetian windows No.52 'Anglesea Lodge' and No.54 'Westbury Lodge' area a similar handed pair of detached villas. Both have had their original slate roofs replaced by concrete tiles. No.54 has been seriously disfigured by its conversion to flats with the introduction of new small inappropriate casement windows to the side of the original sashes and additional vent-pipework to the front. Although disfigured, enough of the original character remains for it to be capable of sympathetic reinstatement in line with the other houses in this group.

The west side property boundary of No.54 is also the boundary with the Park Conservation Area.



Their severe simplicity in the treatment of bays and window openings and lack of ornamentation save for a raised brick string course between the floors, reflecting the hand of the experienced Victorian builder rather than the architect. No.40 'Linden Lodge' is again a well-composed design by J C Cattermole dating from 1867. Its arched first floor windows make an interesting but restrained contrast to the remainder of the group. The front boundary wall also once carried iron railings. The property is particularly memorable for the Monkey Puzzle tree synonymous with Victorian planting schemes. No.42 'South Lawn' and No.44 'Westhill Cottage' are detached villas and the smallest of the group. They were built in 1870 and around 1866 respectively. No.44 has been altered by the introduction of top-hung casement windows and modification to the ground floor front bays. A pierced brick wall adds interest to the frontage.

Beyond the junction with Paget Road, the properties on the northern side of Anglesea Road are on a deeper building line from the road. There are five large Victorian villas Nos.46-54 with a strong and distinctive character united by the use of traditional facing and roofing materials. All are built in Suffolk white brick; all retain their original window joinery and all are contained behind white brick boundary walls with the exception of No.54 where a highly intrusive and inappropriate front boundary has been built of multi-coloured concrete blocks. All are of special local architectural interest and form an excellent and coherent group in themselves but also with the houses opposite and to the east of Paget Road.

On the south side of Anglesea Road, the townscape character is somewhat less coherent than on the north side. This is partly attributable to the six road junctions which join Anglesea Road from the south and which create a discontinuity of frontage. The building line is also variable, with Nos. 22-31 and Nos. 41 to 45 being at the back of footpath. At the eastern end the houses are tall but are on narrow frontages close to the road accentuating their height. Nos.23-31 'Anglesea Terrace' date from 1879 are in red brick with white brick dressings. They retain their distinctive arched four-panel front doors and No. 30 retains its original sash windows with marginal glazing bars (mirroring No.10 opposite) but while No.28 retains its sashes, the remainder of the terrace has replacement top-hung casements that devalue the architectural integrity of the terrace as a whole. Although the chimneystacks have been retained and contribute to the street scene, most of the original slate roofs have been replaced with modern concrete tiles. No.31 has an attractive original cast-iron balcony rail to the first floor window facing Newson Street.

Between Newson Street and Orford Street, Nos.33-35 'Cambridge House' and Nos.37-39 'Westmoreland Villas' were designed by the architect Edmund Catchpole in 1881-2. They are well-detailed white brick three-storey houses with basements which exploit the fall in ground to the rear. The deep modillioned eaves cornices and large central stucco entrance hoods framing the original panelled double front doors accentuate



the scale. The entrance hoods and paired front doors are both unusual features for Ipswich houses of this period. The hood for No.33 is currently missing. All retain their original painted timber sash windows and chimneys intact.

On the west side of Orford Street the scale of buildings is smaller and the properties are set at the back of pavement. Nos.41 to 43 were built between 1866 and 1870 and were designed by Benjamin Backhouse in Suffolk white brick with slate roofs. They retain their original door and window joinery. Adjacent are Nos.47 and 49, two pairs of flats built in the early 1960s in a buff brick which unsuccessfully attempts to emulate the predominant, traditional Suffolk white brick of the area. These two buildings have no special interest.

To the west of Oban Street, the building line is set back slightly. Nos. 51 and 53 are a pair of plain 1870s Suffolk white brick houses with natural slate roofs and six chimney stacks that have remained unaltered externally. Despite the single storey front bays they have a pronounced horizontal emphasis derived from the width of the frontage. The deep main ground floor window of each retains its marginal glazing bars. The front garden wall of No.53 has been reduced and the forecourt opened up to off-street parking to the detriment of the setting of the house. At the junction with Bowthorpe Close (outside the conservation area) there is a view to a cul-de-sac of small neo-Georgian houses given undue



From left to right  
Cambridge House, Anglesea Road  
No 143, Anglesea Road  
Above  
Iron crest







prominence by mostly being painted white, dating from c.1971-3. These were built on the site of a large villa 'Pembridge House' originally built in the 1870s and served by its own entrance Lodge on Anglesea Road.

On the west side of Bowthorpe Close, the cul-de-sac development opened up views of No.61 Anglesea Road. 'Millhill Cottage' (Listed Grade II) is a large detached villa designed in 1875 by the significant Ipswich architect Frederick Barnes, for his own occupation. The house is given added prominence by being set close to the road and by its elevated position. It is built in Suffolk white brick under a natural slate roof and is a strong design with studied asymmetry to its north front which is composed of 3 parts. In the centre is a panelled and glazed door set in a recess behind an elliptical pierced stone arch on a pair of pilasters. A pierced brick balustrade above forms a balcony reached by a sash window with glazing bars. Wide eaves extend over the right part of elevation, which has a small gable to the roof. The right part has 2 horned sashes to the ground floor, each with margin glazing and each under segmental arches. Above is a single sash under a segmental arch and within a projecting entablature. The left part of the elevation consists of a triangular bay projecting to a point, with each of its 2 faces lit through a segmental sash with marginal glazing and segmental heads. A pierced brick balcony above is reached from an arched sash with margin glazing bars with a large open pediment over this part. The prominent east return has two elaborate external stacks rising to tall decorated flues, two sashes to each floor of various forms and a notable oval first floor

window. No.63 'Hill House' (formerly "Northcote" is a detached Suffolk white brick villa dating from c.1870 but extended in 1901 by J S Corder who added the characteristic Edwardian front bay and glazed entrance canopy. This enlivens an otherwise plain design relieved only by the traditional painted timber window joinery containing marginal glazing bars. The eastward extension shallow pitched slate roof helps accentuate a horizontal emphasis to the design counter-pointed by the tall chimney stacks and vertical piers to the front boundary wall. The railings between the piers have long been removed. The front garden has a large tree to the western street boundary, which in conjunction with the trees to the west greatly contributes to the Arcadian feel of this part of Anglesea Road.

Between Nos.63 and 65 is a short unmade roadway which originally provided a service entrance to the demolished 'Pembridge House'. The surface treatment is a reminder of the condition of the highways in the 19th Century before they were permanently paved. On the west side of this short roadway is No.65 a large Suffolk white house (Listed Grade II in the uncharacteristic French Empire style dating from c.1880 and probably by J S Corder, who added the north canted window bay 1884. It has an irregular plan with an Entrance porch set in angle between north and east wings and a half-glazed door with margin and overlights set behind porch. The porch itself is stuccoed and has a 4-centred arch supported on pair of unfluted composite columns. There is a Greek key frieze in the

entablature below an open pierced balustrade. The house has clasping corner pilasters, rusticated below and fluted to first floor, with Composite capitals. Over the porch is a stuccoed scalloped-headed niche to the right and a small sash window to the left. The north front also has a canted window bay to the left added in 1884 and fitted with sashes. Above this is a truncated pyramid roof with a pedimented dormer fitted with a sash. One bay to right of the canted bay has a scalloped-headed niche to first floor on a stuccoed apron above a swag slung between 2 keyed roundels. The roofs are hipped in natural Welsh slate with the central roof surmounted by iron cresting. Although the gates to the property are modern, the wall and gate piers are excellent examples of 19th Century design and are Listed (Grade II) in their own right.

At this point Anglesea Road begins to fall downhill to the west and then south. There is a further short unmade roadway at this point which originally gave rear access to large properties in Norwich Road (in particular No.154 the former 'Grove Villa'). The roadway leads to two Suffolk white brick villas of local interest. The first formerly known as "Gothic Cottage" but without any overt Gothic detailing has been divided into two properties Nos. 79 and 81. The latter has an attractive shaped bargeboard to the front gable and a plaque reading 'AE 1842 Ich Dien'.

To the south is No.83 a detached early Victorian villa of possibly c.1850 'Edgehill House' a plain two storey dwelling with a hipped gabled slate roof to which a classical open portico was added in c. 1992. The roadway continues on to a new development outside the conservation area, but the conservation area boundary encompasses Nos. 91-95 a set of former coach-houses converted to residential use. These are painted brick with some Edwardian modernisations but are of local interest.

Further down the slope but set down within its grounds and behind tall white brick walls (which with the slope to partly disguises its substantial size) is a former pair of semi-detached villas nos 97-105 'Richmond House' and 'Mount Pleasant' now converted to flats. These Suffolk white houses are well fenestrated to the road elevations and all the timber sash windows are distinguished by marginal glazing bars which add significantly to otherwise plain facades. The subsidiary elevations and rear wings have less sympathetic casement joinery. Nos. 113 to 119 comprise four detached houses built in the early 1970s and the early 1930s but of no special interest. The principal frontage of No.121 is to Norwich Road where it is largely obscured by a tall white brick boundary wall and extensive landscaping but a glazed verandah spanning this frontage can be glimpsed from the street. In Anglesea Road, the house provided a memorable incident with its narrow elevation comprising 6-panelled door set within doorcase composed of entactic stuccoed pilasters supporting a hood on brackets, slim sash window above set within paired pilasters offset by a street lamp to the shallow front forecourt entrance.



7.3 Orford Street Identity Area

From Norwich Road the street rises straight uphill in a northerly direction to the boundary of the conservation area (where it becomes Warrington Road). This provides a long but confined vista to the trees in the adjacent Park Conservation Area.

At the lower end of Orford Street between the junction with South Street and the crossing with Newsom Street/Alpe Street, the properties are terraced and built at the back of footpath which creates a hard urban feel relieved only by views from side junctions with streets of dwellings with front gardens, and the boundary hedges in the upper part of the street.

The buildings on the southeast corner with Gymnasium Street include a public house and the local area headquarters for the Women’s Institute. The terrace of 10-18 is the earliest group in the street dating from c.1840. These two later non-residential properties retain a domestic appearance and are three-storey while almost all the remaining dwellings in this part of the street are two-storey. No.32 was formerly a shop where the shopfront has been replaced by a tripartite sash window.

The terraced houses Nos.13-19 and 34-48 are built of Suffolk white brick with slate roofs and were mostly completed before 1867. Although a number have been altered, they retain a strong overall unified design, which is emphasised by

the treatment of door and window openings. The houses were originally designed with two contrasting first floor window openings of a traditional painted timber sliding sash with glazing bars set back in a reveal with a stucco lintel above; and a fixed light with glazing bars in a semi-circular arched reveal itself set within an outer semi-circular arched reveal. Below, the doorways were similarly set in twice-recessed arched reveals with keystones, containing front doors of two vertical panels. To one side, some retain their original attractive Gothic-arched foot scrapers. On the west side of Orford Street the semi-circular fanlights of Nos.13-19 are divided into three parts. The ground floor windows were contained within segmental arched window openings. The original 12-light sash windows survive on Nos.15 and 19.

Some of these features in some of the terraces have now been lost or altered, but enough original features survive (or have been altered in a broadly sympathetic fashion) for this original character to prevail. For example Nos.36, 38, 40, 46 and 48 retain their original mid-Victorian two-paneled doors. Most of the properties retain attractive ogee-headed cast-iron boot scrapers. Nos.38 and 42-48 retain their original fixed light first floor windows. Unfortunately the crude and heavy wide-framed PVCu arched window to No.40 indicates the inappropriateness of non-traditional detailing. Some of the original sash

windows have been replaced similar top-hung casements and while these present a less unified appearance when open, the white painted traditional timber joinery mimics to some extent the originals. Concrete tiles have replaced most of the original roof coverings but although many of the chimneystacks have been partly truncated, those that survive add to the streetscape particularly when seen from surrounding streets and in views southward down the hill from Anglesea Road.

It is important for the preservation of the character of the conservation area that further original detailing is not lost and the appearance of the area would be enhanced by the reinstatement of original pattern of doors and windows and other details in future schemes of refurbishment to these two otherwise fairly homogeneous terraces.

On the west side between Anne Street and Alpe Street, the central house No.25 has an attractive central doorcase with a guilloche pattern to the stucco framing. On the south side, No.29 forms a harmonious symmetrical elevation with central stucco doorcase and 16-light sash windows (albeit with an unsympathetic modern door), while on the north side the flank wall to No.31 provide a distinct contrast with the entrance doorway on Orford Street having particular prominence in the relative absence of other features.

A number of the remaining houses have been altered by the removal of their original windows and doors and altered by painting the brick facades. The original timber modillioned eaves cornice on No.37 survives; Nos.41-47 have distinctive triangular and scrolled ground floor window lintels and Nos.43 and 47 retain their original 16-light sash windows. No.47 has a good stucco doorcase with paneled pilasters and a modillioned eaves cornice while No.49 retains its original four-panel part glazed front door, attractive patterned Victorian encaustic tile threshold and the marginal glazing bars to the windows. No.51, which retains its original features intact, is a key townscape building, turning the corner with a wide splay into Anglesea Road.



This page from top to bottom

Triangular and scrolled door head, Orford Street

Gothic arched bootscraper, Orford Street

Guilloche pattern on No 25, Orford Street



This page from left to right  
No 48 Orford Street and  
No ?? Orford street







This page  
Newson Street

Opposite page  
Alpine Villas, Orford Street  
Alpe street Victorian granite  
pavement crossing

Part of this Identity Area extends to a short terrace of six white houses on the north side of Newson Street. These houses (together with No 50 Orford Street) were designed by the architect Edmund Catchpole for the builder J Newson in 1880. There is a ropework brick string course between ground and first floors. All these houses retain their original window joinery of white painted timber sashes, but unfortunately all have lost their original front doors. Nos.5 and 13 retain their original iron cresting to the ground floor front bays. Nos 7-11 have their original slate roofs but the remainder have unfortunately been replaced with unsympathetic concrete tiles.

The upper east side of Orford Street from Newson Street to Anglesea Road is dominated by four tall three-storey semi-detached Suffolk white brick pairs of villas (Nos 64-78 'Oxford Villas' 'Salisbury Villas' 'Hampton Villas' and 'Alpine Villas' respectively). These have two-storey brick bays and paired gables which face the road. All have distinctive wavy-edged bargeboards and shaped timber finials to the gables. A rope-twist horizontal brick stringcourse divides the floors.

These houses have survived mainly unaltered. All have their traditional white painted timber sash joinery intact. Most have their original front doors which are in four panels, the top pair of which are

arched and semi-glazed. These are set within glazed arched doorways, and Nos. 68 and 70 retain their attractive and delicate etched glass fanlights. Entrances are reached from black and red diagonal chequered tile paths. Unfortunately the pattern of front doors is broken by Nos. 76 where it has been replaced by less sympathetic modern type which detract from the group as a whole. Boundary treatments are low white brick walls with hedges (except No 78 where the provision of a car hardstanding seriously detracts from the architectural appearance of the group as a whole, and No.74 where the gate piers are constricted from crazy-paving slabs. All these houses at one time had iron railings and iron gates of which some slight evidence still remains.

Nos 52-62 are also nicely detailed (Heathfield Villas, Rivenhall Villas and Dorsett Villas respectively). There have fish-scale bands of Welsh slates to the roofs, bracketed eaves details, elaborate cornice lintels and a rope-twist horizontal band with flanking red brick headers connecting the first floor sills. Fine dentil courses run around the heads of the timber ground floor projecting bays. The harmony is undermined by the top-hung casements on the first floor of No.52 and 54 where the clumsy central transoms and flush facing are a poor substitute for double-hung sashes with deep brick reveals which grace Nos.56 and 58. Several houses have retained



their original four-light part glazed front doors although No.52 has an attractive single upper-panel of late Victorian style stained glass. An inappropriate door that detracts from the appearance of the group has replaced the door at No 60.

Although of two distinctly different styles, Nos 52-78 were all designed by the Ipswich architect Edmund Catchpole for the builder J Newson in 1880 and 1881.

All the pavements in Orford Street have been relaid with 600mm concrete slab pavements and kerbs and street trees have been planted at intervals above Newson Street. At the junctions with Anne Street, Alpe Street, Cardigan Street Redan Street and Newson Street, the granite Victorian pavement crossings have been re-laid. These enhance the character of the area and add considerably to the quality and interest of the floorscape.

There are timber telegraph poles opposite Nos.58 and 70 Orford Street carrying large numbers of overhead telephone wires which detract from the architectural setting of the houses and the appearance of the street.

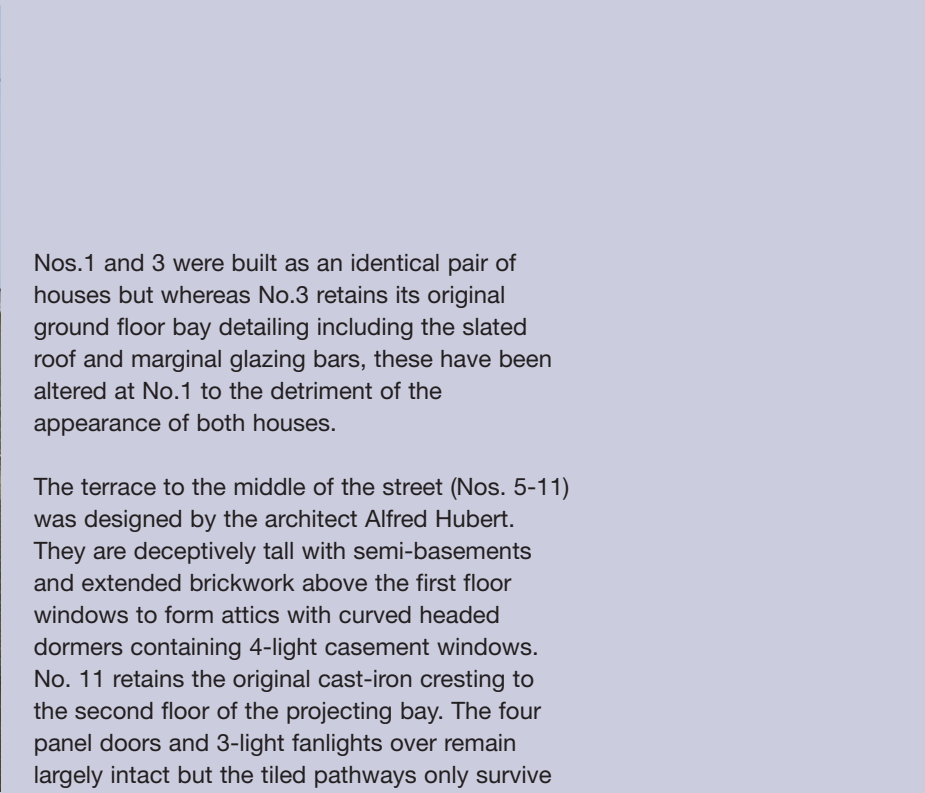
#### 7.4 Alpe Street Identity Area

Originally intended to be called St James Street on the Ipswich plans of 1849 and 1867, Alpe Street has a quite strongly homogeneous architectural character in marked contrast to the variety of surrounding streets.

The first houses to be built in the street (Nos.2-4 and 1-5) followed the pattern of terraced houses set in Orford Street. On the south side, Nos.1-3 are tall and distinguished by attractive stucco doorcases and sash windows with glazing bars. The hardstanding to No.5 detracts from the architectural distinctiveness of this short terrace.







From left to tight  
Alpe Street and Nos 2-6  
Redan Street

Opposite page  
Redan Street

Although several of the early houses at the Orford Street end are either terraced or detached, with the exception of the double-fronted detached house (No.40), all the remaining houses are semi-detached with a central stack and hipped roof. The houses were laid out from east to west between 1877 and 1879. They are set within short front gardens; have projecting ground floor bays (the majority of which are flat roofed) and shallow vertical bands of rusticated brickwork to frame the front elevations and centrally which divide the semis into two. Boundary walls are constructed in matching white bricks.

The generally regular spacing, white brick front boundary walls and the slight slope from east to west adds further interest to the street scene. The monkey-puzzle tree much (beloved of Victorian gardeners) in the front garden of No.16 is a considerable townscape asset, which acts as a distinctive focal point.

On the north side, the houses are set above the road and have semi-basements. The bays containing four-light front and two-light side sash windows are framed in rendered brickwork with spear-leafed decorative capitals and a heavy frieze. The front paths are paved in red and black chequered paths laid on the diagonal and lead to flights of four or five stone steps. up to front doors set back behind porchways. These are formed within semi-circular archways with keystones. The stacks at Nos.8-10 and 14-16 are panelled with ornamental nailhead brick capping courses.

On the south side, the houses have no semi-basements. Front doors have four panels with heavy mouldings (the upper two usually glazed) and are flush with the facade and with a plain fanlight over. Each opening is contained within a

shallow stucco cornice supported by a pair of lovely stucco console brackets moulded with acanthus leaves. Front paths are paved in red and black chequered paths laid on the diagonal. The bays containing four-light front and two-light side sash windows are framed in timber. The eaves have a continuous saw-tooth brick band.

Although a number of houses have been the subject of unsympathetic alterations to individual features, including replacement of the original Welsh slate roofs with concrete tiles; window types and materials, doors, front steps, pathway tilework and boundary treatments and the original brickwork facades dominate. The removal of brick boundary walls to create car hardstandings (usually of in-situ concrete) in the short front gardens detracts considerably from the architectural harmony of the street.

The general architectural appearance has survived, but the character and value of the individual houses (and the street as a whole) would be greatly enhanced if the missing original detailing were reinstated in the correct design and materials. The reinstatement of original part glazed four panel front doors and sash windows would do most to enhance the character of the area.

In one or two cases, as at No.4 and at No.33, later features such as the iron gates and railings have been installed. While these are visually attractive, they are of a much later Arts and Crafts design of the mid-1890s and should not be taken as models for the ironwork of the period of the houses.

The street is paved in 600mm concrete slabs. Trees have been planted in the pavement at intervals.

### 7.5 Redan Street/Oban Street Identity Area

These short streets (laid out as John Street and Windmill Street -then Cumberland Street - respectively in the 1850s) contain a variety of house types and sizes developed haphazardly from the 1870s to 1890. They are built primarily in Suffolk white brick with Welsh slate roofs and traditional white painted sash joinery. The views within the streets are contained by the elevations of buildings at the junctions giving an enclosed character and giving added emphasis to the few large trees in front gardens help frame views in several directions.

Redan Street is a short street of medium sized houses which although mainly terraced on the south side and semi-detached on the north side were built between 1871 and 1876 with the exception of Nos. 10-12 (1889) and Nos.2-6 (1896-7) giving a degree of architectural variety but constrained within a very limited palette of materials; Suffolk white bricks and natural Welsh slate roofs; the use decorative eaves detailed in the form of modillioned eaves cornices in timber or ornamental brickwork; the projecting window bays and the predominance of traditional painted timber sash joinery. Nos. 9-11 have four-panel front doors, partly glazed with divided fanlights over.

A number of the houses have been altered by the introduction of unsympathetic modern joinery, Nos.13 'Burstall House' & 14 have been painted; and No.16 has a concrete tiled roof and at No.15 shiny modern cement slates have replaced the originals and very thin framed top hung casement windows have been used. These changes are particularly noticeable departures from the general consistency.

Nos.1 and 3 were built as an identical pair of houses but whereas No.3 retains its original ground floor bay detailing including the slated roof and marginal glazing bars, these have been altered at No.1 to the detriment of the appearance of both houses.

The terrace to the middle of the street (Nos. 5-11) was designed by the architect Alfred Hubert. They are deceptively tall with semi-basements and extended brickwork above the first floor windows to form attics with curved headed dormers containing 4-light casement windows. No. 11 retains the original cast-iron cresting to the second floor of the projecting bay. The four panel doors and 3-light fanlights over remain largely intact but the tiled pathways only survive at Nos.9 and 11.

While No.3 retains its original mid-Victorian marginal glazing bars, within 25 years the architectural fashion had changed significantly and the marginal glazing to Nos.2-6 are of in an entirely different form - being confined almost exclusively to the upper part of the sash windows. Here every upper sash window is different but within a carefully considered, unified and cohesive overall design. The great variety of these marginal glazing bars is an important characteristic of this street.

The front gardens of Nos.3, 10 and 12 have all been given over to parking which detracts from the areas character. Views at either end of this short street are closed by large houses in Orford Street and Oban Street giving Redan Street a distinct sense of enclosure.

The tall silver birch tree in the front garden of No.5 is a particularly prominent feature in the street scene as are the chimneystacks to the houses on the north side. The telegraph pole and wires outside No.7 are intrusive and detract from the appearance of the area.





**Oban Street** is a short street-connecting Cardigan Street to Anglesea Road. On the west side are two pairs of large distinctive semi-detached houses (Nos. 3-9) built in 1897 that are set slightly below road level. All these properties have a wealth of intricate original details including particularly fine-gauged red brick arches to the windows over the bays and to the front doors. All retain their late Victorian ironwork to the parapets above the ground floor bays. There are attractive carefully detailed timber dormers with pediments to the main front roof slopes. Verandahs in red plain clay tiles connect the bays.

Unfortunately these houses have also been the subject of some unsympathetic alterations including the replacement of the original natural Welsh slate roofs with concrete tiles on Nos. 5 and 7; the replacement of the main first floor windows over the bays at Nos. 7 and 9 with sliding aluminium patio doors; and the removal of the fine gauged arches and front door to No.9

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Oban Street and  
The Anglesea Hotel, Oban  
Street



and its replacement with an inappropriate modern standard casement window. The restoration of the original detailing on these houses would improve the value of the houses, greatly contribute to the character of the street scene and (in the case of Nos. 7 and 9) improve the view from Redan Street.

The Anglesea Hotel on the east side north of Redan Street has been similarly disfigured by the removal of all the original timber sash windows, and the substitution of tilt and turn PVCu windows of an inappropriate profile and materials which detracts from the traditional detailing of the area. No. 8 is an infill scheme broadly in line with the scale and materials of the area and completed in 1966.

All these streets are paved throughout in 600mm concrete slabs.



**7.6 Paget Road Identity Area**

The southern part of the street slopes gently from south to north before dropping steeply down to Constitution Hill. The area to the north of Nos.27 and 8 is in the Park Conservation Area.

The distinctive character and appearance of the street derives in the main from the small number of large detached and semi-detached Victorian and Edwardian houses that retain their traditional materials and detailing. There is restrained use of local red and white facing bricks attractively offset by white painted traditional sash window joinery with glazing bars. These properties stand close to the road in deep plots with wide frontages. The general relationship of these two-storey houses to their outbuildings and mature trees is a significant feature of the character of the street.

On the west side at the southern end is a slightly austere Classically inspired plain semi-detached pair of houses Nos.7-9 with hipped glazed pantile roofs designed by architects Johns & Slater in 1933. Nos.11-13 built as one house in 1867 but were altered and extended to form two dwellings by the Ipswich architect by J S Corder in 1898. No.17 'The Moorings' is a nice neo-classical symmetrical design in Suffolk white brick with a slate roof. Brick pilasters which frame a triple sash window extend round the central stone entrance porch with Corinthian columns to eaves level to support a broken pediment and a timber dentilled eaves. The tall chimneys and central dormer add particular interest to the street scene. A pierced lattice Suffolk white brick wall with large piers encloses the frontage. No.27 (Listed Grade II) and built in 1877 is the largest house in the street. It is now in flats. This rather plain design in Suffolk white brick is enhanced by a fine painted doorcase with fluted pilasters and fine sash windows with glazing bars and flanked by external shutters to the four-window range at first floor. The tall elaborately modeled chimneys with white clay pots and the three pedimented dormers make a particular contribution to the street scene. A pierced lattice Suffolk white brick wall with six large piers encloses the frontage.



On the east side, the houses are in a contrasting local red brick with burnt brick random headers, but the slate roofs and white painted joinery reinforce the overall sense of a cohesive character. No.2 dates from around 1860 and has attractive main and subsidiary gables that face the street, each of which has a projecting ground floor flat roofed bay. There are squinted heavily modeled Tudor-revival chimneys to the slate roof. Unfortunately, a horizontal boarded fence has replaced the original red brick front boundary wall. Nos.4-6 'Paget Villas' was built in 1872 (commemorated on a central date plaque). These houses are an interpretation in semi-detached form, of No.2. They have attractive lean-to porches and similar heavily modeled Tudor-revival chimneys. The red brick boundary walls enclose well-landscaped gardens that screen the houses from the street. No.8 'Glenside' by the architect W R Mills was built in 1879 and is in Suffolk white brick with a slate roof mirroring the materials used opposite. An arched window within a gablet to the projecting front bay is an unusual feature. The sash windows having slender marginal glazing bars and the ground floor windows retaining the Victorian timber hoods for external blinds distinguish the houses. The arched front doorway retains its original paneled door and has a shallow blind stone balustrade over it. Tall moulded gate piers to the Suffolk white brick boundary wall enclose the frontage and add interest to the street scene. To the north the views that might normally be panoramic are restricted in part by the large Holm Oak trees growing in the gardens at the bottom of the hill in Graham Road.



This page  
clockwise from top left  
The Moorings, Paget Road  
No 27 Paget Road  
Paget Road North and  
Glenside, Paget Road





# conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2027 are contained in the Core Strategy and Policies Development Plan Document (2011).

**Policy CS4: Protecting our Assets**

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

**Development Management Policy DM8**

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

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

National advice for identification and protection of listed buildings, conservation areas, archaeological remains is set out in the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990. The general approach to managing heritage assets will also follow the guidance set out in BS7913<sup>5</sup>.

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

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

**2. Supplementary Policies for the Norwich Road/Anglesea Road Conservation Area**

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

**Article 4 Direction**

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

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

**Alterations to elevations**

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

**Roofs**

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

**Roof windows**

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



**Doors and windows**

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

**Painting facades**

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

**Textured paint and render**

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

**Hardstandings and curtilage walls**

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

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

In this Conservation Area, the Council attaches particular importance to encouraging the retention, repair or reinstatement of special features of the area such as original window types and decorative ironwork to windows, brick boundary walls and gate piers, porches, chimneys and other features of interest irrespective of the terms of the Article 4 Direction above.

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

**4. Protection and Enhancement**

**Uses**

The appearance of the area is strongly residential in character although some of the smaller terraced houses have lost some of their architectural detailing in the past. Most of the buildings are well maintained. The conversion of properties to flats has resulted in a change to the character of some frontages with increased parking and surfacing and changes in the landscape treatment to simplify maintenance. A further increase in conversion to flats would be likely to have an adverse impact on the character of the area.

**New development**

The composition of the buildings and spaces within this conservation area gives very little scope for new development, but where new buildings are proposed to stand alongside historic buildings, their design will require very careful consideration. In considering applications for new development, the Council will need to be satisfied that these principles have been adequately taken into account. This does not mean that new buildings have to copy their older neighbours in every detail, but they should form a harmonious group.

**Architectural features**

**Protection**

The conservation area has a wealth of interesting architectural details, particularly ornamental brickwork to chimneys, gables, bays and original Victorian boundary walls. The most prominent examples of these are at the west end of the north side of Norwich Road and in Anglesea Road.

**Reinstatement**

The Grade II listed Albert Terrace (Nos 139-167) in Norwich Road originally had sash windows with glazing bars throughout and rusticated stuccoed gate piers (three of which survive) with railings to the frontages. The original boundary treatment was altered many years ago but the reinstatement of the original pillars to a consistent level of detail would greatly enhance the appearance of the area. Perpetuation of replacement brick pillars, unsuitable front boundary walls and railing designs will not be permitted as a specific interpretation of Local Plan Policy BE14.

The ornamental boundary walls elsewhere with their specially shaped bricks also contribute to the character of the area and should be repaired as necessary. Where good historical evidence exists of missing detailing, this should be reinstated in traditional materials when the opportunity arises.

**Removal**

No’s 139-167 Norwich Road have in several cases been converted to flats and then later restored to single dwellings. This has led in some cases to the imposition of disfiguring external pipework to the front facades that should now be removed when the opportunity arises.

**Brick Cleaning**

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

White bricks are made with a high quantity of chalk which gives the bricks their distinctive colour. When the bricks are fired a hard fireskin is formed whilst the inside of the brick remains relatively soft. When these bricks are cleaned by



the process of grit blasting, the protective fireskin is removed and the softer inner brick is exposed to the weather and the atmosphere. This leads to the slow erosion of the brick and the risk of water penetration into the wall. A light water or chemical wash using fine jet sprays is less likely to damage the brickwork or pointing. Grit blasting can also damage and remove the mortar joints between bricks creating another opportunity for water to penetrate and the need to repoint.

Cleaning of the front facades of No’s 139-167 would require Listed Building consent which would not be likely to be granted except for a comprehensive scheme involving all the properties. Piecemeal cleaning would not be permitted in the interests of the special architectural character of the terrace.

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

Paving & Landscaping

The existing paving with large paving slabs should form the predominant repaving treatment and granite setts, gulleys and street crossings should be retained. Further street tree planting will be considered where the restrictions of underground services permit. Several stone sett paving crossings have been the subject of unsympathetic reinstatements. These require careful repair.

Traffic proposals & street furniture

Street furniture does not have a generally adverse impact on the conservation area but where practicable, the aim will be to mount small traffic restriction signs on existing street lighting columns or on walls rather than by introducing additional poles. Signs will be repositioned in less prominent positions when opportunities arise. This would enhance the appearance of the area.

Contacts:

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APPENDIX 1

Listed Buildings The area contains a number of Listed buildings;

Building	Risk Rating	Grade
No.12 Anglesea Road	6	II
No. 14 Anglesea Road	6	II
No. 16 Anglesea Road	6	II
No. 18 Anglesea Road	5	II
No 20 Anglesea Road	6	II
No. 22 Anglesea Road	6	II
Nos. 48 & 50 Anglesea Road	6	II
No. 61 Anglesea Road	6	II
No. 65 Anglesea Road	6	II
Boundary wall and piers of No. 65	6	II
No. 121 Anglesea Road	6	II
Ipswich and East Suffolk Hospital	6	II
No 153 Norwich Road	6	II
No. 152 Norwich Road	6	II
Milestone Norwich Road	5	II
No 167 Norwich Road	6	II
No.160 Norwich Road, Taylor House	6	II
No 274 Norwich Road	6	II
No. 156&158 Norwich Road	6	II
No. 152 Norwich Road	6	II
No. 163 Norwich Road	4	II
No. 161 Norwich Road	5	II
No. 159 Norwich Road	4	II
No. 155 Norwich Road	6	II
No.139 Norwich Road	6	II
No. 151 Norwich Road	6	II
No. 141 Norwich Road	5	II
No. 157 Norwich Road	4	II
No. 165 Norwich Road	6	II
No. 143 Norwich Road	5	II
No. 149 Norwich Road	6	II
No. 147 Norwich Road	6	II
No. 145 Norwich Road	4	II
No. 27 Paget Road	6	II

Risk Rating

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

Buildings previously Listed Grade III but downgraded to DoE Local List status in 1971.  
Norwich Road Nos 120 –144, 121-129, 131-137, 173-179

Unlisted buildings of special interest

The character of the conservation area is also considerably enhanced by a large number of

unlistedbuildings of special interest in Anglesea Road and the smaller scale streets leading down to Norwich Road. Although these are not regarded as being of national importance they have sufficient quality to make them noteworthy as far as Ipswich is concerned. Most are representative of the Victorian era.

Alpe Street Nos 1-5, 2-4  
Anglesea Raod Nos 33-35, 37-39, 41, 43, 45, 63, 151-53, 79-81, 85, 91-95, 99-105, 6-10, 24-26, 28-30, 32-34, 36-38, 40, 42, 44, 46, 52 & 54  
Newson Street No. 2  
Oban Street No. 10  
Orford Street Nos 13-51, 10-16, 18-20, 30,32-48, 50, 52-62, 64-78,



APPENDIX 2  
Glossary of Architectural Terms

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