



GRUNDISBURGH and BURGH JOINT CONSERVATION AREA APPRAISAL

June 2010



On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

CONTENTS

	SECTION	PAGE NO.
INTRODUCTION		
1	CONSERVATION AREAS: Planning Policy Context	1
2	GENERAL CHARACTER SUMMARY	3
3	TOPOGRAPHICAL SETTING	5
4	ARCHAEOLOGY AND HISTORY	6
5	QUALITY OF BUILDINGS	7
6	TRADITIONAL BUILDING MATERIALS	10
7	CHARACTER OF SPACES	11
8	TREES AND GREEN SPACES	12
9	COUNTRYSIDE SETTING	13
10	FORMER USES	14
11	PROPOSED ENHANCEMENTS	15
12	STREET BY STREET APPRAISAL	16
	12.1 Ipswich Road and Rose Hill	17
	12.2 The Green	19
	12.3 Grundisburgh Road, Burgh	23
	12.4 Woodbridge Road	24
13	CONSERVATION AREA MANAGEMENT PLAN	27
	13.1 Alterations to existing buildings	27
	13.2 Design of new development	28
	13.3 Conservation area boundary	29
	13.4 Demolition	29
	13.5 Enhancement opportunities	29
	13.6 Landscape and Trees	29
	13.7 Contacts	30
14	REFERENCES & FURTHER INFORMATION	31
15	SUMMARY OF CHARACTER FEATURES MAP	32

Public consultation: this took place between 5/11/09 and 28/2/10 and included writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 10 responses were received which led to 8 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

INTRODUCTION

The conservation area in Grundisburgh was originally designated by East Suffolk County Council in 1971, extended by Suffolk Coastal District Council in 1985 and confirmed by redesignation in 1990.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Grundisburgh under a number of different headings as set out in English Heritage's 'Guidance on Conservation Area Appraisals' (2006).

As such this is a straightforward appraisal of Grundisburgh's built environment in conservation terms and is followed by a street – by –street appraisal describing the village in more detail.

The intent of this document is as a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



Grundisburgh Village Sign



The Green

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four Conservation Areas in the Suffolk Coastal District.

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.

As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

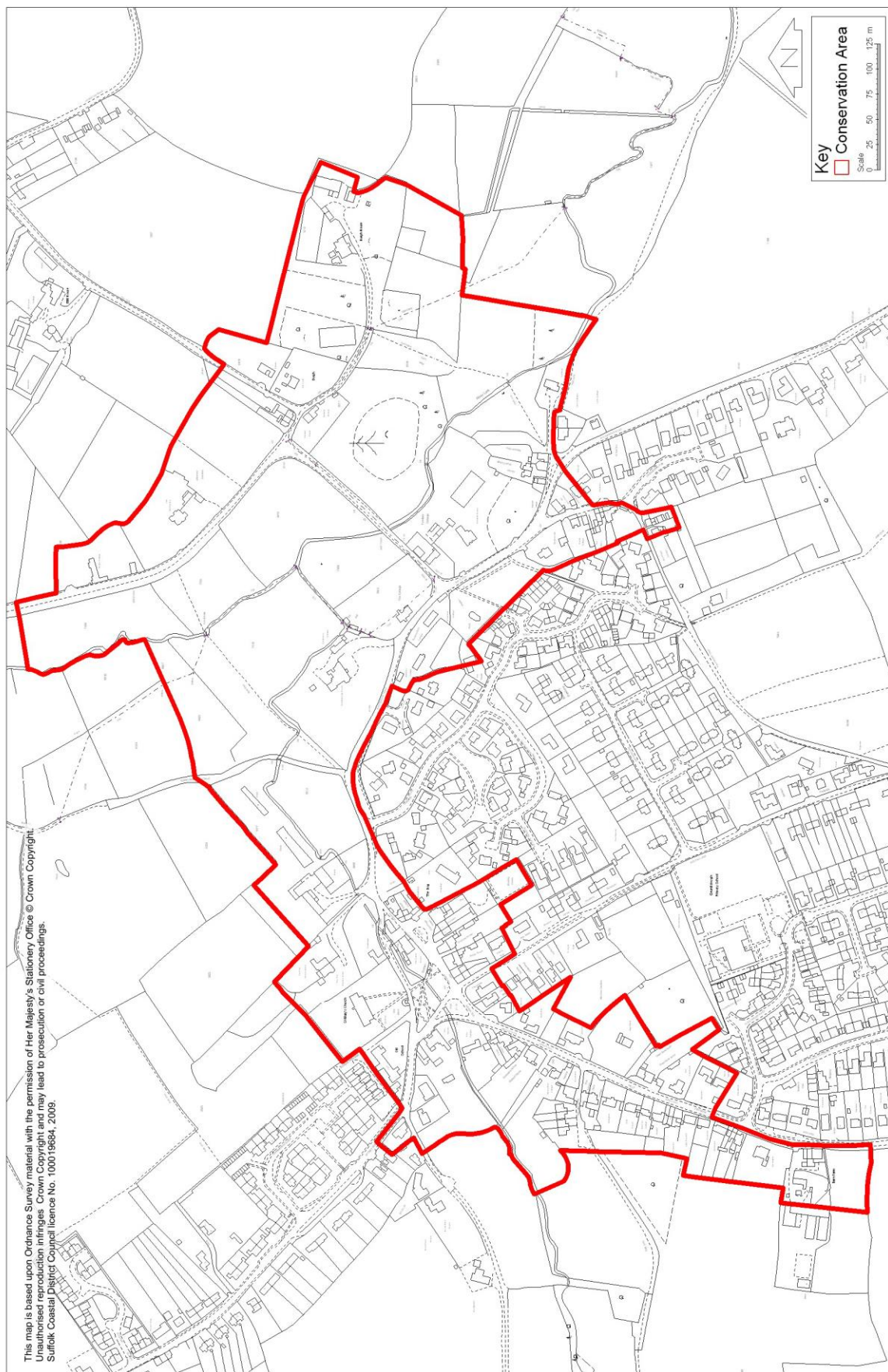
National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment are set out in Planning Policy Statement 5: Planning for the Historic Environment; and PPS 5: Historic Environment Planning Practice Guide (both March 2010).

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 'the historic environment'. This policy encourages local planning authorities, in their plans, to 'identify, protect, conserve and, where appropriate, enhance the historic environment of the region'.

At the District and local level, the approved draft (as at June 2010) of the Local Development Framework (LDF) recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the LDF contains an objective 'to maintain and enhance the quality of the distinctive natural and built environment'. The Core Strategy also provides general advice supporting the retention and enhancement of Conservation Areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

This Conservation Area Appraisal provides details and identifies particular features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- a description of the area's history, development and current status
- a guide to managing future change



Grundisburgh Conservation Area (North to the left)

2 GENERAL CHARACTER SUMMARY

Grundisburgh lies close to the confluence of the tributaries of the River Fynn, surrounded by attractive countryside rich in woodlands, hedgerows, meadows and streams, one of which runs through the village green. Virtually the entire village and the conservation area are included within the River Fynn Special Landscape Area.

The character of Grundisburgh is determined by its strong, linear configuration of development on the approach from Ipswich, leading into The Green with its church tower, and by the equally distinctive entity of large, well-treed gardens and the several small groups of cottages which line the main approaches from Clopton and Woodbridge.

The prevailing character of the conservation area, despite much recent adjacent and infill modern housing development, is one where the traditional appearance and ambience of the village remains very much intact. Some of the new housing could have been better integrated in design and layout terms but its effect upon the important qualities of the conservation area itself is limited.

Grundisburgh's appearance is one of the most attractive in the District, particularly in the village centre and its special qualities must be retained to ensure the preservation of the conservation area.





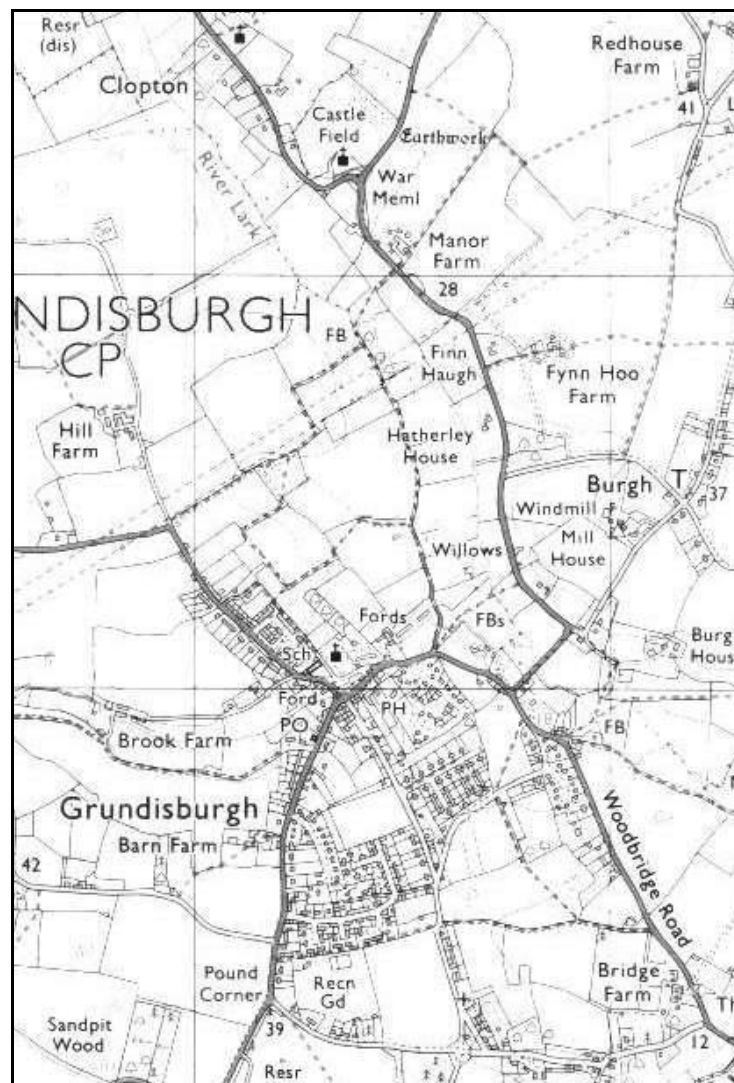
Grundisburgh: aerial view 2007

3 TOPOGRAPHICAL SETTING

Grundisburgh is a small village in central east Suffolk about three miles north-west of the market town of Woodbridge and about seven miles north-east of the centre of Ipswich, the county town. The village lies in the valley of a tributary of the River Fynn, which becomes estuarine at Martlesham Creek off the River Deben, eventually reaching the North Sea between Felixstowe and Bawdsey.

The village is just west of the B1079 Woodbridge to Debenham road. In the 18th Century this fed agricultural produce from the heart of Suffolk into the small shipbuilding port of Woodbridge. As an important trade link this road was consequently turnpiked by the Woodbridge to Eye Turnpike Trust in 1803. About two miles south of the village, the East Suffolk railway line from Ipswich to Lowestoft had a station at Little Bealings from 1859 until 1956.

Away from the coastal 'Sandlings' strip, the village is sited on the eastern edge of the 'High Suffolk' claylands, where the heavy soils are best suited to arable farming. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk Historic Environment Record lists thirty six sites of archaeological interest for the parish of Grundisburgh (as at January 2010). Apart from an enclosure and some ditches of unknown date, there is little listed of any significant age.

There are a few Roman scatter finds including a coin and other scatters dating from Saxon and Medieval times. More recent entries include the Medieval church and two moated sites near Bond's Corner about a mile north-west of the village. There is also a Post Medieval windmill site within the estate to the south of the village centre, the roundhouse now converted to a house.

The parish was listed in the Domesday survey of 1086 as 'Grundesburgh'. One manor was held by Godric, a free man of Harold's, before 1066, another was under the patronage of St Etheldreda's.

Although the right to a market and fair had been claimed from at least the 13th century both were reported as being long obsolete by the mid-19th century. Nonetheless the existence of these may partially account for the form of the village, clustered as it is around a large village green with compact development surrounding.

Types of farming included those typical of both a sheep-corn region and wood-pasture, involving a variety of sheep bred for fertiliser and fattening; barley as a principal crop; pasture meadow, dairying and some pig keeping.

Population records show that numbers have doubled over the last 200 years to around 1250 as new development has brought a commuter element to the village.

Suffolk Historic Environment Record is now available online at

www.heritagegateway.org.uk/Gateway/CHR



St Mary's Church Tower

Hundred of CARLFORD
In GRUNDISBURGH Godric, a free man of Harold's, held before 1066;
1 carucate of land as a manor.
Always 1 villager; 4 smallholders.
Always 1 plough in lordship; 1 men's plough. Meadow, 3 acres.
Value then 16s; now the same.
In the same (Grundisburgh) 3 half free men under the patronage of
the same man; Godwin, Wulfwin, Leofric; 7 acres of land. Then ½
plough, now none.
Value then 2s; now 12d.
Also in the same (Grundisburgh) in lordship; 2 free men, Burgric
and Aethelric, under the patronage of Askell, a guard, before 1066;
5 acres. Then ½ plough, now none.
Value 10d.
In the same (Grundisburgh) in lordship; 1 free man, Brown, under
the patronage of E(dric), Robert Malet's predecessor; 20 acres. He
held these 20 acres from Edric. Then 1 plough, now ½.
Meadow, 2½ acres.
Value then 5s; now 4s.

In GRUNDISBURGH 7 free men under the patronage of St. Etheldreda's
before 1066; 20 acres of land. Then 1 plough, now ½.
Value then 4s; now 5[s].
In the same (Grundisburgh) 1 free man, Siric, King Edward's man;
1½ acres. 1 free man under the patronage of Brictric; 4 acres of land.
2 free men, Aelfric and Bricman, under the patronage of Aethelric
of Burgh; 14 acres. Then 1 plough between them, now none.
Value 10s.
In the same (Grundisburgh) 2 free men, 1 under the patronage of
St. Etheldreda's, the other under the patronage of Haldane; 60 acres.
6 smallholders.
Always 2 ploughs. Meadow, 2 acres.
Value then 12s; now 10[s].
In the same (Grundisburgh) Roger holds from Roger of Poitou;
1 free man of St. Etheldreda's before 1066; 40 acres.
1 smallholder.
Then 1 plough. Meadow, 2 acres.
Value then 10s; now 8[s].

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

Grundisburgh has two higher grade listed buildings, both situated amongst trees just north of The Green.

The grade I listed Church of St Mary is mainly late 13th Century with 15th Century additions. It has an early 16th Century chantry chapel and a tower of 1751-2. Although mostly of rubble flint construction, part rendered with stone dressings, the tower is of red brick with Doric style pilasters. The nave's lead-clad double hammerbeam roof is described by Pevsner as 'splendid, one of the most beautiful in Suffolk'.

Just east of the Church, beyond the intervening Rectory, is Basts, a grade II* listed house of c1520. This is timber-framed and limewashed, of three storeys and jettied twice, with richly moulded bressumers and a salt cellar carved on a corner post, the trade-mark of Thomas Awall, for whom the house was built.

West of the Church, there is also a listed building, the grade II former Victorian School, now converted to flats, in red brick with blue dressings and a slate roof. This was designed by Ipswich architect Ridley King in 1874.

The substantial majority of buildings within the conservation area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the conservation area, and their character defining features should be retained. New development can enhance the conservation area when designed to a high standard.



Basts



Former School



Grundisburgh streetscenes





Red and White Brick and Slate



Rendered Timber-frame and Thatch



White Brick and Slate



Cast Iron Railings

6 TRADITIONAL BUILDING MATERIALS

The majority of other listed buildings in the village are timber-framed and rendered, some still with thatched roofs, others with this replaced by plaintile or pantile. Most of Suffolk's other vernacular materials are also represented within the village.

Most of the unlisted Victorian cottages are built of 'Suffolk Red' or 'Suffolk White' brick, many of them now painted over. These have a variety of roofs, mostly slate, or pantile of the natural clay or black glazed variety.

The grade II listed Old Rectory, actually in the adjoining parish of Burgh, is also red brick but with a plaintile roof. 'Suffolk White' bricks also make an appearance on grade II listed buildings, with the usual shallow pitched slate roof, as at Grundisburgh House, Finndale House and the former Butcher's shop just south of the Green.

Although a majority of the buildings in the conservation area are not listed, there has been relatively little in the way of modern intrusion.



Red Brick



White and Red Brick and Black Pantile

7 CHARACTER OF SPACES

The historic part of the village is essentially clustered around The Green with its Church. Here are to be found the majority of the listed buildings around a central grassed area with the stream running through the middle to the east. This adds interest requiring a number of bridging points and fords for the various roads and paths crossing the water. The quality of this extended open area, in effect a village green, is very high and adds significantly to the character of the conservation area. Its special qualities should not be eroded by encroachment.

From this green area, the road to Ipswich heads off southwards as Rose Hill with its strong linear configuration of development and a minor lane, Stoney Road, heads off westwards. Woodbridge Road heads eastwards through an area of larger houses with well treed gardens, and some small groups of cottages, to join the Woodbridge to Debenham road about a quarter mile further on.

The stream also wends its way eastwards, passing north of Grundisburgh House, before being joined by another stream from the north, from where they continue south-eastwards. The conservation area here contains both sides of the valley including part of adjoining Burgh Parish to the east with its scattered houses along the road to Debenham.

The intervening area of river valley is undeveloped and relatively flat consisting of water meadow lying within the floodplain of the River Lark. The extent of the conservation area here is unusual and is important for the preservation of the village's rural setting. Therefore the importance of the water meadow systems (with footpaths) must be acknowledged for their retention: Town Lane Meadows

(to Burgh); and Half Moon Meadows (to Hasketon). The special value of small grazing enclosures with relic hedge boundaries is of special historic interest.



Stream on The Green



Ford

8 TREES AND GREEN SPACES

One of the key elements of the Conservation area is its trees and green spaces. Treed and planted spaces usually enhance the buildings and spaces around the village and provide an appropriate setting for the conservation area.

Within a conservation area all trees over a certain size are afforded some protection. Notice to fell or prune trees has to be submitted to the local planning authority for consideration. Specific trees, groups or woodlands throughout the conservation areas may sometimes be protected by Tree Preservation Orders (TPO) by virtue of the fact that there has been a previous request or proposal to remove the tree or develop a site. Protected trees may have particular amenity, historic and ecological value.

Bounded by the church and school to the north, The Green is the main open space in the village and has a small river flowing through it. The variety of trees in and around the churchyard gives it the feel of a small arboretum. Here can be found Yew, Beech, Cedar, Birch, Scots and Corsican Pine, English and Red Oak, Lime, Larch and Ash, with nearby examples of Willow, Spruce and Holly.

Just east of the Church parts of the grounds of The Rectory are the subject of TPO no.27, containing Beech, Yew, Oak, Horse Chestnut, Sycamore, Holly and Ash.

The conservation area also includes a large tract of land across the river valley to the east, part of it within Burgh parish. This area is mostly water meadow delineated by the usual common hedgerow trees. To the south-west of this area the large gardens of Grundisburgh House and

Finndale House contain many fine specimen trees.

On the other side of the road from these two houses, a strip of woodland between two modern estates and largely outside the conservation area comprises Ash, Sycamore, Oak and Field Maple and is the subject of another TPO, no.29.

One further area of trees in the village has also been under sufficient threat to warrant a TPO, no.141, covering a group of Beech, Acacia, Poplar, Holly, Sycamore, Yew, Cedar and Pine trees behind the Primary School, just east of Rose Hill adjoining the conservation area.

The open and green spaces at the land to the rear of High Bank; Grundisburgh Primary School; and the land covered by the TPO at The Spinney and Thomas Walls Close contribute to the setting of the conservation area.



Churchyard Trees

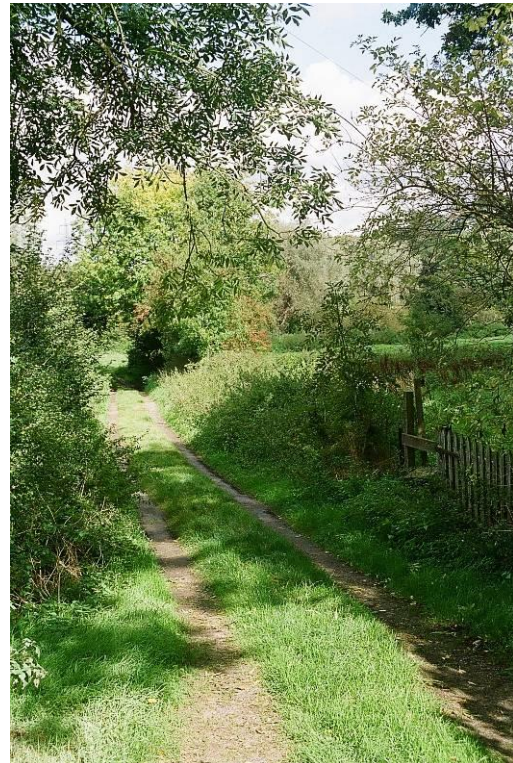
9 COUNTRYSIDE SETTING

The wet area of river valley at the east end of the conservation area effectively brings the countryside into the village. The Woodbridge to Debenham road here crosses from west bank to east as it continues northwards. Also crossing the valley are two footpaths, nos. 11 and 8, each with its own footbridge crossing of the river.

From the western end of the latter path, off the road east of The Green, one further footpath no.7 heads off northwards along the west bank of the river as Town Lane. Off this footpath further north, footpath no.27 heads westwards through fields linking to other paths nos.26 and 28 north of the Church.

The picture south and west of the historic centre is a little different with numerous small housing estates having filled in the fields. Here there are remnants of footpaths, re-aligned along various short estate roads, making the real countryside that much more distant. Footpaths nos.17 and 18 off Rose Hill provide a slightly more historic version of this phenomenon, both heading off westwards.

The conservation area in its valley setting is all designated within the River Fynn Special Landscape Area, the countryside here with woodlands, hedgerows, meadows and streams.



Town Lane



The Green

10 FORMER USES

Old field names recorded in the tithe apportionment of 1841 give a clue to some former activities in the village: 'Hempland' and 'Winding Piece' indicate the growing and processing of flax for the linen industry. Names such as 'Mill Piece', 'Gravel Pit Field', 'Kiln Field' and 'Sand Pit Field' are self explanatory, whilst 'Upper Fiz Gates', 'Little Anguish', 'Artus' or 'Break Neck Hill' are somewhat more intriguing.

Records from the late 17th Century tell a similar story of basic agricultural origins. Residents then included 10 Yeomen, a Husbandman, a Weaver, a Spinster, a Miller and an Inn Holder, whilst earlier in that century there were Wheelwrights and a Thatcher too.

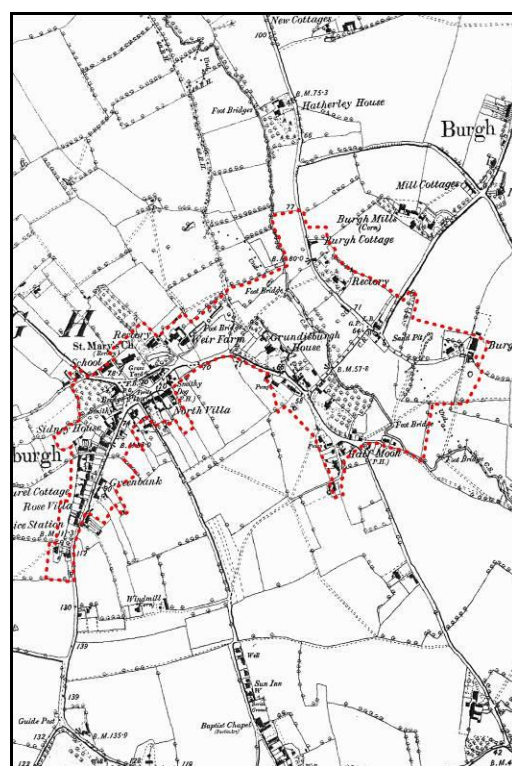
The former Half Moon public house on Woodbridge Road has now reverted to domestic use.

Just north-east of the conservation area up Mill Hill in Burgh parish there remains a fine white brick tower mill, now without sails. Records indicate for Grundisburgh itself a former smock mill having stood west of Rose Hill near Barn Farm whilst Post Mill House, south of the Primary School includes the remains of the roundhouse of a former post mill.

Today the village has some surviving businesses in the form of The Dog public house, a village store, a hardware store and a Post Office. Their retention is crucial for the vitality of the village and for their important contribution to the historical character of the conservation area. Loss of these uses or changes of use to residential should be avoided.



Burgh Tower Mill



19th Century Map

11 PROPOSED ENHANCEMENTS

Modern intrusions within the village are perhaps most concentrated on Rose Hill, where a number of infill houses make use of foreign forms and materials such as asymmetrical modern windows and concrete roof tiles.

At the other end of the village traffic on Woodbridge Road is a major problem, bringing very large vehicles through narrow winding lanes.

The Village Green adjacent to the Dog Inn along with the hard surfaces has long been a problem area of the village centre. There is very little proper foundation to the terraced area and continual patching has caused damage by frost water and constant manoeuvring of vehicles. This area would benefit from a project aimed at positively enhancing the area.

The village green has the potential to suffer from encroachment of clutter including further seating, signage, guardrails and bollards. These should be resisted to maintain its rural character.

Parking on the village green can place pressure on the visual qualities of this central feature but its provision elsewhere in the village is limited.

The elimination or reduction of the wirescape down the right hand side of Meeting Lane would be a desirable enhancement. This approach to the Village Green could be improved by a clearer view over the rooftops to the church and old school.

The desirability of improving pedestrian links throughout the village should be borne in mind where future enhancement or development opportunities permit.

There is a need to enhance trees and hedges in the village. Suffolk Coastal

District Council's Parish Tree Scheme is available to Parish Councils who wish to carry out sensitive planting schemes to enhance spaces within the Conservation Area.



Wirescape to Meeting Lane



Woodbridge Road

12 STREET – BY – STREET APPRAISAL



12.1 Ipswich Road and Rose Hill

The approach from the south along Ipswich Road is via relatively high ground, although views are restricted to the east by a row of nondescript modern bungalows.



On the west side Barn Farmhouse and its associated traditional outbuildings make an important contribution to this entry point to the village at the top of Rose Hill.

Barn Farmhouse itself, with its colourwashed walls, pantiled roof and wedge-shaped dormers, is an important little building, being a small hall dating from the 15th or 16th Century.



On the western side beyond the Farmhouse, Rose Hill is built up with regular rows of small, mainly 19th Century cottages, which are set back and lie on the falling slope of the hill, so they are below road level. These cottages are an interesting mixture of brick and render with clay pantiled or slated roofs and their form in conjunction with the topography makes for picturesque townscape that makes a pleasant contribution to the conservation area.



Most were originally designed with symmetrical frontages, chimneys on each gable end, sash windows and well detailed porches. Some had bay windows and there were interesting boundary fences and metal railings. In some instances, these have unfortunately been replaced with new red brick walls which step down the hill, giving a jagged appearance, often with too many thin brick piers. Trees and shrubs in the front gardens have a softening effect on the street scene.



Visible ahead across a short terrace of cottages set at right angles to the road, is the red brick Church tower, forming a dominant focal point amidst conifers. This forms a key view into the village centre.

The approach down the hill leads to a gradually emerging awareness of the Green at the centre of the village.



The simple form of Thistleton, a rendered house once very neglected but now thankfully restored, stands high up in splendid isolation. It makes a major contribution to this part of the Conservation Area.



On the eastern side of Rose Hill the land rises and there are some unfortunate retaining walls. Although constructed in red brick, the way they step down the Hill again gives them an unfortunate jagged appearance.

Larger period and post-war dwellings of varying styles and quality, contrast with the smaller cottages opposite.



Back on the western side of Rose Hill, Malting Lane provides access through to some new houses and gives a surprising view of the trees and meadows lying so close to the centre of the village. Such a view, therefore, makes a valuable contribution.

The Post Office is set well forward and marks the beginning of a 'pinch point', with buildings located closer to the road, before the space opens out again to form the entrance to The Green.



The traditional buildings on the western side at the bottom of Rose Hill form an interesting tight-knit group, characterised by a curious blend of painted cottages, the former smithy and Folly Cottage.

Folly Cottage, a former pair of 18th Century cottages, is set well back within the adjacent gardens, retaining much of its early traditional character and features.



Railings, the village sign and a weeping willow tree punctuate the otherwise open appearance of The Green.

The informal, rural character of The Green should be preserved. The white painted post and rail balustrades to the bridges are attractively simple. The ford and the effect of the gentle curves of the grass banks to the stream are both important features.



12.2 The Green

The Green, busily crossed by informal tarmac paths, is situated in the bottom of the valley which itself gives the area its form. Through its centre flows a small stream set in a sunken channel with grass banks, crossed by small footbridges, a ford and a road. In one corner there is the bus shelter and traditional red 'K6' telephone box, forming a pleasant group, the K6 in particular being a longstanding key feature of the village green scene which should it is crucial to retain.



The concrete kerbing on the road crossing the stream is out of keeping with The Green. The other unpainted wooden posts and rails on the northern side are undesirable, but do help to prevent vehicular encroachment and are relatively unobtrusive. Further erosion of character by kerbing or the addition of street furniture, lines and signs should be resisted as the appearance of the village green is central to the character of the conservation area.



On the western side The Gables is the only building which borders directly onto the Green. It forms a prominent focal point of activity there, constructed in white brick with red brick dressings and an interesting mixture of architectural details. South of the shop, behind the ford and footbridge, garden trees and shrubs edge The Green and envelop the stream.



Dominating The Green on the northern side, the Victorian former Primary School and Parish Church stand on rising ground. The School virtually lines up with the Church, and its red brick walls and slate roof relate well to the brick tower and lead roof on the Church. As a group the buildings make an outstanding contribution to the conservation area character by virtue of their scale, form, use and location.

To the west of the School the view up Stoney Road was terminated by Rose Cottage, a grade II listed early 19th Century colourwashed house, but

recently modern housing intrudes upon this view.



A very attractive red brick retaining wall runs the length of the School frontage, which itself is an important and prominent feature of the conservation area. The brick tower was added to the Medieval Church in 1791 and is a handsome, albeit unexpected, feature on a Parish Church in a Suffolk village. The Churchyard, with its war memorial, is well treed and is visually linked with the grounds of the Rectory.



The Rectory, not listed but nevertheless a very fine building, is a large late Victorian Arts and Crafts style house designed by H A Darbishire in 1882. It employs most of Suffolk's vernacular materials: red brick on the ground floor, white brick on the first overlaid with imitation timbering along with areas of tile-hanging and render. It is a solitary representative of its style in the village and makes a positive contribution to the conservation area by virtue of its style and character.



The road which runs across the top of the Green in front of the Church and Rectory crosses the stream by way of a ford and a narrow raised footbridge. The simple white post and rails and grass bank are appropriately low-key. Ford House with its battlements, brick detailing around windows and other features, including its adjacent brick wall, reads as a particularly attractive folly.



Both are prominent but very different buildings. The Coach House is rendered with shallow pitched roofs; the Old Reading Room is a tall, attractive, red brick structure with larger, white painted, timber windows and a clay tiled roof. When viewed on approach the building is picturesque: attractively modelled and intact.



The mature trees and hedgerow to the west of the Coach House front the eastern edge of The Green and significantly reinforce its rural character. The Coach House and the Parish Room (Old Reading Room) form a small island of development between the main road entering The Green from the east and the road through the ford behind them.



Its proximity to the road increases its prominence and forms an important pinch point in terms of enclosing and creating a dramatic entry to the Village Green. The different architectural styles and details are interesting and complementary.

Beyond this tight-knit grouping to the east, the character of the Conservation Area is markedly different.



The buildings lining the southern side of The Green represent various periods of architectural style. They are set back from the Green by small gardens. Both The Holme and the Old Bakery have been modernised. Brown stained windows and other joinery, along with dwarf brick boundary walls instead of hedges and railings, have unfortunately given them a more modern, suburban character when compared to the other buildings which face The Green.



The Dog Public House, together with the two other buildings set at right angles to the road, form a pleasant group around a small triangular area, which is unfortunately spoilt by the parking of cars and poor surface finishes. This provides a future enhancement opportunity for improving the setting of the listed building and commercial uses in this area.



On the other hand, the group of buildings from Meeting Lane eastwards still very much retain their traditional character and appearance, although one has had plastic replacement windows installed. It is absolutely vital that the unity of the group afforded by the traditional detailing and use of materials is retained in the future.



The Forge Stores still retains its traditional form and some of its traditional features, although there is scope for improvements to its appearance in terms of its contribution to the character of the Conservation Area. The stores provide a very important use edging The Green and ensure activity and vitality complementary to the Public House. This contribution, therefore, is vital to retain for its contribution to the conservation area.



12.3 Grundisburgh Road, Burgh

The approach to the village from the north by the B1079 from Clopton follows the valley of the Lark, a small tributary of the River Fynn. The vista across the valley southwards is very pleasant, with the Church tower appearing above tree-lined meadows and is worthy of preservation.



Beyond the Old Rectory, the road bends sharply to the right, but straight ahead there is a small tightly-knit group of traditional cottages, beyond which the open land provides a glimpse up the hill of Burgh Mill, a prominent landmark. Around the bend to the south-west the road crosses the valley and its river before bending again to the south-east. The Conservation Area is now characterised by large houses set along the edge of the water meadows with trees and hedgerows creating a very attractive landscape.



The simple form and scale of Burgh Cottage, built right up against the road, and The Old Rectory, a pleasant red brick Georgian building with sash windows and a plaintiled hipped roof, make a positive contribution to the unspoilt rural scene.



The mature landscaped grounds of Finndale House, an attractive early 19th Century house in white brick with a slate roof and pleasant traditional outbuildings, form an important visual link with the land around Burgh House back across the valley to the east.



12.4 Woodbridge Road

Beyond Finndale House the former public house, Half Moon House, closes the view from the road leading out of Grundisburgh towards Woodbridge and forms the nucleus of a small group of dwellings. This is the eastern entrance to the Conservation Area and, for many years, was visually separated from the main part of the village to the west. Unfortunately, new development has begun to encroach on this once-isolated group of traditional buildings, but trees and hedgerows do provide an attractive screen.



When approaching this group at the edge of the Conservation Area from the Woodbridge direction, nondescript modern bungalows back onto the road to the west, although to the north-east there are pleasant views towards Burgh House and its landscaped grounds, which can be seen across the water meadows of the river valley forming a very attractive and important view.



Most of the buildings retain their traditional form, materials and details. The adjacent listed thatched cottage, with its long straw thatched roof (formerly a shop), is visually very important and forms the focal point of a pleasant group of houses, clustered on three sides of a small open space.



Travelling back westwards from Half Moon House, close to the junction leading to Grundisburgh off the B1079, stands a small pantiled cottage. Squeezed in amongst hedgerows, its small scale makes it an attractive feature in a rural setting close to this busy road junction.



The new green south of here was established as part of the development of new housing beyond. The Green was an attempt to reinforce the visual quality of this part of Grundisburgh, characterised by the clusters of traditional cottages and the undeveloped roadside frontage between them. The open space does make a contribution but, unfortunately the standard of the design of the new development beyond, and the lack of mature planting to screen it, has meant that the housing is somewhat intrusive here.



This green area does link through, however, to the grounds of Saddlers Cottage, a grade II listed 17th Century rendered, thatched cottage. The open space on this side of the road continues with trees and hedgerows, although again, due to its scale, design and use of materials, the new housing in Gurdon Road does intrude into the otherwise traditional character of the Conservation Area.



The north side of this part of Woodbridge Road is dominated by large trees and hedgerows and the grounds of three important houses: The Cottage, Grundisburgh House and The Basts. The Cottage, although in a prominent location, is attractively low-key and thatched.



Grundisburgh House is a fine 19th Century two-storey building, constructed in white brick with a slate roof. It has an imposing symmetrical front elevation with tall windows and a classically inspired porch. The house stands majestically in a setting of mature trees and landscaped garden.



The Basts is a remarkable three-storeyed timber framed house dating from the 16th Century. Its hipped roofs, jettied floors and mullioned windows create an awe-inspiring architectural composition which is clearly steeped in history.



The adjacent traditional large barn with its pantiled roof and weather-boarding entirely complements the house.

13 CONSERVATION MANAGEMENT PLAN

The overall character of Grundisburgh remains that of a typical old Suffolk village which still retains much of its traditional form and appearance. Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which justify its Conservation Area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, form and layout of the settlement itself and the attractive relationship which exists between the older buildings, the spaces between and around them, and the wider landscape. Important natural features such as trees and hedgerows also make a major contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are however other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, large modern street lights, standard concrete kerbs and large prominently sited highway signs. Heavy traffic can also have a major impact upon the character and appearance of the Conservation Area, as can inappropriate car parking, causing the erosion of grass verges. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and streetscenes within the conservation area and alternatives should always be considered preferable.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to modern replacement windows and doors in older buildings.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature, particularly where the traditional use of white paint provides a unifying element in the street scene.

In order to protect the character and appearance of the Conservation Area, wherever possible the District Council will seek to prevent such inappropriate developments from taking place. To this end the Council is publishing design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

13.1 Alterations to existing buildings

The particular character of Grundisburgh, with its strong prevailing historic appearance, renders it particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the conservation area. Such features include windows, doors, front boundaries, chimneys, and roof

coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights.

It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the conservation area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the conservation area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary.

An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary. Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it.

13.2 Design of new development

In a conservation area such as Grundisburgh the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist recreation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features. Certain characteristics can be used as inspiration without resorting to copying – perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses.

Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it.

13.3 Conservation area boundary

On completion in 2010/2011 of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review.

13.4 Demolition

Grundisburgh has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Grundisburgh and undermine the conservation area. Conservation area guidance issued by the Government (PPG15) provides that a proposal to demolish an unlisted building that is judged to make a positive contribution to the special interest of the conservation area will be considered against the same set of tests that apply to a proposal to demolish a listed building. Appendix 2 of the English Heritage publication 'Guidance on conservation area appraisals' sets out the characteristics to be identified in judging whether an unlisted building makes a positive contribution.

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Grundisburgh is maintained and protected and this includes in relation to future highways measure that may, for example, include traffic-calming or parking.

13.6 Landscape and Trees

The positive management and design of the landscape of the conservation area is a key consideration in planning related work. Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment web site (www.suffolklandscape.org.uk) and Suffolk Coastal District Council Supplementary Planning Guidance's can be useful tools. The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced.

Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs.

New boundary treatments to property can also provide enhancement to the conservation area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

Contacts

Further advice, information and support can be provided by officers of Suffolk Coastal District Council:

Conservation and Design Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Landscape and Arboricultural Officer

Tel. 01394 444241 nicholas.newton@eastsuffolk.gov.uk

REFERENCES & FURTHER INFORMATION

Chatwin, C P 1961 *East Anglia and adjoining Areas*, British Regional Geology, HMSO

DCLG, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, HMSO

DCLG, DCMS, EH, 2010, *Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide*, HMSO

D.o.E. 1984 *List of Buildings of Special Architectural or Historic Interest: District of Suffolk Coastal: Parish of Grundisburgh*

Domesday Book 1986 *Suffolk* Phillimore

Dymond, D & Martin, E (eds.) 1989 *An Historical Atlas of Suffolk*, Suffolk County Council.

English Heritage 1995 *Conservation Area Practice*, HMSO

English Heritage 2006 *Guidance on Conservation Area Appraisals*, HMSO

Flint, B 1979 *Suffolk Windmills*, Boydell

Goult, W 1990 *A Survey of Suffolk Parish History*, Suffolk County Council

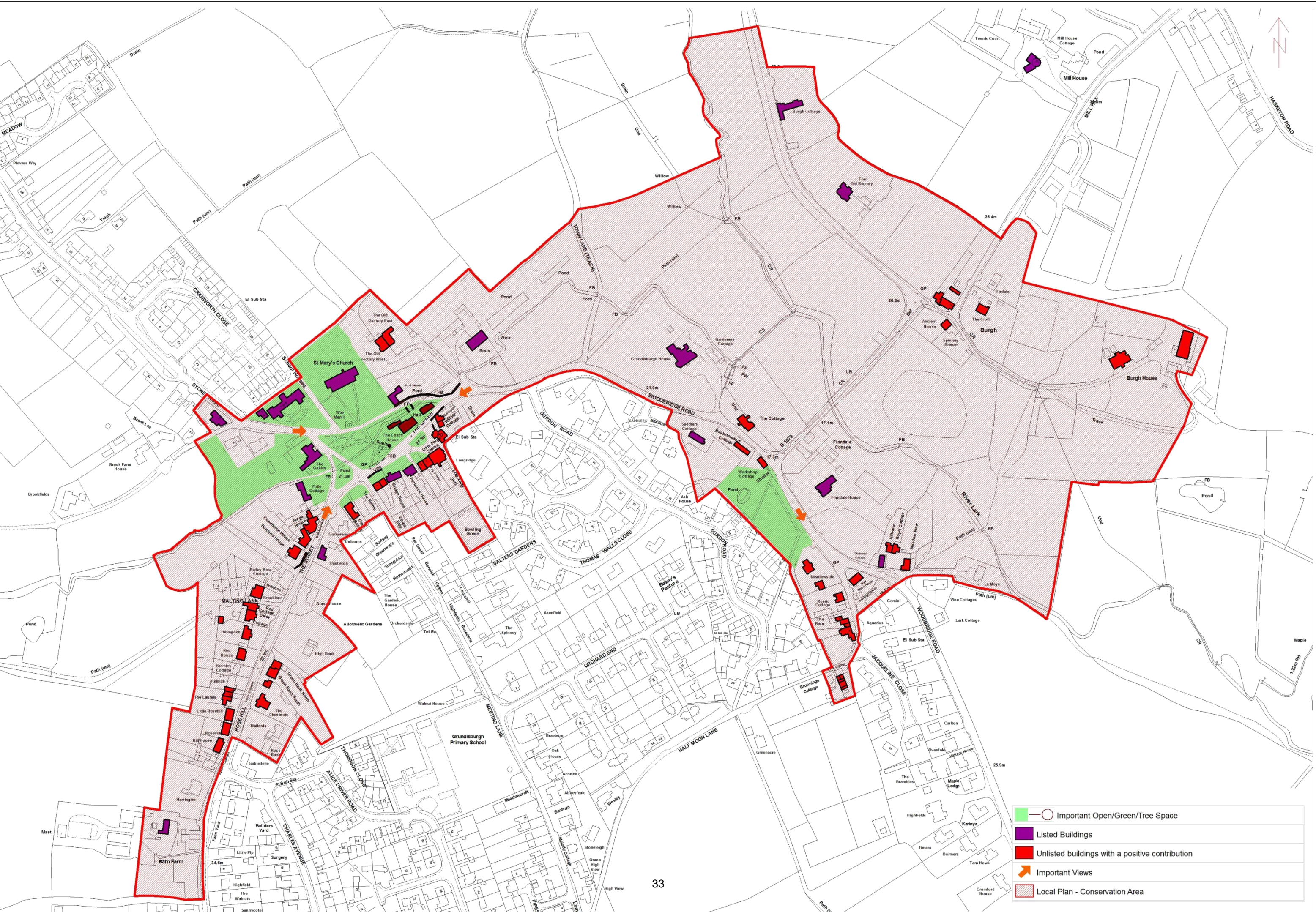
Pevsner, N 1976 *The Buildings of England: Suffolk*, Penguin

Suffolk County Council, 2008 Historic Environment Record: Grundisburgh

Tithe Map & Apportionment 1841 *Grundisburgh*, Suffolk Record Office

All maps in this document are based upon the Ordnance Survey's maps with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Suffolk Coastal District Council licence No. 100019684, 2009.

For further information regarding Conservation Areas and Listed buildings please visit the Council's web site www.suffolkcoastal.co.uk



	Important Open/Green/Tree Space
	Listed Buildings
	Unlisted buildings with a positive contribution
	Important Views
	Local Plan - Conservation Area

Grundisburgh Conservation Area

Supplementary Document



Unlisted Structures within Burgh and Grundisburgh Parishes Which Make a Positive Contribution to the Conservation Area

October 2018

Introduction

This inventory was drawn up during field work undertaken in summer 2016 and early 2017 and reviewed in summer 2018. The survey work was undertaken from public thoroughfares and supplemented from readily available published material and map regression studies.

The inventory does not claim to be an exhaustive one, as other structures of architectural and/or historic significance which are not readily visible from footpaths and roads may also exist.

The inventory includes unlisted structures only. Structures within the curtilage of listed buildings are not therefore normally included. However, where there is believed to be some ambiguity over their status, and the structure is readily visible from the highway, an entry for that structure which includes a brief note of explanation for its inclusion will be found.

Free-standing structures such as water pumps, memorials, and village signs are included separately where thought worthy of inclusion as they are within the Statutory List.

A review of the boundary of the Grundisburgh Conservation Area was undertaken in 2018. This identified no scope for further extension to the boundary.

Where a property is also included on Grundisburgh and Culpho Parish Council's *List of Non-Designated Heritage Assets* this information is included at the foot of the relevant entry.

Order of Contents

Half Moon Lane	2
Meeting Lane	4
Mill Hill	4
Rose Hill (East Side)	6
Rose Hill (West Side)	7
Stoney Road (North Side)	8
Stoney Road (South Side)	9
The Green (North Side)	9
The Green (South Side)	10
The Street (East Side)	14
The Street (West Side)	14
Woodbridge Road (North Side)	18
Woodbridge Road (South Side)	21
 Boundary Review	 22

Inventory

Half Moon Lane



Rustic Cottage, Half Moon Lane

Rustic Cottage and boundary wall to Half Moon Lane. An early nineteenth century brick dwelling (pre-dating the 1841 Grundisburgh tithe map). The building is shown as a semi-detached pair of cottages on the 1904 1:2,500 Ordnance Survey map but had been converted to one dwelling by 1979. The Half Moon Lane façade formerly had door openings set within the outermost bays, and the two cottages were originally divided along a spine wall denoted by the substantial central brick chimneystack. Shallow pitched black pan tiled roof with overhanging eaves. Simple wooden bargeboards to gable ends. Brick arched lintels to window openings but the windows themselves are late twentieth century casements. Central panelled door with a gabled canopy, which is supported on decorative brackets and embellished with elaborate bargeboards and a finial. There were once extensive workshops associated with this property including a wheelwright's workshop; these were however demolished c1980.

Low red brick boundary wall to Half Moon Lane, with stone capped square-section gate piers and painted wooden gate.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets.*



Nos. 1 & 2 Half Moon Lane

Nos. 1 & 2 Half Moon Lane. A semi-detached pair of cottages built of brick. No.1 is now rendered, and is set back significantly from the building line of the adjoining properties.

It appears to postdate the 1841 tithe map, and is probably of mid-nineteenth century date. Black pan tile roof, plain wooden bargeboards.

No.1 has a twentieth century pedimented porch, and a twentieth century rear wing with weatherboarding to its upper floor. Late twentieth century casement windows.



No.2 Half Moon Lane

No.2 is of painted brick with a gable end to Half Moon Lane and a black pan tile roof. The date 1835 appears on a brick at first floor

height, and the house is also shown on the 1841 tithe map. On the ground floor is a single six-light casement window set beneath shallow brick arch. Four-light late twentieth century casement window above. Later twentieth century, partially glazed lean-to porch, with red pan tile roof. Simple late twentieth century painted bargeboards.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Nos.3 & 4 Half Moon Lane

Nos.3 & 4 Half Moon Lane Two houses with a complex building history, possibly originally built as a farmhouse. The building is shown on the 1841 Grundisburgh tithe map, and possibly has early eighteenth century origins. The principal range is of a single storey with attics lit by dormers in the front elevation. Red pan tile roof with a substantial central red brick ridge stack. This ridge stack reputedly rises from a large inglenook fireplace and appears to have been reduced in height. Of five bays with now exposed timber framing above a brick plinth. Some of the timber framing is possibly applied. Twentieth century flat roofed additions to rear. To the left-hand end of No.4 is a two-storey brick built range which is a single bay wide, with a shallow pitched black pan tile roof. This range appears to be a rebuilding of a block shown on 1:2,500 Ordnance Survey maps up to and including that of 1979. The original range projected forward but did not extend as far to the south. Weatherboarded outbuilding with red pan tile roof appears to be a late twentieth century rebuilding of the originally detached

structure shown on historic Ordnance Survey maps.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



The Old House, Half Moon Lane

The Old House, Half Moon Lane. A small one and a half storey, apparently later seventeenth or early eighteenth century timber framed and rendered cottage of two cells. Restored c2018. The presence of early wattle and daub infill was recorded in 2015. The house was probably subdivided in the nineteenth century and is listed as being in multiple occupancy within the 1842 tithe apportionment. Despite being of only two cells it has two small nineteenth century winder staircases indicating it was probably two, one up and one down cottages during that period. The dormer lit attic floor may also have been inserted in the nineteenth century. Mansard roof covered with red pan tiles. Later nineteenth century and later additions demolished c2013. Seventeenth century brick chimney stack altered in the nineteenth century.

Jane Blanchflower, *The Old House, Half Moon Lane, Grundisburgh, Heritage Assessment* (2015). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

Meeting Lane

See relevant properties on The Green (South Side) for garden walls fronting Meeting Lane

Mill Hill (Burgh Parish)



Snowdrop Cottage and No.3 Burgh Corner. The single storey structure is the former Post Office.

Snowdrop Cottage No.1 and The Old Post Office No.3, outbuilding to rear, and boundary wall, Mill Hill, Burgh Corner (Burgh Parish) Formerly a row of three cottages. Possibly originally constructed in the early to mid-eighteenth century. Some evidence of an early to mid-nineteenth century remodelling also survives. The row is marked on the 1839 Burgh tithe map, which also shows a further, now demolished, structure standing at a right-angle to the rear of No.3. It is clearly shown as three cottages on the 1904 1:2,500 Ordnance Survey map. The central and right-hand cottages (Nos.2 & 3) were however combined c2000.

One and a half storeys, with remodelled nineteenth century dormers and late twentieth century gabled brick porches. Early to mid-nineteenth century red brick chimneys. Twentieth century casement windows and bargeboards. An Edwardian postcard view in the possession of the owners of No.3 reveals that the terrace was rendered at that time, and that the dormers above the principal façade were also present. A full length single storey rear outshot with a cat slide roof survives to No.3 and the former No.2. Its continuation to No.1 was lost in the later twentieth century.

No.1 now has late twentieth century pargetting on its principal and side elevations. Setback from its north gable is a twentieth

century addition, and there is a further twentieth century two storey brick addition to the rear. No.1 originally had a front door in its gable end.

A single storey range of probably nineteenth century date is attached to the eastern side of No.3. It is of painted brick with a red pan tile roof and was formerly Burgh Post Office. Red brick chimneys.

Pan tiled roofed single storey red brick outbuilding to rear which is probably of mid to late nineteenth century date (it postdates the 1839 Burgh tithe map). Boarded doors. Weatherboarded outbuilding to rear not included.

Good curved low stone rubble wall with red brick cap and dressings to No.3 which continues up Mill Hill. Wall to No.1 late twentieth century in the same style. Snowdrop Cottage, The Old Post Office, The Ancient House, and The Croft together form a memorable and picturesque group. Both the front and rear elevations of Nos.1 & 3 are visible from the road.



Ancient House, Burgh Corner, Burgh

Ancient House, Mill Hill, Burgh Corner, (Burgh Parish) A picturesque single storey cottage with attics lit by dormers. Probably dating from the 1840s, (it appears to postdate the 1839 Burgh tithe map) and originally part of a semi-detached pair. An Edwardian postcard view in the possession of the owners of No.3 appears to show a further almost identical cottage adjoining, presumably on the site now

occupied by Spinney Breeze. The Ancient House was altered and extended c2005. The exterior is rendered, with a wooden eaves cornice and a red plain tile roof. The ground floor window and entrance door have what appears to be nineteenth century hood moulds that to the door is however, hidden, behind a twenty first century pedimented canopy supported on brackets. Four centred arched door opening with possibly original four-panelled door. Window with four centred arched lights and small pane casements. Dormers have replacement bargeboards and six light casements. Red brick ridge stack. Substantial early twenty-first century gabled and weatherboarded rear addition to north side, which projects on the garden façade.

The Ancient House plays an important role in views looking down Mill Hill from the village of Burgh. Snowdrop Cottage, The Old Post Office, The Ancient House, and The Croft together form a memorable and picturesque group.

The adjoining house Spinney Breeze has been considerably altered and extended (possibly rebuilt) and is therefore not included within this list. Brick boundary walls and gate piers to Ancient House of late twentieth century date.



The Croft, Mill Lane, Burgh Corner, Burgh

The Croft, Mill Lane, Burgh Corner, (Burgh Parish). A substantial three bay, two-storey detached villa of early twentieth century date. Built on part of the site of nineteenth century sand extraction pits. The Croft is built of red brick which was probably rendered in the

later twentieth century. Red plain tile roof with off-centre red brick chimneystacks projecting from gabled return elevations. Plate glass sashes, those to the principal elevation having margin lights, and a central gabled porch. Plain wooden bargeboards. The building postdates the 1904 1:2,500 Ordnance Survey map, but is shown on that of 1927. Late twentieth century gate piers not included. Snowdrop Cottage, The Old Post Office, The Ancient House, and The Croft together form a memorable and picturesque group.



Burgh House, Mill Hill, Burgh Corner

Burgh House, Mill Hill, Burgh Corner (Burgh Parish) A substantial, L-shaped detached farmhouse standing within extensive grounds. The frontage range predates the first edition Ordnance Survey map and is probably that shown on the 1839 Burgh tithe map. Considerably extended to the rear in the mid and late twentieth century. Entrance façade of five bays beneath a hipped plain tile roof with twin dormers. Central single storey porch. Small pane casement windows. Northern return elevation of two bays, with bow window to left and doorway to right, single storey two bay range beyond. Southern façade with central gabled bow window. Formerly known as Burgh Farm.

Weatherboarded Barn at Burgh House, Burgh Corner (Burgh Parish) A substantial weatherboarded barn standing to the north-east of Burgh House. It is shown on the 1839

Burgh tithe map. Full length lean-to range on eastern side, and central gabled cart porch.

The majority of this complex is not visible from public thoroughfares. Further historic farm buildings may therefore survive.

Rose Hill (East Side)



The Chestnuts, Rose Hill

The Chestnuts, Rose Hill, and walls fronting onto Rose Hill A detached villa of early nineteenth century date (shown on the 1841 tithe map). Built of (now painted) brick with a black pan tile roof. The principal façade is lit by late twentieth century sixteen-light hornless sash windows, which are set beneath wedge shaped plaster lintels with projecting keystones. The two-storey three bay, central block breaks forward slightly from the wings. It has a central, twentieth century columned porch containing a panelled door, the two uppermost panels of which are glazed. Simple rectangular over-light above. The porch has circular fluted columns on octagonal plinths, with simple wooden capitals, brick return elevations. Single bay two storey range to right with a single sixteen-light sash to each floor. Two storey lean-to range to left. A doctor's residence in the early nineteenth century; in the mid and later nineteenth century a private school occupied The Chestnuts. The Chestnuts forms part of a group with Greenbank North and South.

To the front of the house is a dwarf red brick retaining wall, whilst to its right is a much taller section of boundary wall flanking the

entrance to its former drive. Which appears to be of late nineteenth century date.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992), p53 & p56. Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



'The Chestnuts' with Greenbank North in the distance

Wall at Mallards, Rose Hill A high late nineteenth century gault brick wall standing at a forty-five-degree angle to Rose Hill. Stone caps to the piers. Once part of the grounds of *The Chestnuts* and marking the entrance to its former drive, it now apparently stands within the grounds of Mallards, a late twentieth century house within its grounds.



Wall at Mallards, Rose Hill

Rose Hill (West Side)



The Laurels, Rose Hill

The Laurels, Rose Hill A rendered, two-storey mid nineteenth century house with a red pan tile roof. It appears to postdate the tithe map. Of two wide gabled bays, each with a single four light casement window at ground and first floor levels. Off-centre twentieth century boarded door. Shown on the 1891 Ordnance Survey map.



Nos. 1 & 2 Laurel Cottages, Rose Hill

Nos. 1 & 2 Laurel Cottages, Rose Hill No.1 gabled and of painted brick with gauged brick lintels to window openings. Windows replaced with PVCu. Twentieth century porch. No.2 is of two storeys and two bays with a rendered façade. Black pan tile roof with terracotta ridge pieces. Twentieth century casement windows and top lit six-panelled door. Probably of mid- nineteenth century date. Dwarf boundary wall of late twentieth century brick.



Little Rosehill, Rose Hill

Little Rosehill, Rose Hill A detached early nineteenth century villa of two storeys, with a symmetrical three bay rendered principal façade. Shown on the 1841 tithe map. Central doorway flanked by panelled pilasters and with bracketed wooden canopy above. Partially glazed late twentieth century front door flanked by sixteen-light hornless sash windows with stone sills. Shallow pitched roof with black pan tiles to the slope on the Rosehill frontage, and red to the catslide roof over the rear section. Short unpainted red brick stacks to gable ends. Rear elevation considerably altered, but retains original central stair window with narrow margin lights and stained glass medallions to corners. Other rear windows PVCu. Attractive gothic doorway in section of garden wall attached to left hand gable with boarded door. Lean-to garage addition attached to right hand gable not of special interest. Low late twentieth century boundary wall to street of red brick. In the late nineteenth and much of the twentieth century it was the manse to Grundisburgh Baptist Chapel.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Roseville, Rose Hill

Roseville and attached garage, Rose Hill A mid-nineteenth century cottage of two storeys and three bays with painted red brickwork and a shallow pitched red pan tile roof. Two storey cantilevered bay windows to outer bays, their joinery recently replaced with PVCu. Twentieth century wooden porch. Red brick stacks to each gable end with circular terracotta pots. Single storey brick garage range to right forming link with Little Rosehill's garden wall. Lower range to rear beneath catslide roof. Roseville forms part of a prominently located group of houses at the top of Rosehill which also includes Little Rosehill and Hill House.



Hill House, Rose Hill

Hill House, Rose Hill A three bay, two storey, later nineteenth century cottage of red brick with stone dressings, all now painted. Carved stone corbelled hood to central doorway with pronounced central keystone which is carved with a floral motif. External joinery replaced with PVCu. To either side of the door are single storey lead roofed cantilevered bay windows

with richly carved Romanesque capitals to the pilasters. Shallow pitched roof of Welsh slate with red clay ridge tiles and overhanging eaves. Late twentieth century bargeboards. Projecting red brick stacks to the gabled and rendered return elevations. Twentieth century addition to rear. The 1904 1:2,500 Ordnance Survey map shows a substantial structure attached to its northern gable which has since been demolished.

The late twentieth century flat roofed garage block and boundary wall to the Rose Hill frontage are not of interest.

Stoney Road (North Side)

St Mary's churchyard retains a number of nineteenth century memorials, not all are legible.



Boundary wall to Ford House, Stoney Road and footbridge

Boundary Wall, Stoney Road High boundary wall of later nineteenth century date. Red brick with a tile capping. Row of small semi-circular openings with gauged brick lintels above projecting plinth. Probably originally constructed c1882 when the Old Rectory was rebuilt. Attached to the rear of the GII listed Ford House and forming part of a notable group of historic structures on the north side of The Green and Woodbridge Road. There is a possibility that the statutory protection afforded to the GII listed Ford House also extends to this wall.



Footbridge, Stoney Road

Footbridge over Ford, Stoney Road Small nineteenth century red brick footbridge forming part of a raised walkway. Single sided the boundary wall to Ford House forming the northern side. Clay tile capping course. Shallow arch over brook. Appears on 1904 1:2,500 Ordnance Survey map.

Stoney Road (South Side)

See 'The Green (North Side)' for properties which back onto the southern side of Stoney Road near to the ford.

The Green (North Side)



The Coach House, The Green

The Coach House, outbuilding, and Southern Boundary Wall to The Green A substantial detached dwelling of early to mid-nineteenth century date. Originally two separate structures. Buildings are shown on this site on the 1841 tithe map. Principal range of two storeys and three wide bays with central twentieth century gabled porch and boarded door. Walls rendered in painted roughcast. Shallow pitched Welsh slate roof with

decorative red glazed ridge tiles. Horned plate glass sashes set beneath now rendered gauged brick lintels. Lower range to east with red pan tile roof. Upper floor projects slightly at east end and rests on staggered brick corbel. Simple probably early twentieth century shop fascia.



Outbuildings at The Coach House, from the Churchyard

The single-storey twentieth century conservatory addition with canted end which is attached to the western return elevation is not of special interest. A projecting nineteenth century chimneystack on the gable end of the main block of the cottage is however, preserved intact within the conservatory addition.

Low boundary wall to The Green of red brick flanked by taller square section gate piers capped with painted stone. The low wall itself is divided into sections by further, shorter piers.

All four elevations of The Coach House are visible from the public highway or the churchyard. To the rear is a substantial single-storey painted brick outbuilding with a red pan tile roof and casement windows.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Parish Rooms, The Green

The Parish Rooms, The Green and boundary walls. Built c1889-1891 as a reading room and village club, replacing an earlier smaller building which had originally been a school room. The building was refurbished c1982. Of one and a half storeys. Red brick with a red pan tile roof and simple painted wooden bargeboards with finials. Painted wooden mullioned windows with leaded lights to upper panels. Above the ground floor windows is a continuous moulded brick lintel or platt band with brick relieving arches above. Panelled door beneath tile roofed canopy which is supported on decorative wooden brackets.

The northern elevation to the ford is partially rendered, and in two sections the western section breaks forward with a large mullioned and transomed window to the first floor. The eastern section has a small casement window to the first floor but is otherwise blind. Projecting north-eastern corner is canted with an accentuated brick corbel above. The club was open to men over the age of thirteen and closed in 1941 when the building became the local Home Guard HQ. A good and relatively little altered free-vernacular style building by a highly competent but unknown architect.

Dwarf red brick boundary wall of late nineteenth century date.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

The Green (South Side)



Westholme and The Willows, The Green

Westholme and The Willows, The Green and attached boundary walls. A prominently located semi-detached pair of now rendered red brick cottages which stand adjacent to the Dog Inn on the corner of Woodbridge Road. Probably of early nineteenth century date, it appears to be shown on the 1841 tithe map. Red plain tile roof and central red brick ridge stack. Replaced late twentieth century casement windows and doors to both properties, within original openings. The Willows has a two-storey gabled rear addition, but the rear elevation of Westholme which is visible from Woodbridge Road remains reasonably intact.

To the rear of *Westholme* fronting onto Woodbridge Road is a substantial late nineteenth century brick garden wall which is a prominent feature within this part of the Conservation Area. The Willows also retains a c1900 low red brick wall with tile cap which fronts onto The Green, the section of the wall fronting *Westholme* has however, been rebuilt.



Westholme and boundary wall from Woodbridge Road

This pair of cottages form part of a good group which enclose the south-eastern corner of the The Green, which also include The Dog Inn, Dog Cottages, and the Olde Forge Stores.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



The Olde Forge Stores, The Green

The Olde Forge Stores, The Green A single storey, now rendered former blacksmith's workshop composed of three distinct structures of varying height, each with a red pan tile roof. Probably built incrementally during the early and mid-nineteenth century. A structure is certainly shown on the site on the 1841 tithe map and all three sections are shown on the 1904 1:2,500 Ordnance Survey map. Roughly L-shaped; the structure which projects towards The Green was originally timber framed with boarded walls, the other two parts appear to be of brick. Twentieth century casement windows and bargeboards. The southern most of the structures (that nearest the pub) is the largest and has a catslide roof on its eastern side and a steeply pitched roof slope to The Green.

One of two blacksmith's workshops which used to face onto The Green, the other having been dismantled and rebuilt at The Museum of East Anglian Life, Stowmarket. Single storey workshops like Old Forge Stores were once vital to the economic activity of Suffolk villages, but relatively few now survive with any degree of intactness. The probably later nineteenth century Workshop Cottage on Woodbridge Road is the only other example known to survive in Grundisburgh.

Olde Forge Stores forms part of a good group which enclose the south-eastern corner of the The Green, which also include The Dog Inn, Dog Cottages, Westholme, and The Willows. The Olde Forge Stores also has group value with the Coach House and Parish Rooms on the north side of The Green. Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992).



The Dog Inn, The Green

The Dog Inn, The Green. In use as a public house since at least the beginning of the nineteenth century and probably built for the purpose. The front range to The Green is rendered above a red brick plinth, and appears to be of early nineteenth century date with c1900 alterations. It has a two storey, four bay street façade with an off-centre front door. The door has a twentieth century canopy supported on decorative wooden brackets and with a red plain tile roof. To either side are c1900 canted bay windows. The left-hand bay has two sixteen-light hornless sash windows. At the rear and

are two small projecting ranges with a brick dentilled eaves cornice and small pane casement windows. Lean-to porch with plain tile roof providing an entrance to the bar from the car park. Late twentieth century brick built rear range with Welsh slate roof. The Dog obtained its first full licence as an inn in 1842 but had been a beer house for a considerable period (possibly a century or more) before that. In the nineteenth century, it belonged to Ridley's Brewery.

The pub forms part of a notable group of historic buildings on the south side of The Green.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Nos. 1 & 3 Dog Cottages

Nos.1 & 3 Dog Cottages Built as a terrace of four cottages c1800, but now two houses. Faced in red brick, but reputedly timber framed. Red pan tile roof and red brick ridge stacks. Arched brick lintels to ground and first floor windows. The first-floor windows are six light hornless sashes. Replaced twelve light casements below. From 1868 the property of the former Ridley's Brewery along with the adjoining Dog Inn. Boarded doors. Rendered

return elevation. Forms part of a good group on the south side of The Green.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Constable Cottage and Gainsborough Cottage, The Green

Constable Cottage and Gainsborough Cottage, boundary walls, and railings A symmetrical pair of gault brick faced mid-nineteenth century cottages, with substantial early twenty-first century gabled porches. Each cottage is of three bays and two storeys with a central porch, flanked by replaced sixteen-light hornless sash windows. Shallow pitched Welsh slate roof, with a single central ridge stack capping the spine wall between the two cottages. Both cottages originally had panelled front doors beneath wooden canopies which were supported on carved brackets. These were replaced c2010 with brick porches. The rear elevations are visible from Meeting Lane and are of red brick. High nineteenth century brick wall to Meeting Lane. Constable Cottage was used as the police house from c1880. Forms part of a notable group with the GII listed Bridge House, Dog Cottages, and the Dog Inn.



Detail of Railings to Constable Cottage, The Green

Gault brick boundary wall to front gardens. The section facing The Green is lower and capped by decorative iron railings, which are identical to those at Commerce House and Portland House, The Street.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



The Holme, The Green

The Holme, The Green A substantial, L-shaped house of possibly early eighteenth century date, fronting onto The Green. With a side elevation, which is prominent in views along The Street. Its façade to The Green is probably of later eighteenth, or nineteenth century date and is slightly taller than that to The Street, cutting into the eaves line. It is symmetrical and of two stories and three bays, and was rendered in the later twentieth century when its casement windows were also probably replaced. Above is a steeply pitched hipped plain tile roof which appears to be of later eighteenth century date. Tall red brick ridge stack. Central gabled twentieth

century porch with plain wooden bargeboards.



The Holme, The Green

The three bay return elevation to The Street however reveals the building to be considerably older. On the first floor at the northern end is a four-light mullioned window, the windows to the centre of the elevation and south are twentieth century casements. Deep overhang to eaves with exposed rafter feet. Further lower range to rear. The red brick boundary wall to The Green is of later twentieth century date.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

The Street (East Side)



Green Bank North and Greenbank South, The Street

Greenbank North, and Greenbank South, The Street A detached villa of nineteenth century date which is now two houses. Built of (now painted) gault brick and with an overhanging Welsh slate roof. The taller range (*Greenbank North*) appears to date from c1830 and is of two bays. The nineteenth century doorcase is supported by pilasters and has panelled soffits. The door itself is partially glazed with panels beneath. Two twelve-light hornless sashes to the first floor and nineteenth century wooden casement below all beneath gauged brick lintels. Painted stone sills. Small single storey attached outshot to northern return elevation of nineteenth century date. This is set back significantly from the frontage. The lower range (*Greenbank South*) may be slightly earlier. It projects slightly and is of two storeys and three bays with plate glass sashes to the first floor, and casement windows beneath. Simple pilastered wooden doorcase to southernmost bay probably of twentieth century date. A nineteenth century range of outbuildings is set back to the south, these have been converted to garages. It has red and black glazed pan tiles on its roof. In the mid-nineteenth century this house, like its neighbour, was the home of a prominent local doctor. The frontage block is shown as a single house on the 1904 1:2,500 Ordnance Survey map but with what appears to be a separate cottage attached to the rear of Greenbank North. This is still the case on the 1927

Ordnance survey map but by 1978 the front range is shown subdivided and the rear cottage had mostly been demolished. Greenbank forms part of a group with The Chestnuts on Rosehill.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992) p53,57 & 65. Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

The Street (West Side)



Forge House and Bon-Accord Cottage, The Street

Forge House, Bon-Accord Cottage, and wall to The Street. A red brick pair of cottages with a plain tile roof, standing at a ninety-degree angle to The Street. Probably of early nineteenth century date (shown on the 1841 tithe map). They form part of a group with the GII listed Folly Cottage.

Forge House, the right-hand cottage, was substantially altered c2004; it is now rendered and its casement windows have been replaced. Rear outshot gabled and weatherboarded.



Bon-Accord Cottage, The Street

A mid eighteenth century weatherboarded smithy which formerly stood in front of Forge House has been moved to The Museum of East Anglian Life, Stowmarket.

Bon-Accord Cottage is to the left, and retains some of its original joinery. This cottage is particularly important in views up The Street and within this part of The Green. Scarring for a blocked doorway can be seen to the left of the opening to this cottage, suggesting that it could originally have been two smaller units.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992) p52-53. Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Commerce House, The Street

Commerce House, The Street, with boundary walls, railings, and gates. House and shop, now house. Probably c1800-1830 (shown on the 1841 tithe map). Faced in gault brick with an overhanging Welsh slate roof. Twelve-light hornless sash windows to the first floor. Below is a nineteenth century shopfront with largely replaced joinery. To its south is a single twelve-light sash with a gauged brick arch lintel, and a probably twentieth century painted timber doorcase consisting of a pediment supported on pilasters. Within the doorcase is a six-panelled door. Twin hipped Welsh slate roofs with pronounced overhang to eaves.



Railings and Gate at Commerce House, The Street

Rendered north elevation. Gault brick chimney stack. Southern elevation with twelve-light sashes beneath gauged brick arched lintels.

Low gault brick wall to The Street with decorative late nineteenth century railings and gate. Identical to the railings at the adjacent Portland House. Further ornate gate piers and gates are attached to the house's southern elevation.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Portland House, The Street

Portland House, with boundary wall and railings to The Street A four bay, two-storey detached villa of painted brick with six-light plate-glass horned sashes. Welsh slate roof. Possibly of early nineteenth century date with mid to late nineteenth century alterations. Later nineteenth century porch with Romanesque columns containing six-panelled door, with rectangular over-light. Blind window opening above. The remaining ground floor bays have single storey canted

bay windows with slate roofs. Two storey outshot range to the rear.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Brooklands, The Street

Brooklands A detached house of later eighteenth or early-nineteenth century date (shown on the 1841 tithe map). The house has rendered elevations and a red plain tile roof. Three bay, two-storey entrance façade. Twelve-light hornless sashes and a central panelled door. Single storey rear lean-to addition beneath a catslide roof. Twentieth century casement windows to the Malting Lane elevation.

In the later nineteenth century, this was reputedly an ale house known as the Barley Mow Inn. The pub appears to have closed c1924 but it only had an off-sales licence in its final years. The much-rebuilt small brick outbuilding to the rear is not included.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Red Cottage, The Street

Red Cottage, The Street, outbuildings and Boundary Walls Two storey red brick house of early nineteenth century appearance (reputedly built between 1806 and 1809). Overhanging shallow pitched red plain tile roof. Sixteen-light hornless sashes. Panelled door with radial fanlight. Later nineteenth century columned porch with ornate Romanesque circular section columns resting on square section plinths. The house's Malting Lane elevation has been painted, and contains twentieth century casement windows. The simple wooden bargeboards also appear to be of twentieth century date. A substantial wing projects from the house's north-western corner.



Boundary wall to Malting Lane, Red Cottage

High gault brick late nineteenth century garden wall to Malting Lane with projecting tall plinth and shallow buttresses.

Red brick wall to rear of garden on Malting Lane and two nineteenth century brick built outbuildings with red pan tile roofs. The larger of these has a much-altered northern elevation which now contains a garage entrance.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Daisy Cottage and Red Cottage, The Street.

Daisy Cottage, The Street. A two storey three bay rendered cottage with a black pan tile roof to The Street and a red pan tile rear slope. Mid to late nineteenth century plate glass sash windows with narrow margin lights. The rear elevation which is visible from Malting Lane is rendered with late twentieth century casement windows contained within much altered openings. Reputedly run as an ale house called the Bricklayers Arms in the early nineteenth century. It was mentioned in the Ipswich Journal in May 1835 when the then landlord transferred to The Dog. It had certainly ceased to be an ale house by the 1860s. A small early nineteenth century maltings once stood behind Daisy Cottage and Red Cottage.

High gault brick late nineteenth century garden wall to Malting Lane with projecting tall plinth and shallow buttresses.

Red brick wall to rear of garden on Malting Lane and two nineteenth century brick built

outbuildings with red pan tile roofs. The larger of these has a much-altered northern elevation which now contains a garage entrance.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Hillington, The Street

Hillington, and outbuilding The Street A detached villa of mid-nineteenth century appearance. Symmetrical principal façade of two storeys and three bays which is now rendered. Welsh slate roof. Horned four-light plate-glass sash windows with painted stone sills. Substantial centrally placed nineteenth century porch capped by a cast iron balcony which can be accessed through a full-length casement window at first floor level. Ridge stacks of red brick to north and south gables.

The outbuilding standing to the south has a garage entrance in the rebuilt elevation to front garden, but much of the remainder of the structure appears to be of nineteenth century date. Single storey with red pan tiled roof. Later twentieth century boundary wall and railings to The Street. High gault brick late nineteenth century garden wall to Malting Lane with projecting tall plinth and shallow buttresses. Red brick wall to rear of garden on Malting Lane and two nineteenth century brick built outbuildings with red pan tile roofs. The larger of these has a much-altered northern elevation which now contains a garage entrance.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets.*



Red House, The Street

Red House, The Street A detached later nineteenth century villa of red brick with now painted stone dressings. Canted bay windows containing horned plate glass sashes to ground floor. Red pan tile roof. The stacks project slightly from the gable ends and have decorative caps. Late twentieth century pedimented canopy to central door opening with scarring for blocked window above. The substantial two storey rear range appears to be of later twentieth century date and is rendered. Single storey late twentieth century brick lean-to. This is probably a rebuilding of the property shown on the 1841 tithe map.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets.*

Woodbridge Road (North Side)



Entrance façade of The Old Rectory from Henry Darbyshire's original drawings in the Suffolk Record Office (Ipswich Branch).

The Old Rectory East & The Old Rectory West, Woodbridge Road A substantial detached former Rectory designed by Henry Darbyshire and built in 1882 for the Diocese of Norwich at the instigation of the Rev Henry Turnor. Darbyshire worked primarily in London, and is perhaps best known for his now demolished gothic masterpiece the Columbia Market of 1869, and for Holly Village in Highgate. Both these commissions were designed for Baroness Burdett-Coutts who also had strong links with eastern Suffolk. Darbyshire's original designs are preserved in the Ipswich Branch of Suffolk Record Office. Sold c1981. Despite conversion into two houses c1983 it remains an important and relatively unaltered work of a nationally significant later nineteenth century architect, and is possibly worthy of being included within the statutory list. Part of a notable group which also includes the GI listed parish church and the former village school GII.

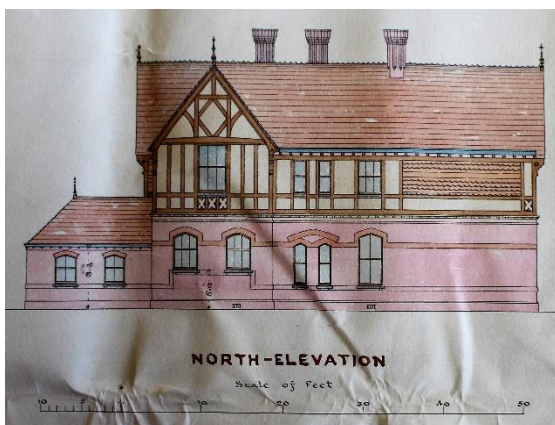
Built of red machine brick with rubbed brick hood moulds and platt bands. Decorative white brick bands. The upper floor being partially tile hung with plain tiles and partially clad in decorative timber framing with rendered panels. Steeply pitched plain tile roof with terracotta ridge pieces and finials. Massive chimneystacks embellished with decorative brickwork.

Entrance elevation to south of three wide bays with central two-storey rendered and gabled porch, the upper section was formerly clad in applied timber framing but now rendered. Three light mullioned window to first floor containing plate glass sashes. Door flanked by pilasters with richly carved capitals. Side elevations of porch tile hung. Remainder of upper part of elevation also tile hung with horned six light sashes.



Garden façade of The Old Rectory from Henry Darbyshire's original drawings in the Suffolk Record Office (Ipswich Branch).

Garden façade to west, gabled northern bay with decorative timber framing and a large two-storey canted bay window to the southern bay. Upper section hung with plain tiles.



North elevation of The Old Rectory from Henry Darbyshire's original drawings in the Suffolk Record Office (Ipswich Branch).

Linear pond in grounds possibly the remains of a drainage moat. The Vicarage's former stables (Ford House) are GII listed. Twentieth

century garage block to The Old Rectory East not included.

James Bettley and Nikolaus Pevsner, *The Buildings of England Suffolk East* (London, 2015) p261. Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992) p42-43. Brown, Howard and Kindred, *Dictionary of Architects of Suffolk Buildings* (Ipswich, 1991), Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

For boundary wall see---The Green



The Cottage, Woodbridge Road

The Cottage, Woodbridge Road Thatched cottage of possibly eighteenth century date. Single storey and attics, with substantial mid twentieth century two storey additions to the north and east. Rendered external walls and a central red brick ridge stack. Twentieth century latticed casement window to dormer on Woodbridge Road elevation with porch beneath. Map evidence suggests that two outbuildings were constructed against the eastern return elevation in the early twentieth century (shown on the 1927 1:2,500 Ordnance Survey map but not that of 1904). These were later incorporated into the living accommodation of the house or entirely replaced by an extension of a similar footprint. The Cottage contributes to the setting of Grundisburgh House and Finndale House both of which are GII listed.



The Cottage, Woodbridge Road

The substantial weatherboarded outbuilding to the east which is probably of late twentieth century date is not included.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Hill View and Royal Cottage, Woodbridge Road

Hill View, Royal Cottage, and outbuilding, Woodbridge Road A pair of semi-detached cottages of late nineteenth century date. Built of red brick with elaborate gault brick dressings. Welsh slate roof. Window joinery now replaced with PVCu, twentieth century front doors one panelled the other boarded. Central ridge stack with moulded cap and elaborate gault brick dressings. Return and rear elevations rendered. Single storey weatherboarded outbuilding with red pan tile roof and boarded door. These cottages replace an earlier dwelling shown on the 1841 tithe map. Forms part of a good group with the GII listed Thatched Cottage, Half Moon House, and Meadow View.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Meadow View, Woodbridge Road

Meadow View, Woodbridge Road A small detached cottage of one and a half storeys. Possibly of eighteenth century date, but with considerable twentieth century alterations and additions to the rear. Red pan tile roof with a single dormer and a red brick chimneystack. External joinery replaced and walls now rendered. Single storey lean-to range to western return wall with red pan tile roof. Shown on the 1841 tithe map. Forms part of a good group with the GII listed Thatched Cottage and the locally listed Half Moon House, Hill View, and Royal Cottage.



Meadow View Cottage, Woodbridge Road

Woodbridge Road (South Side)



Basketmaker's Cottage

Basketmaker's Cottage, Woodbridge Road. A detached cottage of possibly early eighteenth century date, recently heavily restored. Of single storey with attics lit by gabled dormers. Rendered over a brick plinth and with a red pan tile roof (formerly thatched). In two sections, the lower two bay wing is set back slightly and has a substantial brick stack projecting from its return elevation. The taller main range is of five bays and has a central brick ridge stack. Twentieth century casement windows which are mostly of four lights, and twentieth century boarded door. The gable end of the main range has painted weatherboarding and plain late twentieth century bargeboards. Four light casement window set within the gable. Basketmaker's Cottage forms part of a group with the GII listed Saddler's Cottage, Workshop Cottage, Half Moon House, and Meadowside, and with the historic buildings opposite. It is shown on the 1841 tithe map. Home in the nineteenth century of the Pipe family, coopers, and basket makers, who at the time of the 1881 census employed ten men and three boys.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992). Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Workshop Cottage, Woodbridge Road

Workshop Cottage, Woodbridge Road A later nineteenth century former workshop or outbuilding which was converted to a dwelling in the later twentieth century. Three of the house's elevations are visible from the road. A single storey red brick structure, with a red pan tile roof and plain wooden bargeboards. Twentieth century casement windows to street frontage. On the Woodbridge Road elevation is the remains of a painted sign stating 'Osier Merchants and Basket Makers'. Possibly relating to the Pipe family of adjacent Basketmaker's Cottage. Tall brick chimneystack rising from Woodbridge Road elevation. The rear elevation has a gabled porch and a large walk-in window.



Meadowside, Woodbridge Road

'Meadowside' and Outbuilding, Woodbridge Road A substantial early nineteenth century detached dwelling which is set back from the Road within mature landscaped grounds. Both house and outbuilding are shown on the 1841 tithe map. Built of red brick and with a two-storey principal façade of three bays. Central

single storey red brick porch with plain tile roof, six-panelled door, and rectangular over-light containing restrained gothic tracery. To either side of the porch are single storey bay windows with gothic traceried casements and plain tile hoods. Similar six-light gothic casement windows above. Gabled and rendered return elevations terminating in red brick stacks. Red plain tile roof. Substantial two-storey rear outshot.

Adjoining the house to the approximate south is a substantial, early nineteenth century single storey red brick outbuilding with a red pan tiled roof. Marked as a 'saw pit' on the 1904 1:2,500 Ordnance Survey map.

Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.



Half Moon House, Woodbridge Road

Half Moon House, Woodbridge Road A later eighteenth century former public house standing in a prominent location at the junction of Half Moon Lane. Faced in red brick with gauged brick lintels to the windows. Half Moon House has a distinguished principal façade of three bays and two storeys. Central pedimented doorcase with pilasters, containing a six-panelled door with glazed upper lights. The house's tripartite sash windows appear to be early twenty-first century replacements. Above the doorcase is a single twelve light sash which may possibly be a nineteenth century insertion into the original façade or a replacement for a blind panel containing an inn sign. Two six-light dormers also with replaced joinery. Plain tile

roof with dormers, and red brick stacks to gable ends.

The premises operated as an inn by 1801, for a record of it being auctioned survives from that date. It must only have been a beer house however as the premises only received a full licence in 1842. Closed as a public house c1986.

Late twentieth century square-section gate piers of brick, capped with ball finials not included within this section.

Peter Bishop, *Grundisburgh the History of a Suffolk Village* (Cambridge, 1992) p57-58. Grundisburgh and Culpho Parish Council, *List of Non-Designated Heritage Assets*.

Boundary Review

The Management Plan within the Conservation Area Appraisal document, dated June 2010, states: *“On completion in 2010/2011 of appraisals for all 34 of the District’s conservation area (sic) a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed”*. The existing boundary of the Grundisburgh Conservation Area was walked in July 2016 and again in January 2017. The boundary as exists is clearly defined, logical and drawn tightly to form a coherent Conservation Area. There have not been any significant areas of redevelopment or loss since the last boundary review. No areas have been identified as being detrimental to the conservation area and therefore no deletions are proposed. Consequently it is considered that the boundary does not require revision at this time.