

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.

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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.



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 chimneystacks. 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 chimneystacks.

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.

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*.

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



'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 canted 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 canted 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*.



Hillingdon, The Street

Hillingdon, 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.



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.

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.

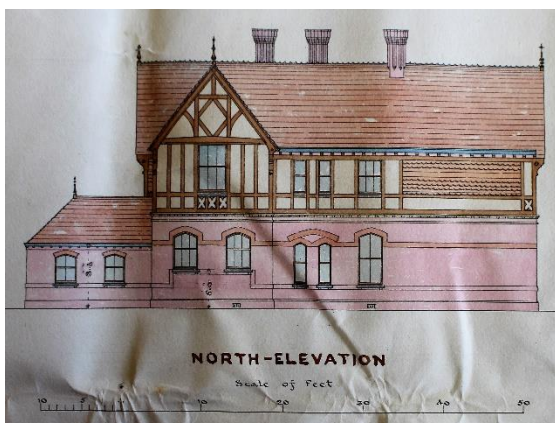
Built of red machine brick with rubbed brick hood moulds and platt bands. Decorative white brick bands. The upper floor being partially tile hung with plain tiles and partially clad in decorative timber framing with rendered panels. Steeply pitched plain tile roof with terracotta ridge pieces and finials.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