

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 Statement 5: Planning for 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.

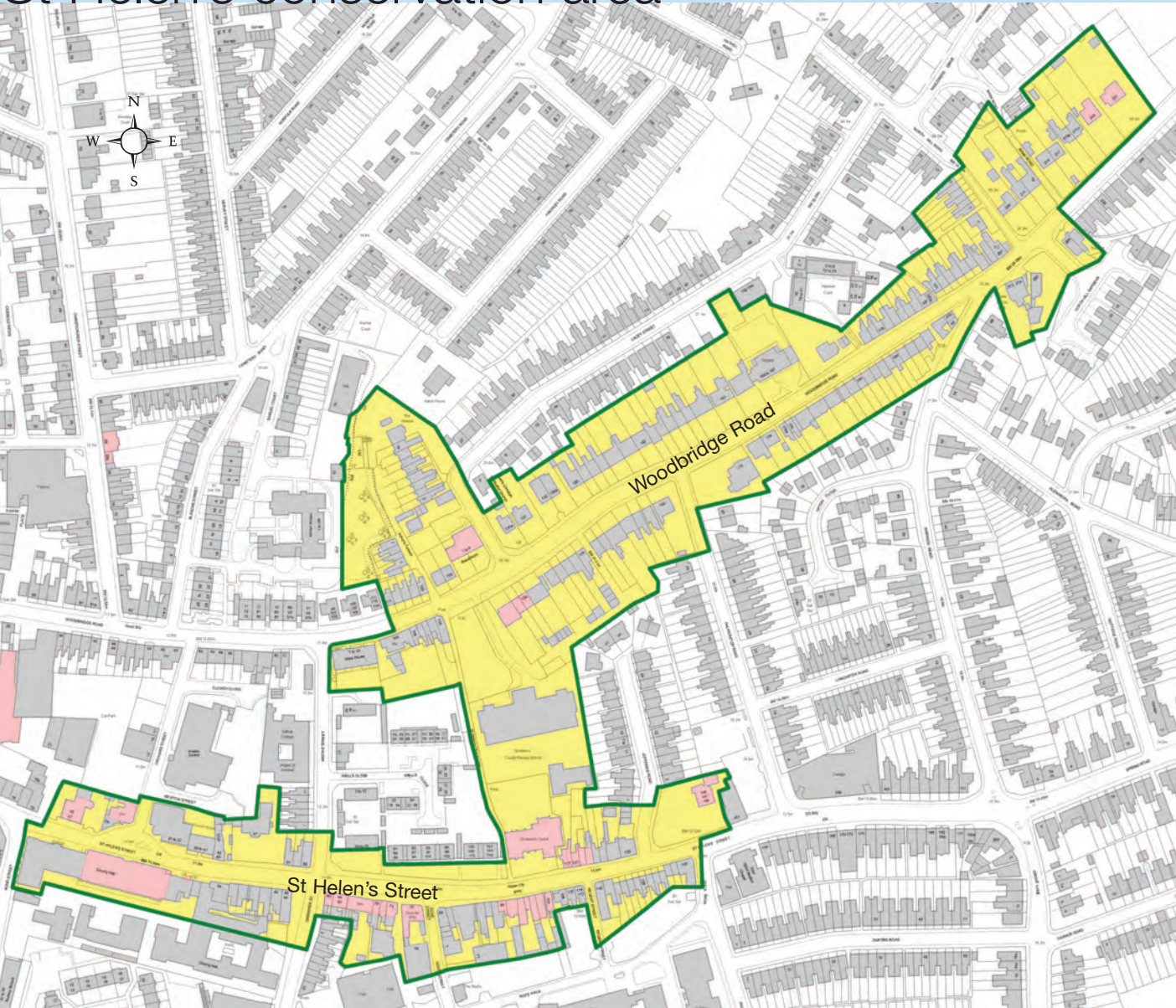


## ST HELEN'S CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL



St Helen's conservation area



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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 Statement 5: Planning for the Historic Environment also makes clear:  
**"The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."**

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

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

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

character. Conservation area designation and control is intended to foster a more enlightened attitude to change and improvement.

- This document has three main aims. These are to:
- provide 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;

St Helen's Street

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## 2 extent of the conservation area

The extent of the St Helens conservation area can be seen on the map on the previous page. Conservation boundaries and descriptions are subject to periodic review (as required by legislation).

The Council reviews conservation areas on an approximately 5 year cycle. Following a review in 2003 the St Helen's conservation area boundary

changed to remove the site of the former Husky factory in Orchard Street that was demolished to form a short stay car park.

## 3 reason for designation

Designation of the St Helens Conservation Area in 1985 was undertaken in the light of a perception that there were pressures for change in the form of alterations and upgrading to dwellings in Woodbridge Road.

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

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

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

Furthermore, prior to designation, there had been instances of alterations to early Victorian houses in Woodbridge Road. Many of these properties had been Listed Grade III in the 1950s but were reviewed and downgraded by the Government to 'DoE Local List' status in 1971 - thereby losing their statutory protection (see Appendix 2).

Former Atlas Works, Woodbridge Road



County Hall



St Helen's Street



## 4 statement of significance of the area

The area comprises two main identity areas comprising busy main radial roads

St Helens Street, largely in commercial use with markedly mediaeval scale and age of buildings on most of the south side; and Woodbridge Road a busy road entirely residential in character developed in the early 19th Century and containing several Listed buildings and a number

of buildings of special local interest (see Appendix 2). The two groups of houses in Arthur's Terrace comprise a distinct small identity area. The two main roads are linked by the large and impressive Edwardian St Helens School and its grounds.

St Helen's Street looking west



## 5 historic development of the area

A small group of mediaeval dwellings grew up around St Helens Church, physically separate from the town centre within the town ditches. This core of early buildings has survived, but the subsequent development has led to a coalescence which makes this former isolation much less distinct.

The expansion of the town, which took place on radial roads leading from the town centre in the early 19th Century, favoured sites which were on

higher ground, where the environmental quality was considered superior to the town center, such as Woodbridge Road. Although developed after 1830, some terraces were not built until as late as 1888. Generally, however, the Woodbridge Road houses display a unity of character, scale and materials, which create an attractive environment. At the same time it has made them sensitive to some of the less-welcome effects of modern-day pressures.

## 6 archaeological significance of the area

There have been a variety of archaeological finds in St Helen's Street and Orchard Street from the mediaeval period and the 16th century (see Appendix 4). Any new developments within this conservation area will need to take account of

the site's archaeological significance. In these circumstances the Council may impose conditions requesting an archaeological watching brief.

E White's map of 1867







Beecholme, Woodbridge Road



St Margaret's Terrace



No 131 Woodbridge Road

## 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.

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

### 7.1 Woodbridge Road Identity Area

This narrow road of ancient origin led as a main radial route from the town centre to Woodbridge and Bury-St-Edmunds. The road rises quite steeply from the Town Centre and curves gently north-eastward from its junction with Argyle Street before reaching a plateau. The road is then flat and straight until it reaches the junction of Warwick Road where it again curves gently north-eastward and rises up to Albion Hill beyond the conservation area boundary.

These two changes of gradient and alignment restrict views within the road and give this part of the conservation area a self contained appearance. Views outward to the surrounding area are almost entirely confined to those

provided by the small number of side streets. Within the western end of Woodbridge Road, three trees assume particular importance as landmarks and in views within the road, the Scots Pine in the front garden of No 147, the Beech in the front garden of No 148 and the tall Wellingtonia in the side garden of No 170 (facing Palmerston Road).

At the west end of Woodbridge Road on the north side from the western boundary to Lacey Street is a short terrace of five much altered mid-Victorian houses of no special architectural interest; a narrow unmade entrance leads to Arthur's Terrace - a small identity area (described separately); and on the east side of the entrance are a pair of inter-war semi-detached houses also of no special architectural interest. To the corner with Lacey Street and set well back from and above the road behind a red brick retaining wall is an attractive large early Victorian semi-detached painted brick house Beecholme (Listed Grade II) and converted to flats by Ipswich Building Preservation Trust. At the junction with Lacey Street there is a long-distance glimpse over a valley of Victorian terraces of Cemetery Road to the upper end of Christchurch Street.

To the east of Lacey Street both No 131 and Nos 133-133a are of particular local interest. The former 'The Beeches' is a mid-Victorian detached Suffolk white brick house with double-height front bays and a central door and is in use as the Ipswich Christian Spiritualist Church. Its setting is unfortunately diminished by its curtilage being given over almost entirely a concrete hardstanding for parking. The latter is a large plain two-storey semi-detached house with a four window range containing fine white painted 12-light sash windows with slim glazing bars within gauged brick arches. It has a good stone porch supported on Ionic columns to the left hand side elevation. This imposing house set behind a white brick boundary wall retains its external detailing intact. It is very typical of the quietly restrained but well crafted detailing commonplace in the area prior to the vogue for unsympathetic alteration and improvements of the 1970s found elsewhere in Woodbridge Road.

Nos 135 to 159 forms St Margaret's Terrace, built in the 1850s in Suffolk white brick to two-storeys but varying in architectural detail and width of frontage. They are predominantly flat fronted apart from Nos 145 and 163 where the two storey front bays were added later. The terrace is set

well back from the pavement (in contrast to the terraces on the south side of Woodbridge Road where only a narrow forecourt separates the houses from the footpath). Generally those at the west end have been the subjects of more marked unsympathetic alterations largely pre-dating the declaration of the conservation area.

Many of dwellings have had their original natural Welsh slate or clay pantile roofs recovered in unsympathetic concrete tiles in a variety of colours and profiles which detract from its intended unified appearance. In several cases such as at Nos 141 and 145 the shape of the window openings has been altered from the traditional vertical orientation and the front facades have been painted (sometimes as a consequence of altering the shape of the window openings. In many cases the original sashes have been replaced either by top-hung casements or by multiple-pane side-hung casement windows of an inappropriate and visually intrusive pattern. The value and interest of the individual dwellings and the terrace as a whole would be considerably enhanced by the reinstatement of the traditional painted joinery of 12 or 16-light sash windows.



In several cases the front forecourts are also intrusively prominent as at Nos 139 and 143 and 149-155. The appearance of the conservation area would be enhanced and the visual impact of these hardstandings reduced by more sympathetic surfacing treatments and improved soft landscaping.

Towards the middle of the terrace, No 147 retains its fine Tuscan portico and has a roof of pantiles which may be the original covering, and No 149 is stuccoed has the only parapet in the terrace.

While No 155 has survived largely unaltered, No 159 has been mutilated by the loss of the original window heads and the replacement of the windows by shortened openings of a crude pseudo-historical design quite inappropriate to the harmony of the terrace as a whole.

Beyond No 157, the front gardens have Suffolk white brick boundary wall with piers and fewer of the facades have been painted. No 161 has had later projecting bays added and these are linked by a slate roof to create a shallow verandah to the central front door. Nos 159-163 retain their original natural welsh slate roofs and Nos 161 and 163 retain their original sash window joinery although the glazing bars have been lost. No 163 was restored by Ipswich Building Preservation Trust in 1993. The inappropriate concrete tile roof was removed and returned to slate as part of the renovation. Nos 165-7 now in use as a doctor's surgery has its original doors and doorcases set within shallow pilasters.

This page  
from left to right  
169 Woodbridge Road and  
207 Woodbridge Road



No 169 is detached and is at right angles to the terrace forming an important townscape feature in terminating eastward view in this part of the street. Ground floor bay windows face westward over the other front gardens and there are shutters to the first floor windows. A small inconspicuous feature is the front door facing Woodbridge Road reached by steps flanked by iron railings. The front door has very attractive Victorian etched glass top panels.

From this point eastward for a short distance the houses are again terraced and are set above the road at the back of footpath. The front doors are reached by five steps set within recesses. A plaque reads 'Connaught Buildings 1878'. This terrace of nine houses has been much altered (with the notable exception of No 183) and is of no special architectural interest. Adjacent to the east is a terrace of six houses 'Farringdon Villas 1888' set back behind and above red brick (but now largely rendered) retaining walls, again these are much altered.

To the corner with North Hill Road are three properties again at the back of footpath. No 203 has had the ground floor altered from a shop to form a dwelling, No 205 is a rendered shop and No 207 'Connaught House 1887' has also been converted from a shop to a dwelling but the upper front elevation is of interest as the windows are set within elaborately detailed arches in radiating red and white brick bands containing nailhead bricks within panels over the window lintels. This detailing adds interest to the view up the hill from Warwick Road.

North Hill Road rises steeply to the north with narrow tarmac footpaths to each side. It originally led to a windmill which stood on the highest easterly point of the (then) built-up area. No 1 North Hill Road is a very attractive detached Victorian house with a central doorway. Also within the conservation area is a short terrace of red brick Victorian dwellings Nos 3-13 some of which have been altered. These are of no special architectural interest.



Beyond North Hill Road, the houses are detached and set back from, and above the road behind red brick retaining walls within well landscaped gardens. Most of these houses date from between 1849 and 1867 and most retain their original features. No 209 in Suffolk white brick has its original 12 light sash windows and natural Welsh slate roof. Both Nos 209 and 211 have slightly projecting brick pilasters to stucco headed doorcases. The original entrance gateway from Woodbridge Road to No 1a Bank Road was blocked up when the entrance was moved to side. Both Nos 211 and 1a have replaced the original sash window joinery with casement windows emulating sashes. A pole with overhead wires is located adjacent to No 1a Bank Road.

Bank Road is now a very narrow cul-de-sac rising steeply from Woodbridge Road. It is now closed off by kerbing and bollards on the rearward boundary of the conservation area. There is only space for one narrow tarmac footpath on the west side. The kerbs are in sandstone and the gulleys in granite setts although partly obscured by tarmac. Careful exposure of the existing paving materials and sympathetic use of similar materials to reveal the footpath and carriageway could enhance this small street.

The remaining group of six semi-detached and detached dwellings in Woodbridge Road are similarly set well back from, and above the road behind brick retaining walls and were built after 1849 but before 1867. They are partly hidden by well landscaped gardens which are an important feature in this part of Woodbridge Road.

Nos 215 and 217 are semi-detached. The former is painted with 4-light sash windows, while the latter has original 12-light sash windows on the first floor while Edwardian bays have extended the ground floor.

Nos 219 and 221 are both Listed Grade II and were thought to have been built in 1826. 219 'Sunny Hill' has a hipped slate roof to a shallow pitch and Suffolk white brick front elevation. A central gabled porch was added at a later date. The house retains its original 12-light sliding sash

windows. No 221 is a stuccoed house with its main entrance on the west side. It has a similar roof and window treatment to No 219. Both properties are well screened from the road by trees and shrubs retained behind modern red brick garden walls.



Atlas Works,  
Woodbridge Road

On the south side, the architectural character differs according to the scale and building line of the dwellings rather than the general age of the properties or land use.

At the western end, the conservation area starts at the junction with Argyle Street. To the corner is the brooding presence of an important townscape building marking the start of the conservation area in Woodbridge Road - Atlas Works, built in 1874 a former corset-stay factory and warehouse before being converted to flats in 1984. The red diapered brickwork within yellow stock brick panels and the corbelled red brickwork above the ground floor windows give the building a monumental appearance despite its relatively low scale and rising topography. It has an eleven window range to Woodbridge Road and these are contained mostly within swept arches with the exception of those adjacent to the main front doors where semi-circular arches are introduced and one pair of openings is supported on columns. Bands of red brickwork run between the windows. A simple spiked railing separates the building from a light-well to the semi-basements. A series of six large dormers (with a further dormer to Argyle Street) in slates covered with bitumen disguise an asymmetrical factory roof behind.



161 Woodbridge Road





Horse and Groom Pub

Below:  
120 Woodbridge Roads

As the road rises steeply, the west wing of the Horse and Groom Public House rises above Atlas Works. Although the main part of the building is C19, the wing with its hipped roof is much earlier and may be of C17 or early C18 origin and is of particular local historical interest. The Public House forms a group with five other terraced properties to the corner with St Helen's Church Lane. These are a mixture of local shopping and residential use. No 116 is important in townscape terms as it contains the views out of the conservation area in a westerly direction down the hill over the Town Centre. With the exception of No 116, the remainder have been unsympathetically altered and the facades rendered.

Above St Helen's Church Lane, the pavement widens in front of St Helen's School. This large building described elsewhere can be glimpsed from the road and is set well back down the hill and partly screened by large mature trees which flank the boundary to the Lane. In views up the hill, the three large trees described earlier make a considerable contribution to the view and to the appearance of this part of the conservation area.

Adjacent to the corner of the Lane, the pavement in Woodbridge Road widens but the clutter of street furniture significantly diminishes the pleasant appearance of the area. This comprises safety guard rails, pedestrian lights, a modern telephone box, and metal telephone-line pole, three control boxes of different sizes types and

colours and street lighting columns. The appearance of the area would be much enhanced if some rationalisation, reposition or disguise of the equipment could be achieved.

Towards the crest of the hill, past St Helen's school, the road narrows which together with a number of large trees on both sides of the road give a sense of enclosure. The first house after the school is No 120, listed Grade II this a large white brick 3 storey house built around 1840.



No's 126 and 124 a pair of three storey white brick houses are also Grade II listed. From this point begins a terrace of early C19 town houses called St Helen's Terrace all of which, with the exception of No 136, are of special local architectural interest. Nos 130-134 all retain their 12 light sash windows and original doors with 3 light rectangular fanlights. Nos 130 and 132 are larger versions of 134 and 136 with 3 storeys and 2 window range. No 130 has its slate roof and a pediment over the doorcase, whereas No 132 has a concrete tiled roof and has lost its pediment.

No 136 has been poorly treated with a grey cement render, all the original window openings have been altered and modern casements inserted. On the ground floor a square bay window has been added. All that remains of the original detail is the door case and front door.

Adjacent to No 136 is a graveled driveway leading to garages at the rear. On the other side of the driveway are No's 138 -148, a row of Victorian red brick houses. No 146 and 148 have their original window joinery in tact and on 148 the yellow clay dog tooth chimney pots remain. No 144 has been unsympathetically altered with modern upvc windows and black painted window heads. The front garden has been tarmaced and, with No 146, has no boundary wall. This detracts from the overall character of the area where boundary walls and hedging are a consistent feature and would benefit from reinstatement.

On the corner of Palmerstone Road is No 150. An attractive detached Victorian red brick house with a hipped slate roof, a three window range of sash windows all with their original joinery and decorative plaster surrounds. On the ground floor are two large bay windows and in the centre an attractive original door with stained glass.



fanlight and panels. The front elevation has a decorative terracotta border at first floor window height, a brick stringcourse and projecting brick quoins. The property has a large front and side garden with a low brick boundary wall with hedging, mature trees and planting.



Above:  
Nos 126-124 Woodbridge Road  
No 150 Woodbridge Road

Below:  
St Helen's Terrace







On the other side of Palmerstone road is a large two storey early 19th century red and white brick house, Rhynewick Lodge. This unusual house has been divided into two homes and has been much altered in the late C19 and early C20. It has a three gabled front range with square bays. At the back of the building is a three storey tower of red brick with white brick dressings, a hipped roof supported by a large timber modillioned cornice. To the front of the building is a large tarmaced drive and on the corner of Palmerstone Road a garden with large mature trees.

At this point the character of the road changes as it narrows. There are fewer large trees and the buildings become terraced and smaller. From here begins a terrace of early C19 houses called Victoria Terrace. The style and size of the buildings vary as they progress up the road, No's 172 -186 are mostly of white brick with a number of large timber porticos and doorcases. The first three houses Nos 172-176 have been much altered. No 172 has retained its slate roof and

Clockwise from top:  
Rhynewick Lodge  
No 178 Woodbridge Road  
No 182 Woodbridge Road

door case but has modern top casement windows. No 174 has concrete roof tiles and modern casement windows but has retained its original door and doorcase. No176 has been divided into two houses, cement rendered and a side door added to 174a with an unattractive awning. No 178 is of painted brick and has a large central doorcase and columned portico with a large wisteria growing up the front elevation. No 180 is a pair with 178 but has retained its white brick façade, original joinery and front door. It also has a side entrance to the left with a small door and sash window above. The original 12 light glazing bars have been replaced with 4 panes. No 182 is also white brick with four original 12 light sashes and a large off centre timber doorcase and portico on slender Tuscan columns. There is a low boundary wall with hedging, a feature that continues along the remainder of the terrace. No's 184 and 186 are of white brick with timber pilaster doorcases. No 186 has retained its slate roof and original 5 paned door with rectangular fanlight, however both houses have modern upvc windows.

From this point the terrace becomes a row of low two storey Suffolk white brick cottages. Although they retain the sense of a homogenous terrace when looked at in detail every house has been altered with concrete roof tiles and upvc windows. No's 188 - 190 retain attractive yellow clay chimney pots. All these cottages have low boundary walls of various brick and narrow front gardens.

Leading up to the junction with Warwick Road are two houses, No's 208 and 210 both have been cement rendered and much altered but No 210 has an interesting arched brick gable on the east end.



On the opposite corner of Warwick Road, past an entrance to the car park, is the Duke of York, a C19 public house. A painted brick building with a slate hipped roof and three window range on the first floor with original 12 light sashes. The pub retains its original timber pub front with sash windows with etched glass and the original front door and door case.

Next door to the Duke of York is an early C19 flint house with red brick quoins and window dressings. This house and the building behind it were part of the curtilage of Derby Lodge, a large house built on the site of the present North Hill Gardens. Built at an angle on a large corner plot, the front elevation has two windows in upvc and on the east face two small circular windows. The building behind is of similar flint construction, and retains stable doors to the front. The plot has a red brick boundary wall and has a number of mature trees in the garden.

On the opposite side of North Hill Gardens are Nos 224 and 226. Once a single early C19 white brick house with a low hipped roof now covered in concrete tiles. It has now been divided into two houses with new upvc windows to the front elevation and porch of both houses and modern entrance doors. These two houses mark the end of the conservation area to the south side of Woodbridge Road.

The pavements in Woodbridge Road between Lacey Street and North Hill Road are predominantly pre-cast concrete 600 x 600 of 600 x 800mm slabs with a concrete strip running parallel with the kerbs (which are also modern). The gulleys are in concrete with a single line of setts adjacent to the carriageway, which, visually, helps to make the road appear slightly narrower. In several places the coursing of slabs is laid at right angles to the kerbs, which produces a more satisfactory, less linear laying pattern. Beyond North Hill Road eastward, the footpaths narrow to a width of one-and-a-half 600mm concrete slabs with a concrete strip.



Duke of York Woodbridge Road



Right:  
1-3 Arthur's Terrace  
Below  
The Warren, Arthur's Terrace



7.2 Arthur's Terrace Identity Area

This concealed cul-de-sac leads off the lower hill on Woodbridge Road. It is an unmade track and gate piers further constricted the narrow entrance in the late 19th Century. On the left is a short terrace of four cottages (Bunn's Cottages) dating from sometime between 1849 and 1867, and built immediately behind the roadway. These have been much altered and are not of particular architectural interest. Opposite the side boundary retaining wall of No 127 Woodbridge Road is of visual interest comprising lower panels of coursed unknapped flints and red brickwork above. The central section is in poor condition and has partly collapsed. The appearance of this identity area would be enhanced if the wall were rebuilt to match the existing form of construction and materials.

The unmade track continues to Nos1-8 Arthur's Terrace and The Warren, a large house attached to the end of this modest Victorian terrace. What are now Nos 4-8 were built before 1867 and Nos 1-4 were built later. No 1 was renovated to a high standard by Ipswich Building Preservation Trust in 1979.

Although the terrace has been altered, it retains its strong architectural character as the large and attractive gabled brick porches accentuate the small scale of the cottages themselves. Most also retain their pleasant cottage front gardens - car parking being confined to the boundaries with the roadway.

Externally, none of the cottages in the terrace survive entirely intact. Most retain their unpainted Suffolk white brickwork although No 2 and No 8 have been painted and No 7 has been rendered. While only No 5 retains its original 12-light sash window joinery, many of the other windows having been converted to 4-light sashes. Originally the terrace was roofed in natural Welsh slate but in several cases these have been replaced by inappropriate modern concrete tiles. All the houses retain their distinctive red and white brick chimney stacks and most still possess their gault brick octagonal chimney pots.

Nos7 and 8 have deeper first floor window openings from the rest but have been rendered and painted respectively which detracts from the terrace as a whole.

The most interesting house in the group is The Warren, built around 1853 for his own occupation by the Ipswich architect J Rotherham Cattermole (designer of the town's finest villa `Woodside, Constitution Hill) and for many years known as Rotherham House.

The house once had very extensive terraced pleasure grounds which ran down the steep slope to the rear of the houses in Samuel Road. These are clearly shown on the 1886 Ordnance Survey maps and there were also fountains and a long curving pedestrian tunnel. A long pathway traversed the slope from the top adjacent to Bunn's Cottages. Any surviving buried structures from this mid-Victorian garden (although partly outside the conservation area) would be of considerable interest in garden history terms.

The house itself has been greatly abused by unsympathetic alterations. Although it retains an interesting belvedere with open laced white brick parapet walls and vertical zig-zag white brick decoration to the side elevation, the decorative front brickwork has been painted and the elevations mutilated by unsympathetic window alterations and a prominent black painted metal fire escape.

Currently a chain link fence at the top of the escarpment marks the boundary to the conservation area. It is partly obscured by Yew trees and other vegetation which overhang it and which provide a pleasant sense of enclosure which it is important to manage and maintain.

The appearance of this small identity area would be much enhanced by improved, sympathetic surfacing more appropriate boundary treatment and the reinstatement of architectural detailing when the opportunities arise.



County Hall

7.3 St Helen's Street Identity Area

The street led in the 19th Century to Spring Road and an area known as St Helens vale. Little of the land beyond St Helen's Church or the higher ground beyond the area now known as Alexandra Park or Grove Lane had been developed before the mid 1860s. To the south were many terraces of small artisans houses demolished in the 1920s and 1930s.

The boundary of the conservation area in St Helen's Street is marked at the western end at the junction with Bond Street by the impressive façade and corner Clock Tower of County Hall designed by J S Corder and H Miller in 1906. Unfortunately, the clutter of numerous traffic signs now devalues the setting.

The street has a distinct but subtle curvature, which adds to its townscape interest by bringing more of the façades into view on the south side. The front of County Hall incorporates the central section of the old Shire Hall, County Gaol and County Courts. These were designed by the London architect, William McIntosh Brookes in 1836. The powerful Tudor style of the central block, built in Suffolk white brick but with heavy

stone dressings, well characterises its original purpose. It has an entrance block with twin castellated towers and side wings and two slightly projecting end pavilions. The termination of the view from Orchard Street on to the entrance is an impressive piece of planned townscape.

To the left of the Listed block there is a red K6 Type Telephone Kiosk [Listed Grade II]. Later additions to County Hall from the 1920s in matching brick and Cumberland green slate roofs help to provide a transitional scale to the smaller two-storey domestic Victorian buildings in the remainder of St Helen's Street up to the junction with Grimwade Street. This short parade of 6 properties is largely all have well detailed Victorian shopfronts and attractive, if plain, first floor façades which contribute to an unassuming architectural composition and act as an appropriately scaled counterpoint to the massing and scale of County Hall. Some minor features of the terrace have been removed and an opportunity to reinstate them should be taken when they are refurbished.



From left to right  
County Hall Entrance  
County Hall Terrace, St Helen's Street





Clockwise from top:  
Nos 60-64 St Helen's Street  
No 76 St Helen's Street  
Nos 66-94 St Helen's Street

From the junction with Grimwade Street, St Helen's Street is very different in character. On this side the buildings are built closely together are mostly of C17 or C18 origin with some alterations and additions. Most of the buildings are in retail use. On the corner of Grimwade Street are Nos 60 - 64 a range of Grade II timber-framed and plastered buildings with 18th and 19th century alterations. They have a low, steeply pitched clay tiled roof, a three window range on the first floor with No 60 having 6 light sashes and No 62 and 64 12 light sashes. Nos 60 and 62 have modern shop fronts on the ground floor

No 64 has been incorporated into the Grinning Rat Public House. A C17 Grade II timber framed building with later external features. It has a clay tiled roof, 2 storeys with a jettied upper storey. At ground floor a modern bar front has been inserted with modern door and door case in a Victorian style.

Nos 70-72 is a C17/C18 timber framed and brick building which has been partly rebuilt. It has a clay tiled roof with two gabled dormer windows. The first floor is painted brick with 2 modern 4 light sashes. The ground floor is in new red brick with two 4 light sashes set back in recesses brick panels. No 74 is a red brick building which stands at right angles to the road. The front has been rebuilt in red brick with a modern timber shop front on the ground floor. These buildings



are listed Grade II for their group value in contributing to the street scene.

Next to this building is the entrance to Dove Yard. Beyond this entrance is No 76 The Dove Public House. This is a detached C17 Grade II listed building with C18 external features. A Victorian pub front with fixed 4 pane windows with half etched glass and a corner entrance extends from the door around the corner on to the Dove Street elevation.



Nos 96-98 is one large Grade II listed C17 building with a steep pitched concrete tiled roof with a large brick central chimney stack. The building is of painted brick and has a central C18 6 panelled door and timber doorcase. To the right of the door an early C20 shop front has been inserted with a central door between 2 plate glass windows. This property was formerly a butchers and there is a painted panel in the center of the first floor with the legend Hill Farm (Henley) Co, Purveyors of Quality. Immediately in front of this building is a pedestrian crossing, the lights and signage of which, detract from this good building.



Nos 112-114 St Helen's Atreet

Next door is the Waterlily public house. A C16 building it originally had two wings running back from the road with a carriage entrance between. The entrance has now been blocked with a part glazed door. This building is listed Grade II for its contribution to the street scene.

Next door Nos 102-104 is a grade II listed early or mid C17 building which is now two shops. The front elevation has been rendered and has a concrete tiled roof with a large timber cornice at eaves level and a large central brick chimney stack. There is a three window range on the first floor with 12 light casement windows and a small 4 pane window in the center. On the ground floor are two shop windows to left and right with entrance doors set at an angle to each side of the central through passage.

Nos 108, 110, 112-114 are a row of early C19 buildings of painted brick with slate roofs. No 108 appears to be a later extension and has no decorative detail and a modern shop front. No 110 has two 4 light sashes on the first floor and a late C19 shop front. A decorative cornice at eaves level runs the length of 110 and 112-114. No 110 and 112-114 have 2 decorative chimney stacks and a 3 window range with 4 light sashes. No 110 has its original door and door case with a rectangular fanlight and a 4 light sash to the left of the door. No 112-114 has a jettied corner with a modern shop front beneath.

At this point is the junction with Regent Street and on the opposite corner is No 116-118 a large C18 house with modern additions. It has a clay tiled roof with decorative ridge tiles and two dormer windows with 6 light sashes. There is a large timber bracket cornice at eaves level. The ground floor once had a shop front which has been replaced with a 6 panel front door with timber doorcase and two modern 16 light sashes. This building also has a jettied corner on the Regent Street corner.

Adjacent to No 118 are Nos 120-134. A terrace of Victorian brick cottages all of which have been altered with concrete roof tiles and upvc windows and are of no architectural interest. The junction with Rope Walk marks the end of the northern side of the conservation area. On the corner is No 140-142, a painted brick C19 building with a slate roof. It has 4 light sash windows and its original entrance door although the top panels have been replaced with glass. The ground floor has a fixed window range that continues around the corner onto the Rope Walk elevation.

On the north side of St Helens Street, the conservation area includes Nos25-27 St Helens Street and its curtilage. This is an impressive plain three-storey red brick house with a parapet. It has a central plain Tuscan doorcase reached by a short flight of steps. To the rear and offset to the east is a two storey range with a plain clay peg tile roof.



Nos 116-118St Helen's Atreet





Adjacent, to the junction with Orchard Street is the County Hotel [Listed Grade II]. The building was laid out to form one half of a planned shallow crescent which continued on the east side of the Orchard Street junction in the 1850s. The east side was subsequently redeveloped for offices in 1920. The form of the original design is still visible in the shallow curved bays of the hotel despite it being altered and much embellished in neo-classical style by the Ipswich architect J S Corder in 1897.

Nos 47- 49 is a large Edwardian 3 storey detached house set back from the road. It has a clay tiled roof, large decorative chimney stacks and a full height projecting gable. The house is mostly in red brick with the central gable being rendered. There are some attractive decorative details on the building including terracotta finials on the dormer windows, a large timber bracketed cornice at eaves level and large brick finials at the gable ends. Unfortunately the building has suffered from the installation of upvc windows and some unattractive signage on the front elevation all of which has reduced the buildings architectural interest.



Clockwise from top:  
County Hall Pub  
St Helen's Church Lane  
Nos 47-49 St Helen's Street

The junction of St Helen's Street and Argyll Street is very busy with a large quantity of traffic lights and signage that overwhelm the relatively small scale streetscape. On the opposite side of the junction are a number of modern flats built in the 1950's. They are set well back from the road with a large attractive lawned area with cherry trees to the front. This green area is included in the conservation area as it adds much needed planting to this built up area.

Next door to these flats is St Helen's Church Lane. This lane climbs steeply and joins St Helen's Street with Woodbridge Road. It is narrow with the churchyard and school to the right fenced off by some attractive Victorian railings. At the school these railings give way to a brick wall and then further up to wooden fencing. On the left hand side the aspect is open over the back of the flats and the car park. This side is fenced in modern chain link fencing. This aspect detracts from what is otherwise a pleasant leafy lane.



From the lane there is a side access to St Helen's Primary school. This large and imposing building was built by R.C Wrinch in 1912 for the Ipswich Education Board. The building is in an Edwardian classical style, three storeys with three pedimented gables and prominent copper ventilation turrets on the roof. There is a 21 window range on the first two floors with the original 12 light sashes with 6 light casement windows at the top. In the pediment of the center gable is a large circular window with a 12 light sash. In the front is a large playground.

Back on St Helen's Street, past the entrance to the lane is St Helens Church. This church has been the subject of much alteration, its reconstructed, awkwardly shaped spire in the early 1980s being the most unfortunate recent aspect. Numerous local architects were employed in the 19th Century including William Pattison of Woodbridge who rebuilt and enlarged it in 1848-50 by keeping the original tower, porch and south wall of the nave, but constructing a new nave, transepts and chancel and an east window as a facsimile of the great window of Merton College, Oxford. Nevertheless, "for such a limited sum, the architect could not be expected to lavish much beauty or ornament on the structure...". Further work was necessary to the tower in 1856 and two new west end windows designed by Frederick Barnes



From top to bottom:  
St Helen's Church  
St Helen's School





Clockwise from above:  
St Helen's church gate,  
St Helen's churchyard, 117 St  
Helen's Street and Nos 117-121  
St Helen's Street

The church has a low white brick retaining wall to the front with two pairs of gate piers at either end capped with fleur-de-lys finials. The main gates are Victorian with an arched iron bar suspending a light over the gates. The churchyard at the front is attractively planted with many mature trees and hedges. Two lime trees flank the entrance path to the west door and there is a large birch tree to the east. The trees and planting of the church-yard coupled with the green space before the church lends this part of the street an open aspect which changes past the church as the street narrows and becomes built up on both sides with the properties fronting directly onto the street.

Adjacent to the church is the cross wing of a C17 house whose jettied gable fronts the street. Attached to this house, No 117/119, are two other small C17 houses, Nos 121 and 123, all three are Grade II listed. No 117/119 nestles in the space between the east porch of the church and the back of the chancel end with the entrance door facing the churchyard. The house has been much altered in the years before listing. It has had wooden casement windows inserted possibly in the 1930's and has been cement rendered. The front elevation has four windows and a modern porch with an arched front door. The roof is clay tiled and has a very large brick chimney stack with an unusual crenellated top. A small entrance gate leads from the street linked to the house by a low red brick wall.



Nos 121 and 123 have low clay tiled roofs and have been cement rendered with modern windows and doors. Both houses have had large unattractive timber dormer windows inserted into the roof line at eaves level and finishing at first floor level. Originally No 121 was part of No 123 forming one larger house. Currently both houses would benefit from the reinstatement of more sympathetic windows and doors and the removal of the dormer windows.

No 125 is also listed Grade II and is part of this small terrace of buildings but looks to be of a later date. Again it has been cement rendered and had modern windows and door added and a large dormer window inserted.

The last building in this terrace of assorted buildings is a large early C19 painted brick house which has suffered from much alteration since the advent of conservation area status, with the addition of modern upvc windows and a concrete tiled roof.

This house is on the corner of the junction with Jeffries Road. The conservation area boundary encompasses the lowest part of Jeffries Road to include the garden of three Grade II listed properties which border Jeffries Road and St Helen's Street. Nos 145 - 149 was once one large house now divided into three homes. It has a C17 core with C19 and early C20 additions. The original building has had a cross wing added and the front elevation is Edwardian in style with a brick ground floor and rendered first floor. The main building has a three window range with 12 light sashes with rusticated brick surrounds. On the ground floor are two entrance doors and two 4 pane sashes. On the rendered gable end of the cross wing are two 12 light sashes on the first and ground floors.

The house lies in a substantial corner plot in a large lawned garden surrounded by a high red brick wall. On the St Helen's Street side there are some large mature trees including a poplar and sycamore. This openness and tree cover marks a change in the street where it widens and opens out with views up Spring Road towards the viaduct. The wall surrounds the property and carries on into Palmerstone Road. From this back view the form of the original C17 house becomes clear. The end of the wall also marks the end of the conservation area on the north side of the street.



Above:  
Nos 145-149 St Helen's Street

Below:  
Nos 117-133 St Helen's Street



# conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2006 are contained in Ipswich Local Plan 1997.

The Plan gives environmental issues a high priority and sets out among its specific objectives for the Built and Natural Environment. These include:

- To protect and enhance listed buildings and their settings and the designated conservation areas;
- To achieve high quality and sustainable new development;
- To bring about environmental improvements through development opportunities.
- To prevent loss of open space with natural amenity value by guiding development towards appropriate locations

The Local Plan Built Environment Chapter sets out detailed conservation policies (with supporting text) to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. Other policies with particular relevance to specific conservation areas are also identified below.

### 1. Detailed Policies

The Local Plan Built Environment Chapter sets out detailed conservation policies (with supporting text) to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. These and other policies with particular relevance to specific conservation areas are identified below with the relevant Local Plan policy number.

#### BE30

Consent to demolish a building or structure within or adjacent to a conservation area will only be granted where:-

- (a) the building/structure does not materially contribute to the townscape quality of the area and its removal would contribute to the enhancement of the area;
- (b) it can be demonstrated that the building/structure is incapable of repair and reuse; and
- (c) evidence of a completed contract for the full implementation of the comprehensive scheme of development has been submitted to the Local Planning Authority.

#### BE31

The Council will resist the removal of chimneys, skyline features and other parts of buildings that positively contribute to the character of conservation areas.

#### BE32

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

#### BE33

The Council will seek to ensure that development proposals including changes of use within or close to a conservation area preserve or enhance the character and appearance of the area. Particular care will be taken to protect open spaces and other collective peculiarities that contribute to the character of each area.

#### BE34

In considering proposals for development in conservation areas the Council will pay particular regard to the following design criteria for new buildings, redevelopment, extensions or additions to existing buildings:-

- (a) the position of a proposed building on a site will be determined by its relationship to adjoining buildings and spaces and to building lines;
- (b) the height and mass of the proposed building will be in scale with adjoining buildings and with the area as a whole;
- (c) the design of the building should pay regard to matters such as scale, height, form, massing respect for the traditional pattern of frontages, vertical and horizontal emphasis and detailed design (such as the scale and spacing of window openings) in order to reflect existing characteristics in the street;
- (d) materials to be used will be appropriate to the area in both type and colour; and
- (e) the design and detail of the space around buildings, landscape schemes, lighting, roads, fences, street furniture and signs will pay regard to the special qualities of the surrounding area.

#### BE35

Proposals for development in or close to conservation areas should be accompanied by a sufficient level of detail to enable a proper assessment to be undertaken of the impact of each scheme on the character and appearance of the area. Outline planning applications will only be appropriate in certain circumstances and only then if accompanied by sufficient material to demonstrate the townscape implications.

#### BE15

In considering development proposals the Council will seek the retention and reinstatement of existing or former boundary walls, railings, fences and gates which complement the character and appearance of an individual building and the surrounding area. In this conservation area, additional Local Plan policies from the Natural Environment Chapter have particular relevance.

#### NE11

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

#### NE12

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

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

#### NE13

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

#### NE14

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

Other Local Plan policies may also be relevant depending on the nature and location of each specific proposal including NE9 on the landscaping of new development.

Where changes to the elevations of buildings, alterations affecting boundary walls etc. on the street frontage or works to trees are proposed, owners and occupiers are advised to consult the Planning and Development Service for assistance and agreement on the need for consent for any such change.

Any Planning Applications for development in the area will receive particular advance publicity in the local press and on site. Representations about them will be welcomed and will be taken into account when considering such proposals.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Head of Planning and Development or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.



**2. Supplementary Policies for the St Helen's Conservation Area**

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

**SPP 1**

In this Conservation Area, the Council attaches particular importance to encouraging the retention and repair or reinstatement of special features of the area such as ornamental shop front details, mosaic shop thresholds, window details, metalwork and other feature of interest. The Council will advise on acceptable methods of achieving this objective.

**SPP2**

Certain types of minor development outside conservation areas do not require planning permission. This is known as 'permitted development'. Where the Council considers such changes might be detrimental to the character and appearance of the area it will consider requiring planning permission for these alterations, subject to prior public consultation.

**SPP 3**

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

**SPP 4**

The Borough Council as Highways Agent for Suffolk County Council will aim to ensure that wherever possible, the visual and physical impact of works within the highway affecting conservation areas is minimized in line with the joint accord and the "Highways in Conservation Manual" 1998.

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

**3. Protection and Enhancement Uses**

The nature of part of the conservation area in St Helen's Street as a shopping sub-centre to the east of the Town Centre, but somewhat detached from it, has resulted in a poor overall level of occupation and mix of uses despite the residential character of the areas to the north and the large educational uses to the south. While a commercial use is appropriate for the character of St Helens Street, the general low level of occupation has led to poor building maintenance, some unsympathetic alteration and changes of use. It is important that a balance is maintained if the special character of the street is to be preserved. Increases in the levels of certain uses might not be appropriate - including the sale of hot foods to take-away. The Woodbridge Road area is predominantly residential

**New development**

There is very limited scope for new development in such a densely developed and tightly drawn conservation area without the need for prior demolition. Where new buildings are proposed to stand alongside historic buildings, PPG 15 (para. 2.14) makes clear that their design will require very careful consideration.

**Architectural features Protection**

The conservation area has a wealth of interesting architectural details such as traditional window and door joinery, brickwork detailing and doorcases. These make a significant contribution to the preservation of the character of the conservation area and should be retained.

**Reinstatement**

Some erosion of detail has occurred, particularly through the loss of traditional sash windows by those of inappropriate design, materials and finishes or where glazing bars have been removed. Where possible the further replacement with such non-traditional windows should be resisted

Where good historical evidence exists or where original architectural detailing is missing, its reinstatement will be encouraged when opportunities arise. This would greatly enhance the character of the area and enhance the value of the individual properties. This is particular so in Woodbridge Road where the reinstatement of traditional window joinery in place of unsympathetic modern casements installed within the last 20 years would enhance the character of the area. Much poor quality recent joinery out of keeping with the architecture of the

dwelling is now deteriorating and will require replacement in the near future. [By contrast many original sash windows are still in good condition where they have been regularly maintained].

**Environmental improvements**

The Council will encourage the reconstruction of front boundary walls and gate piers by offering design advice on appropriate materials and traditional designs where appropriate (particularly in Woodbridge Road) and on the reconstruction of front boundary fences and gates in appropriate materials in Arthur's Terrace, in the interests of enhancing the character and appearance of the area.

The erosion of front garden landscaping for the creation of vehicle hardstandings has led to a serious erosion of the character of parts of Woodbridge Road, particularly where the areas have been laid out with in-situ concrete paving and/or where the front boundary wall has been completely removed. In most cases it is possible to accommodate vehicles while retaining some landscaping and paving in a more sympathetic surfacing material by retaining or repositioning (wherever possible) piers and boundary walls.

The Planning, Regeneration and Transport Service Advisory leaflet on the sympathetic incorporation of front garden parking will be vigorously promoted in areas where this is a problem and where not otherwise restricted by an Article 4 Direction.

**Brick Cleaning**

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

White bricks are made with a high quantity of chalk which gives the bricks their distinctive colour. When the bricks are fired a hard fireskin is formed whilst the inside of the brick remains relatively soft. When these bricks are cleaned by the process of grit blasting, the protective fireskin is removed and the softer inner brick is exposed to the weather and the atmosphere. This leads to the slow erosion of the brick and the risk of water penetration into the wall. A light water or chemical wash using fine jet sprays is less likely to damage the brickwork or pointing. Grit blasting can also damage and remove the mortar joints between bricks creating another

opportunity for water to penetrate and the need to repoint.

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

**Paving & Landscaping**

Most of the paving in the area is modern but of a size appropriate to the scale of the streets (mostly 600 x 600 or 600 x 800mm slabs). In Bank Road, the kerbs are constructed from sandstone slabs which are in good condition. The gulleys have 4 lines of granite setts but these are partly obscured by the tarmac road surface. Because of the narrowness of the road there is a footpath on the east side only. When the opportunity arises, the granite setts should be uncovered and the appearance of the carriageway would be enhanced if the setts were extended across the road to form a crossing. The pavement could also be upgraded. Similar treatment would also be appropriate at the lower end of North Hill Road.

Arthur's Terrace would benefit from an improved standard of surfacing to this unmade cul-de-sac although at present it is not adopted highway.

The area is characterised by a limited number of specimen trees in both front and rear gardens. Further tree planting will be encouraged to provide eventual replacements to maintain continuity of landscape cover in the long term



Traffic proposals & street furniture

The heavy traffic volumes using St Helen's Street and Woodbridge Road as major radial roads necessitate traffic signage and a level of street lighting higher than visually desirable for a conservation area. In particular, the height of street lighting on the north side of St Helen's Street sits uncomfortably in relation to the scale of the buildings. There is an opportunity to reposition some signs and regroup others and some street lighting could be moved to adjacent buildings to enhance the appearance of the area. This should be considered whenever Traffic Orders are proposed to be modified.

There is an unsatisfactory clutter of uncoordinated street furniture in the vicinity of the pedestrian crossing opposite St Helens School entrance in Woodbridge Road. The crossing equipment, barriers, lighting, British Telecom cabinets, telephone box and pole seriously detract from the appearance of that part of the conservation area and some replanning or resiting of some of the equipment is required.

APPENDIX 1  
Archaeological finds from the conservation area:

Ref	Site name	Period	Summary/description
IPS 152	125 St Helens Street	Medieval	Sherds found E of St Helens church during building work
IPS 153	Church of St Helen	Medieval	St Helens Church
IPS 437	Edmund Clench's Great Orchard (1674), Health Centre, Orchard Street	Post Medieval	Three storeyed, crenellated tower shown on John Ogilby's map of Ipswich in 1674/1698

4. Further Information

The Council's planning documents - Ipswich Local Plan; Character Descriptions which detail the special character and policies applicable to individual Conservation Areas, the particular supplementary policies to apply within those area to protect their special status and specific measures for their protection and enhancement; and general information and detailed technical leaflets are all available from the Conservation and Urban Design Service at Grafton House. Telephone 01473 432934 or 432935 or e-mail at [www.ipswich.gov.uk/Services/Conservation](http://www.ipswich.gov.uk/Services/Conservation).

APPENDIX 2

Listed Buildings The area contains a number of Listed buildings;

Building	Risk Rating	Grade
County Hall main entrance	6	II
K6 Telephone Kiosk adj. to County Hall	5	II
No 6 St Helen's street	5	II
No's 25-27 St Helen's street	6	II
No 29 County Hotel St Helen's street	6	II
No 60 St Helen's street	6	II
No 62-64 St Helen's street	6	II
No 66-68, Olive Leaf PH	6	II
No 70 St Helen's street	5	II
No 72 St Helen's street	5	II
No 74 St Helen's street	6	II
No 76, The Grinning Rat PH	6	II
No 96-98 St Helen's street	4	II
No 100 St Helen's Street (The Water Lily)	5	II
No's 102-104 St Helen's Street	6	II
No 117 St Helen's street	6	II
No 121 St Helen's street	5	II
No 123 St Helen's street	6	II
No 125 St Helen's street	6	II
No's 145-149 St Helen's street	6	II
St Helen's Church	6	II
Beech Holme, Woodbridge Road	6	II
No 120 Woodbridge Road	6	II
No 122 Woodbridge Road	6	II
No 124 Woodbridge Road	6	II
No 219, Sunny Hill Woodbridge Road	6	II
No 221 Woodbridge Road	6	II
Milestone No 70 Woodbridge Road	4	II
Milestone No 71 Woodbridge Road	5	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.**  
No's 172 -204 Victoria Terrace, Woodbridge Road  
No 206 and 208 Woodbridge Road

Local List

A significant number building of special local interest enhances the character of the conservation area. Although they 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 late Georgian or early Victorian era.

**St Helen's Street** No's 2-4, 8-10, Rear of 23 (former Silk factory), 37,36-38, 82, 116-118  
**Woodbridge Road** No's 17-18, 49 (The Limes), 38-60, Cowells Warehouse, The Horse and Groom PH, 131, 133-133a, 135-157, (St Margaret's Terrace), 159, 161, 163, 165, 167, 169, 209, 211, 126-134 (St Helen's Terrace), 170(Rhynwick Lodge), Victoria Terrace 212/214 (Duke of York PH), 220, 224/226  
**North Hill Road.** No 1  
**Bank Road** No 1a  
**Arthur's Terrace** No 1-8  
**Lacey Street** The Warren



APPENDIX 3  
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.