



SPROUGHTON PARISH

Appraisal of Non-Designated Heritage Assets

Sproughton Parish Council

September 2022

Sproughton Parish Council
In conjunction with
Sproughton
Neighbourhood Plan



Historic England



ENGLISH HERITAGE

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Covering Photograph Manderley Manor, kindly by Mr Alan Wood of Manderley Manor.

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This document is subject to changes and updates from information received by the parish communitiy. The information detailed in this document was gathered online through public domain websites, maps and photographs. Should any information be incorrect then please contact the Parish Council.

Updating and reviewing this document should take place yearly in conjunction with recent planning applications. The updated document should be approved by the Parish Council and submitted onto the Parish Council Website for public access. It may be appropriate to update more regularly given the numerous planning applications within the parish.

Records:

Date of review	Update	Approval by PC date	Updated PC Website	SPC Chair
Initial Draft		09/03/2022	H Davies	H Davies
2022 May	General updates	11/05/2022		H Davies
2022 July	Removal of: <ol style="list-style-type: none"> 1. 1 and 2 Springvale Cottages, 2. 2 Lower Chantry Cottages 3. Cherry Holme, Hadleigh Road 4. Sproughton House. (The Rookery) Amendments: <ol style="list-style-type: none"> 1. Rivers Court 2. Old Police House 			
2022 September	Minor updates numbering, additional copyright details for maps, map update to improve detail.			

1. Introduction

Our distinctive and attractive parish is a mix of buildings from many periods. Most people are aware of the fine old buildings in the parish, dating from the 15th through to the early 19th Century. These are considered to be of such national architectural or historic importance that they have been given a statutory Grade 2 listing. There are, however, many other unlisted buildings or features in our parish which contribute to the unique interest and variety of the local area, some of which also have local historical interest.

The Neighbourhood Plan calls for such list to help identify those buildings. The benefit of identifying these buildings also means that the Council may take Local Listing of non-designated assets into consideration when receiving a planning application, they have however no "planning weight."

Identifying and managing those parts of the historic environment valued by local communities is an important element of the heritage protection system however in identifying non designated assets thought out a parish in conjunction with a Neighbourhood Plan, it offers a planning officers and builders the opportunity to engage with the wider historic aspects of an area.

Local non-designated listing helps to raise the profile of local heritage by identifying non heritage assets that are of great importance to local people, either thought history, visual impact or setting and context.

1.1 Non- Designated Assets

The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a "positive contribution" to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and Babergh Mid Suffolk District Council BMSDC has published guidance which potential candidates for such a list should be judged.¹

This Appraisal has been prepared to demonstrate how individual or groups of properties that have been identified during the preparation of the Sproughton Neighbourhood Plan meet the BMSDC criteria for designation as meeting the criteria for designation as Non-Designated Heritage Assets.

Local Plan Policy SPTN 14 Non- Designated Assets states that:

The retention and enhancement of local heritage assets including buildings, structures, features, archaeological sites and gardens of local interest must be appropriately secured.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a non-designated asset must be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

The Appraisal of Non-designated Assets Sproughton Parish and Village document identifies these buildings.

Regard has also been made to Historic England's guidance on Local Heritage Listing² and also based on the guidelines of the English Heritage and the Oxford Character Assessment Toolkit³ including: -

¹ [Local Listing » Babergh Mid Suffolk](#)

² [Local Listing | Historic England](#)

³ [Character Assessment Toolkit | Character Assessment Toolkit | Oxford City Council](#)

- A. An Introduction to the Oxford Character Assessment Toolkit
- B. Oxford Character Assessment Guidance Notes

As per the recommendation of: -

Dr J Duck Previously of BMSDC

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1.2 Classification of a building of Non-Designated Asset

This document will summarise elements of the building and what makes them significant including:

- 1) Description
- 2) Architectural interest
 - a) The fabric/materials it is made of
 - b) The aesthetic qualities and interest of design and character
- 3) Artistic Interest
 - a) Setting and context
 - b) Importance within the community
- 4) Historic Interest
 - a) The historic value within the community
 - b) Age
 - c) Visual Historic impact

1.3. Local listing and local heritage assets

Local listing helps to raise the profile of local heritage by identifying heritage assets that are of greatest importance to local people. The National Planning Policy Framework [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/431141/NPPF-2019.pdf) also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

Particularly Section 16 Para 191 of the NPPF which states:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

Local heritage assets can range from buildings, designed landscapes, archaeology and elements of the natural environment. By involving local people in their preparation, local lists and the practices and processes that support them represent a voluntary agreement between local planning authorities and community representatives on how local heritage assets are managed.

As identified by Historic England and used on recommendation by BMSDC:

‘Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support

the development of Local Plans. Encouraging the use of local lists will strengthen the role of local heritage assets as a material consideration in the planning process.'

The buildings and features listed in this document will be regarded as the starting point to formally identify a 'Local List' of non-designated heritage assets.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (**including local listing**).

2. Community involvement

Community engagement was made during May 2022 where each of the areas was contacted explaining the criteria and welcoming their views, explaining should they find that any details included in their listing that is incorrect then to please contact the Chair of the Neighbourhood Plan Mrs Rhona Jermyn by email at sproughtonneighbourhoodplan@gmail.com or by post at Sproughton Parish Council, Neighbourhood Plan, Tithe Barn, Sproughton, IP8 3AA by 12th June.

There were subsequently two removed as from the landowner.

1. 1 and 2 Springvale Cottages
2. 2 Lower Chantry Cottages
3. Cherry Holme, Hadleigh Road
4. Sproughton House (The Rookery)

3. Sproughton Parish and Village

3.1. Location and setting of Sproughton Parish

Sproughton is a rural village located three miles west of Ipswich in Suffolk. The Neighbourhood Plan area boundary covers the whole of the Parish of Sproughton, that is a civil parish part of the Babergh District. The Parish is divided by the A14 which passes north to south through the valley and connects the area to the wider transport network. The main village settlement comprising the historic core and buildings of the village such as the Church, Sproughton Hall, Root Barn, Tithe Barn, and Sproughton Mill is nestled on the lower valley slopes between the B1113 and the River Gipping.

The Joint Local Plan identifies Sproughton as a Hinterland Village within the "Ipswich Fringe". Ipswich Fringe parishes are those parishes that abut and surround Ipswich. Settlement boundaries are identified in the Neighbourhood Area covering: -

- the village
- the employment areas on Sproughton Road and Wolsey Grange
- existing developments that are part of the Hadleigh Road Community (Larchwood, Collinsons, Stella Maris, Nine Acres, Elton Park and Hadleigh Road)
- future residential developments proposed and residential development under construction at Wolsey Grange

3.2. Brief Overview of the Character of Sproughton

The village of Sproughton contains several listed buildings which cluster around the Church and Sproughton Hall, and extend along Lower Street, reflecting the origins and oldest parts of the settlement close to the river.

The Parish as a whole lies in a sensitive area in a relatively intact network of fields and parkland along the valley bottom, and value lies in its heritage, scenic quality and role and function. The meadowlands along the valley floor are particularly sensitive where they function as a setting to the historic buildings on the northern edge of the village and the rolling valley side of Chantry Vale and the Hadleigh Road Community.

3.3. History, Early Origins and Evolution

The village of Sproughton is thought to have its origins in the medieval period, associated with a river crossing over the Gipping, although there is some evidence of neolithic settlement, and the High Street overlays an old Roman road. The road that led up the valley slopes from the river crossing formed the main street – Lower Street. Today the historic character of this area remains relatively intact with a high concentration of listed buildings including a thatched tithe barn, the Church and mill which form an attractive cluster close to the river crossing.

There is evidence of human activity in Sproughton as far back as the late Stone Age, and what is now Sproughton High Street is believed to be part of a Roman road that ran from Colchester to Coddendam.

The name “Sproughton” is thought to have Saxon origins (“Sprowes Tun”).

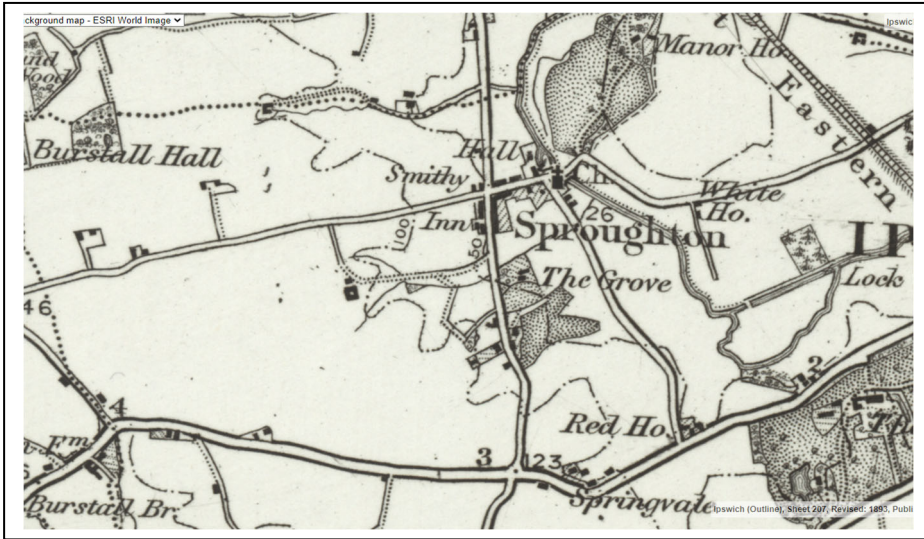
In medieval times, Sproughton was almost exclusively an agricultural, rural village defined by rolling green arable fields and the meandering River Gipping which still winds through gentle, low lying water meadows from Bramford. Other employment was mainly in service at the large houses in the Parish. The medieval parish of Sproughton has undergone one of the largest population increases of any in Suffolk. In the mid-19th century, it numbered a few hundred; today, in the same area that was once Sproughton Parish, it is many thousands. That’s because much of the old parish of Sproughton has since been subsumed into the Ipswich Borough fringe as Chantry Estate. The lands themselves, of course, were originally chantry lands, providing income for paying chantry priests in Sproughton’s All Saints Church.

In Sproughton itself in 1900 there were 560 people occupying 121 houses. By 1997, this had grown to 1,330 people living in 567 houses. In the latest census of 2011, the number had risen again to 1,376.

Early photographs of Sproughton taken from the river bridge towards the Wild Man in the 20th century show a village scene much of which is still recognisable today. All Saints’ Church dates from the 12th century. The river is no longer navigable, but was so up until the 1930’s. The Mill, now a private residence, was still working in Sproughton in 1947. Sproughton Hall, the Tithe Barn, the village lock-up and Almshouses are all recognisable, as is the Wild Man public house, although at the time of writing the village pub has been closed for over a year.

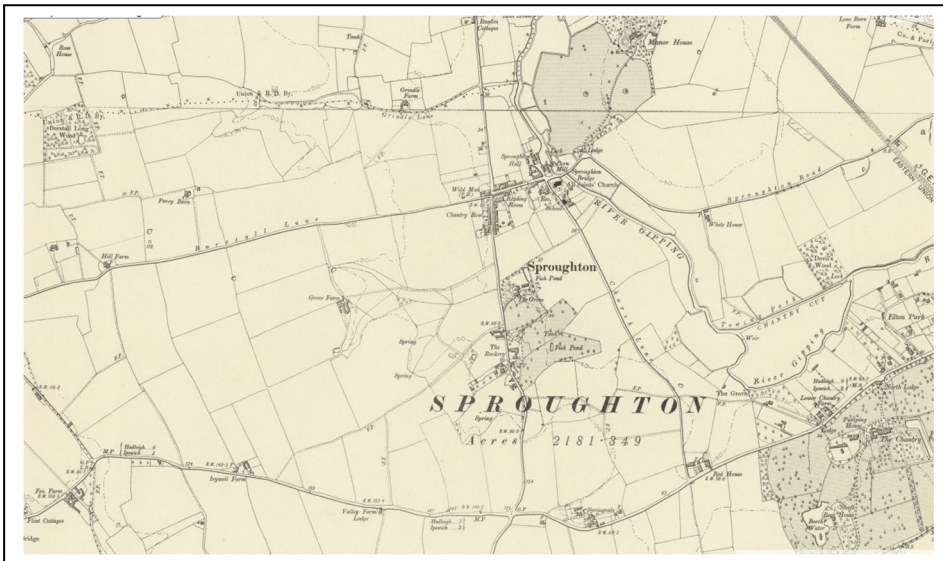
The historic maps below trace the evolution of the village from the late 19th century.

In this first map the pattern of development focuses on the Church, close to the river and spreads west along Lower Street and with the junction with the B1113. A separate cluster of development can be seen to the south associated with The Rookery (also known as Sproughton House). Also of note are the areas of parkland surrounding it. Chantry Park is seen in the southeast corner of the map while parkland associated with The Rookery extends east of the B1113 and with Sproughton Manor House on rising land to the north of the village. The route of Church Lane connecting to the Hadleigh Road, and the historic lane The Grindle, can also be discerned.



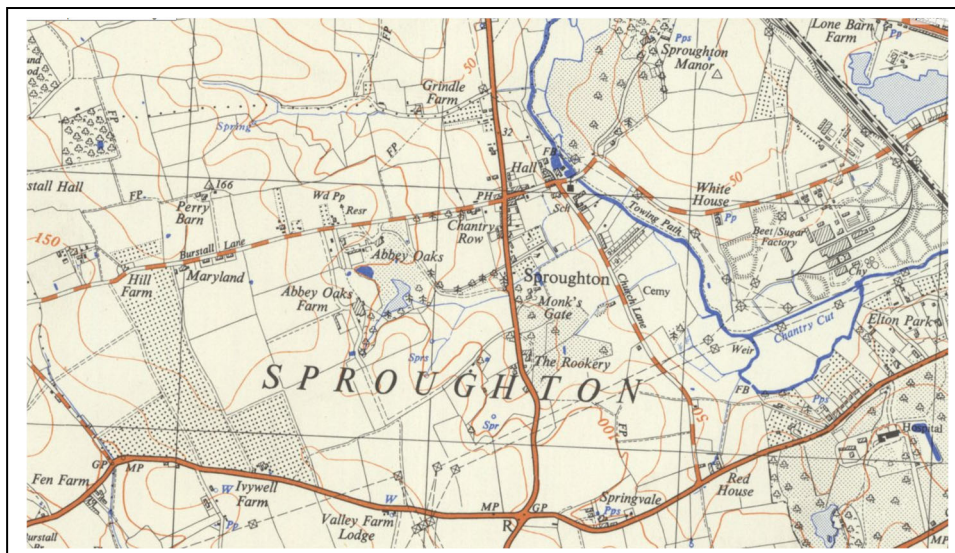
Map 1: Extract from 1896 map. (Source – Historic Maps Scotland)

This map is similar to that from 1896 showing little has changed at the turn of the century. It does however illustrate the pattern of natural springs which occur on the valley sides to the west of the village.



Map 2: Extract from 1905 map. (Source – Historic Maps Scotland)

By the middle of the 20th century the settlement and its setting had experienced several changes. Housing development established off Church Lane at Broomfield Common and a new house and parkland appeared at Abbey Oaks, including the creation of water bodies and mixed deciduous and conifer planting west of the B1113. This map also shows the introduction of lines of pylons between Valley Farm Lodge and the new sugar beet factory. Small scale orchards close to the edge of the settlement and more significant orchards in the southwest of the parish are also apparent.



Map 3: Extract from 1955 map. (Source – Historic Maps Scotland)



Aerial photograph of present-day village

The present-day aerial photograph shows the extent of late 20th and early 21st century infill development within the village which has occurred south of Lower Street, along Church Lane and the B1113. The remnants of the parkland landscapes can also be discerned. Infrastructure has also had a major influence on the parish with the construction of the A14 in the 1980's which severed Church Lane. The installation of new powerlines has also occurred and most recently the demolition of the former sugar beet factory and the construction of large-scale warehouses.

3.4. Archaeology

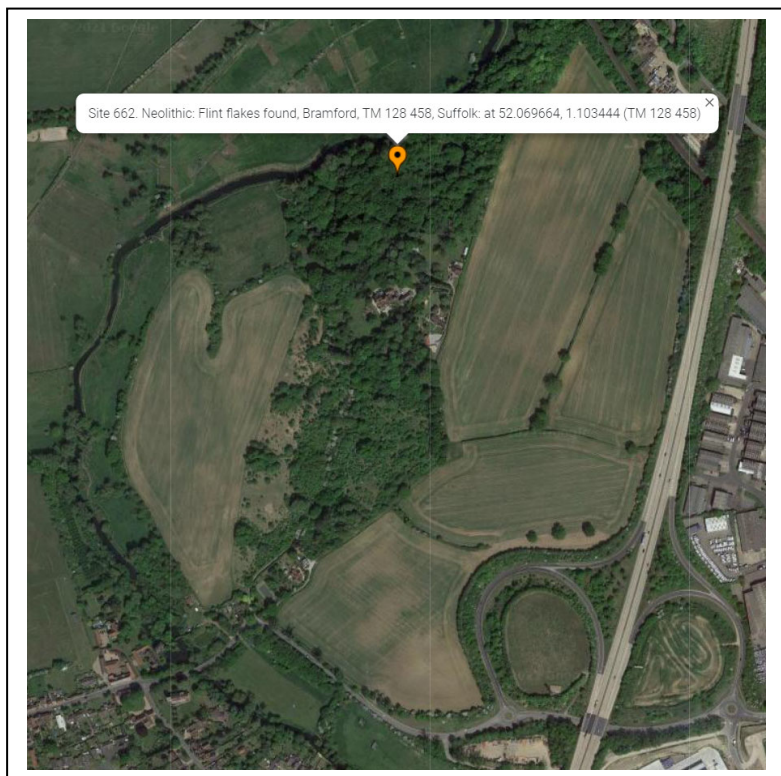
There are 24 archaeological sites within the parish and one within the suggested Special Character Area. They are Roman and Neolithic, detailed locations, and descriptions below.

Of the 24 sites the largest clusters are around the Bronze and Mesolithic periods.

The denarius was the standard Roman silver coin from its introduction in the Second Punic War c. 211 BC to the reign of Gordian III, when it was gradually replaced by the Antoninianus.



Neolithic Flint Flakes found at the top section of Hazel Woods.

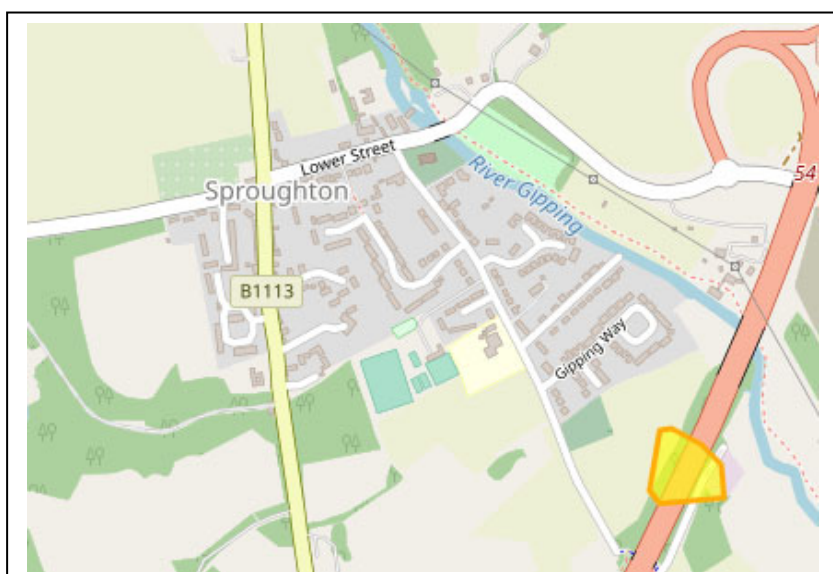


In a site remarkably close to the Special Character area a Mesolithic occupation site was discovered in 1924: on a knoll 10 feet above the river flood plain by Mr E Amey of Ipswich; occupation layer was 16 inches below the surface (S1). Finds included 12 cores, 4 scrapers and 17 flakes (Ipswich Museum) (S2). Excavations said to have been at TM 1291 4459 (S1). This site is shown as 'Camp' on OS 6-inch map 1924 edition (revised) with 1938 additions. Further excavations by J Reid Moir produced a pick, 17 cores, circa 225 flakes, circa 10 scrapers and 2 microliths (Ipswich Museum) (S2).

1928: Excavations by D Garrod produced 5 axes, 5 picks, 122 cores, 544 flakes and 8 scrapers (Ipswich Museum) (S2).

1958: Trenching for a sewage system produced pits with more finds, mixed with Bronze Age and Neolithic material, 14 cores, circa 200 flakes, 17 scrapers, 1 pick (S2,S5, S3).

1984: Tranchet axe with grey-white patination recovered, (S8)



[SPT 002 - Sroughton Knoll, Sroughton, \(Mesolithic\) - Suffolk Heritage Explorer](#)

4. Green Spaces

As part of the preparation of the Neighbourhood Plan the Neighbourhood Plan sub-committee has prepared a Local Green Space Assessment (revised July 2022). This identified areas of open space which qualify against the criteria above for Local Green Space Designation within the Neighbourhood Plan. The Green Space document must be used in conjunction with this document to substantiate the importance of buildings and features in the greater context of Green Spaces.

4.1. Landscape Appraisal – Alison Farmer Associates Ltd.

The Landscape Assessment (2021) conducted by Alison Farmer Associates identifies cultural assets that are undesignated which do contribute to the local sense of place particularly around Rivers Farm and The Rookery (Sproughton House).

4.2. Special Landscape Area

The Babergh Adopted Local Plan defines Special Landscape Areas and included the whole of Sproughton Parish within the designation.

Policy CR04 of the local plan states that:

‘Development proposals in Special Landscape Areas will only be permitted where they:

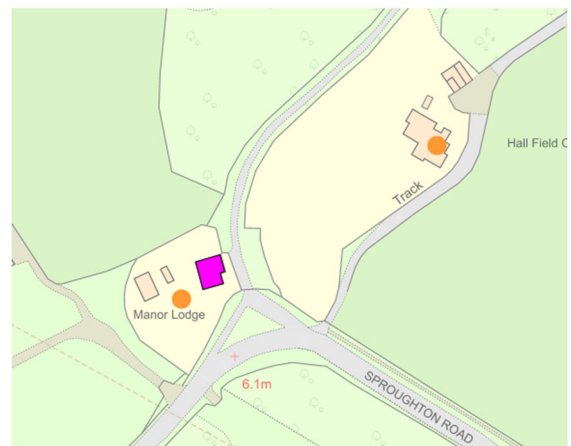
- maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and*
- are designed and sited to harmonise with the landscape setting.’*

However, the emerging Local Plan no longer supports the Special Landscape Area designation, instead it acknowledges that all landscapes have characteristics which are worthy of recognition and conservation. The Landscape Appraisal by Alison Farmer has however identified areas which impart a strong sense of place and have a particular value within the context of the parish for reasons of built heritage features which cluster together, associated natural heritage features and landscapes which contribute to setting. One of the two areas identified as an Area of Distinct Character is namely Sproughton Historic Village Core

The historic Village is a cluster of historic buildings; listed and non-designate assets, a distinctive streetscape along Lower Street and Church Lane, Wild Man Pub and immediately associated valley floor pastures which have identified this area in particular as of distinctive character in this assessment.

5. Assessment

Building / Feature	1. Manor Lodge
Address	Sproughton Road
Description	Lodge or gate house to Sproughton Manor
Archaeological Interest	None known
Architectural Interest	Similar to Sproughton Manor TM 1245 SPROUGHTON 5/34 Sproughton Manor 6.3.72 II House, 1863 by W E Nesfield for Col Henry Phillipps. Grey brick, grey and yellow stone dressings, tile and slate roofs.
Artistic Interest	The building is not only the entrance to the private driveway of Sproughton Manor, but also on a sharp bend and the entrance to the village. Creating a dramatic entrance with a designated green space to the front displaying a magnificent oak tree.
Historic Interest	Lodge or gate house to Sproughton Manor Grade II listed Entry Number 1036922

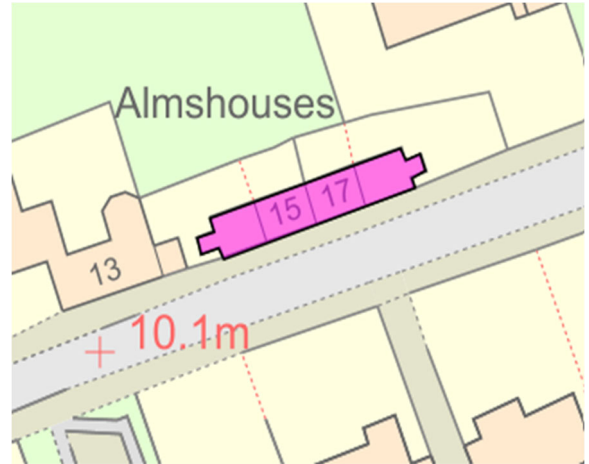


Building / Feature	2. Hall Field Cottage
Address	Corner of Sproughton Road and Lower Street
Description	Hallfield Cottage was built in 1911 on land originally owned by Sproughton Manor (the original Hall Field). The original plans were drafted by a local architect and have been passed through the 4 owners and hang in the cottage today. It is a good example of a typical Arts & Crafts house
Archaeological Interest	None known
Architectural Interest	<p>The Arts and Crafts style developed as a reaction to the ornate style of the Victorian age embracing handcrafted design. This style marked the start of built-in furniture e.g., bookshelves, window seats and cupboards. Windows are typically metal and made up of smaller panes and set in multiples. Often there is a very large fireplace that acts as a focal point for a reception room. The use of local materials was widespread as opposed to bringing in building materials from outside the area. Hammered metal work such as copper & bronze was often used as a decorative feature.</p> <p>Hallfield Cottage has two storeys built of 'Suffolk white' brick with decorative brickwork around doors & windows. It is an early example of sustainability in that some of the bricks come from an earlier building proven by dated bricks from the 1830's. It is also one of the earliest houses to have cavity walls. Cavity wall construction started around the turn of the 20th century. Unusually rather than metal wall tiles which were later found to corrode, the walls are tied together with rare 'S' shaped glazed engineered bricks. The roof has the standard deep overhang exposing the original lathes. The chimneys are distinctive being tall with decorative brickwork & tile. The original wider than normal front door has a stained-glass panel set on a feature porch with a recessed area. The windows are Crittall with multiple panes and distinctive handle and latches. The main sitting room has a large brick-built fireplace with built in nooks, decorative tilework using roof tiles, brick hearth and a large, hammered copper hood. The date of building (1911) is carved into the supports for the long wooden mantelpiece. There is an example of an original built-in window seat. Flooring in the front hall, sitting room & dining room is of thin oak boards that clip together in the manner of the more modern click board flooring. The hall has another example of a brick-built fireplace with decorative tiles in a geometric pattern, brick hearth in the same style as the sitting room and built-in shelving either side of the fireplace. The dining room differs in that it has a tall iron fireplace with original tiles and a flat to the floor quarry-tiled hearth bounded by a thick oak band. The upper storey has been modernised in that the fireplaces have been removed but the original quarry tiled oak bordered hearths can still be seen. However, the built-in cupboards in three of the bedrooms remain. Also of note is the 'throne room' which contains the original high cistern lavatory with the original mahogany 'throne' seat</p>

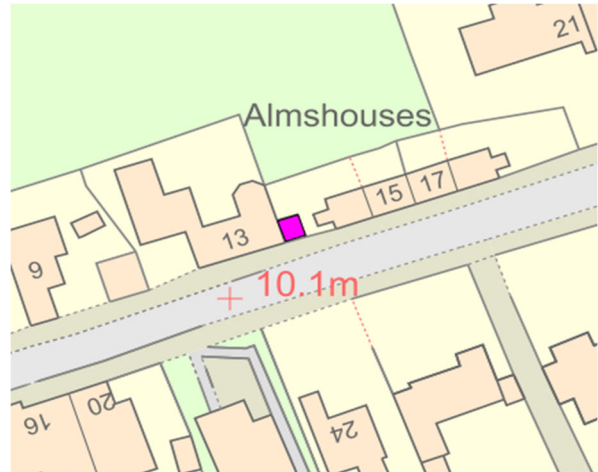
Artistic Interest	It is set back from the road overlooking the valley to the west and has a large field to one side and the Gipping River below. It is the first building on the entrance to the village and along with the Manor Lodge and large oak tree on a sharp bend it culminates into a dramatic gateway into the ecclesiastical part of the village.
Historic Interest	Built 1911. The name of the original owner is not known. However, a later owner Captain John Hector Blood who owned Hallfield Cottage during the 60's, 70's and early 80's served in the Second World War. Captain Blood was Aide-de-Camp between 1946 and 1949, to the Governor of Victoria, Australia. He was the Adjutant of the Royal Marine Depot between 1949 and 1952 at Deal, Kent. He was a Commando with the Royal Marines between 1953 and 1956.1 He retired from the military in 1958.



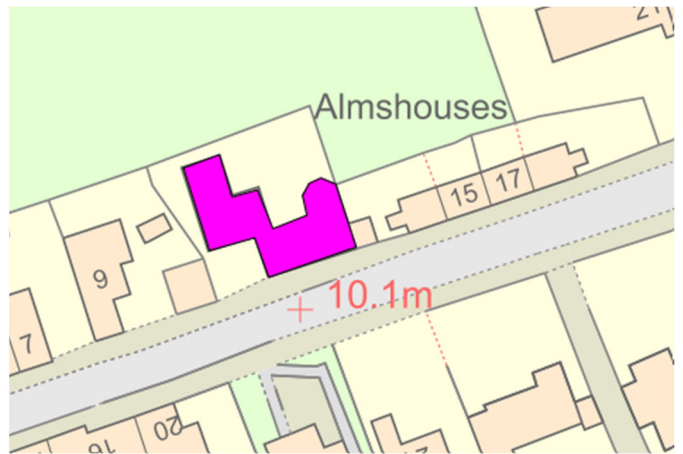
Building / Feature	3. Almshouses
Address	Lower Street
Description	Two Almshouses built in Suffolk red brick on Lower Street
Archaeological Interest	None known
Architectural Interest	Striking uniform building that faces on to Lower Street. The two old doors façades make statement, being unique along the street.
Artistic Interest	These houses hold an intrinsic purpose and cultural heritage within the parish as they have provided accommodation for the poor widows and spinsters since 1634.
Historic Interest	<p>Inscription on the main building: Founded by M. Elizabeth Bull A.D 1634 - Rebuilt by M. Margaret Cooper A.D 1876 (on a separate plaque: Modernised by Sproughton Parish Council A.D 1976)</p> <p>Elizabeth Bull was a village benefactor who founded a charity known as the Poor's Charity in the early 17th century. Her charity provided Almshouses for two poor widows of the parish. These houses, at Nos 15 and 17 Lower Street, are still in use today. Originally built in 1634, the houses were rebuilt by another benefactor, Margaret Cooper, in 1876 and were substantially modernised and refurbished by Sproughton Parish Council in 1976.</p> <p>The original charity founded by Elizabeth Bull in 1618 and those of Margaret Cooper in 1876, Catherine Maria Sage in 1923 and the charity of an unknown benefactor or the Bread Charity has since become the Sproughton Almshouses and Relief in Need Charity (Reg No 211278). The primary object of the original charity was to provide accommodation for "poor widows and spinsters who are inhabitants of the ancient parish of Sproughton" in return for a weekly contribution towards the cost of maintenance and essential services. The modern charity is managed by 5 Trustees from the local community and liberally interprets those definitions but retains the requirement that beneficiaries should be inhabitants of Sproughton and pay a weekly maintenance charge. The charity may also provide relief in need from the income of the charity for persons of the Parish who "are in condition of need, hardship or distress".</p>



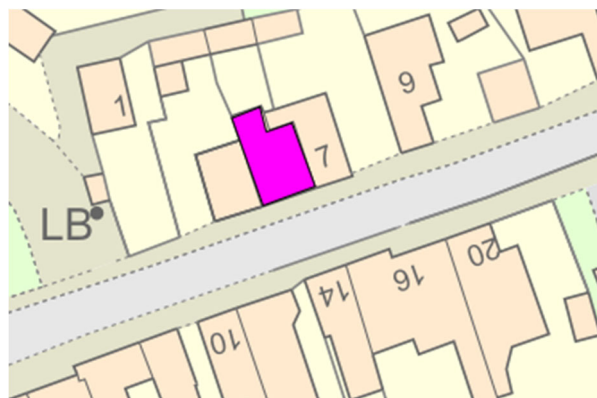
Building / Feature	4. Village Lock Up
Address	15 – 17 Lower Street
Description	Small Village lockup (to the left) with inscription. One of only six remaining lockups in Suffolk.
Archaeological Interest	None known
Architectural Interest	It is brick built with sloping tiled roof and the single door has a grille
Artistic Interest	It probably dates to the late 18th or early 19th century. Very small and rustic with a heavy timber door featuring distinctive iron wear.
Historic Interest	Village lock up, village stories suggest that the last incumbent escaped through the roof. When it fell into disuse it was used to store roadman's tools. Currently used to store Parish Council signs.



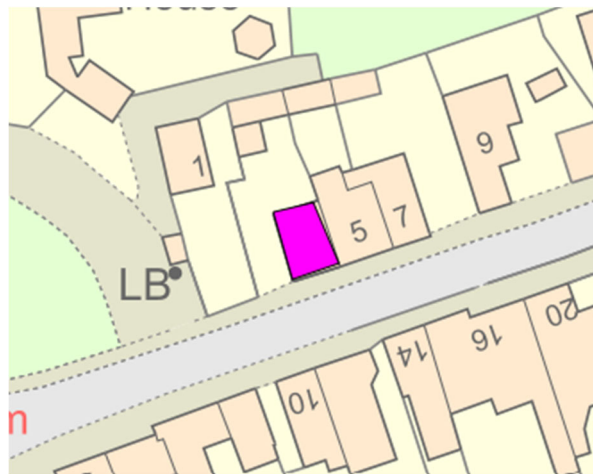
Building / Feature	5. Cage Cottage
Address	Lower Street
Description	Dominant by its black weather boarding and rendered front on Lower Street. Tall striking building on the right side of lower street as you travel up the hill towards the Wildman Pub.
Archaeological Interest	None known
Architectural Interest	Striking in its dominant tall façade.
Artistic Interest	Forms a path side frontage to Lower Street, one of several non-designated and listed buildings in a group.
Historic Interest	Early C19



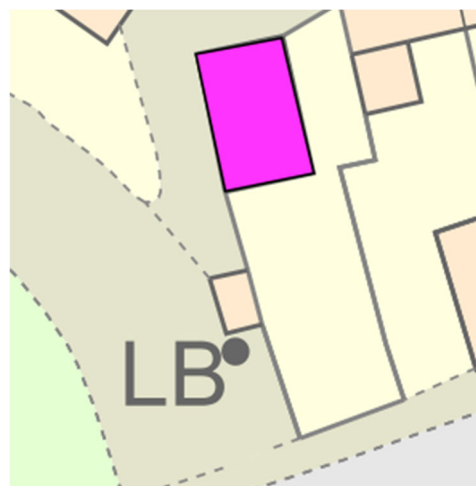
Building / Feature	6. 5 Lower Street
Address	5 Lower Street
Description	Small early C18 cottage
Archaeological Interest	None known
Architectural Interest	A later addition to Walnut Cottage but significant in that it forms one of three houses in a row, which have high visual historic impact.
Artistic Interest	C18
Historic Interest	One of three that adds a significant sense of historical appeal and space to the top part of Lower Street. To the right is the Grade II listed Walnut Tree Cottage which was the village bakery.



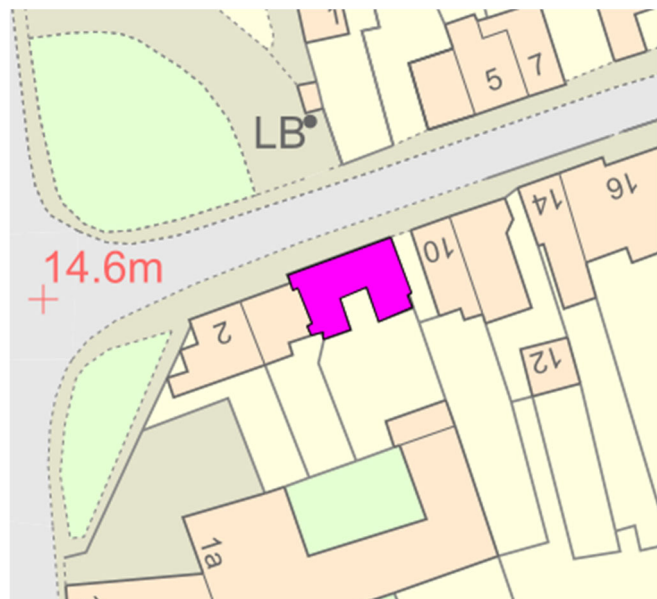
Building / Feature	7. 3 Lower Street
Address	3 Lower Street
Description	One of three early C18 cottages that adds a significant sense of historical appeal and space to the top part of Lower Street
Archaeological Interest	None known
Architectural Interest	Small cottage, one of three cottages and their outhouses, which in combination with the Grade II listed properties in that location to form a sense of space and heritage to the main core of the village.
Artistic Interest	The cottage shows the growth of the village at an early point, developing out from the Gipping River and the church.
Historic Interest	To the far right is the Grade II listed Walnut Tree Cottage which was the village bakery. C18



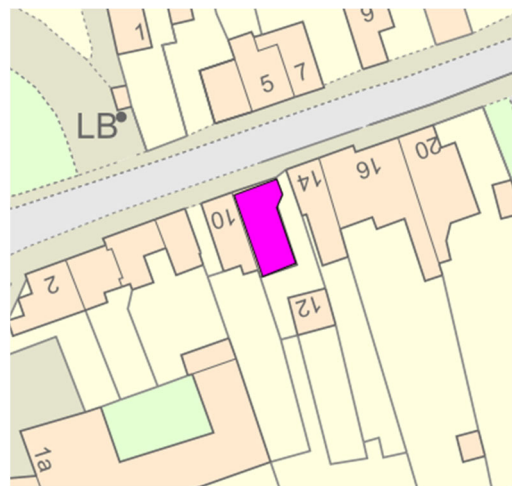
Building / Feature	8. 1 Lower Street
Address	1 Lower Street
Description	Most probably the smallest property in the village and parish.
Archaeological Interest	None known
Architectural Interest	Tiny cottage, one of a group of cottages and Wild Man Pub, which in combination with the Grade II listed Properties in that location form a sense of space and heritage to the main core of the village.
Artistic Interest	The cottage shows the growth of the village at an early point, developing out from the Gipping River and the church.
Historic Interest	A unique and individual house of a small scale and detached. Suggested age of late C17 from building placement on C18 map and in date with Walnut Cottage, cluster of buildings.



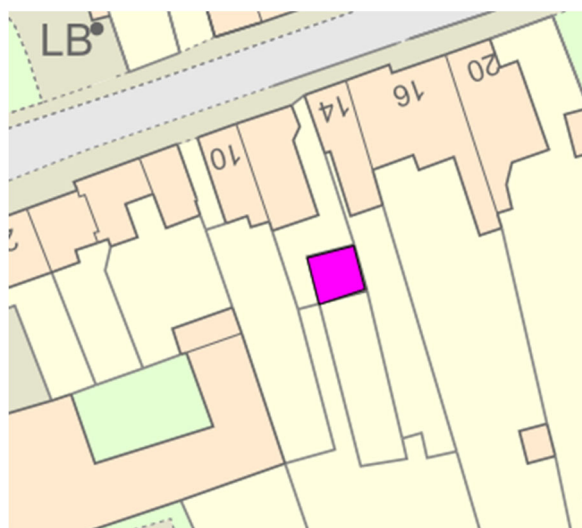
Building / Feature	9. Peppermint House
Address	6-8 Lower Street
Description	Originally 2 cottages this beautiful timber framed cottage is a standout feature on Lower Street
Archaeological Interest	None known
Architectural Interest	An original wooden clad building with a number of original features.
Artistic Interest	It faces onto the village green, and it occupies a prominent position on the traditional village street and forms a tight-knit group with other historic buildings on Lower Street, both listed and unlisted. These buildings formed the centre of the historic village with bakery, shop and reading room.
Historic Interest	C16-17 Found on the ordnance survey maps dated 1886, forms an intrinsic part of the heritage setting in Lower Street. Its neighbour 2-4 Lower Street is a Grade II cottage as is the Wild Man pub and Walnut Tree cottage the original village bakery opposite.



Building / Feature	10. Reading Room
Address	Lower Street
Description	Village Reading Room, Small wooden plaque by front door and stone carved crest on the gable end.
Archaeological Interest	None known
Architectural Interest	Very large (now modern) window to allow light for reading.
Artistic Interest	C19. In the centre of Lower Street near to what was the village shop. Huge significance to the village as it gave access to books and reading for the whole community.
Historic Interest	Reading rooms were originally imposed upon the working classes by the upper classes, mainly the Church and local landowners. Their establishment reflected contemporary attitudes to philanthropy, recreation and self-help and confirmed the great class divide. Little research has been carried out on this subject, and this article focuses particularly on rural Norfolk, explaining the distribution of the one hundred and sixty village reading rooms identified, their varying location and architectural styles, membership profile and differing methods of financing, including fund-raising social events. Late Victorian.



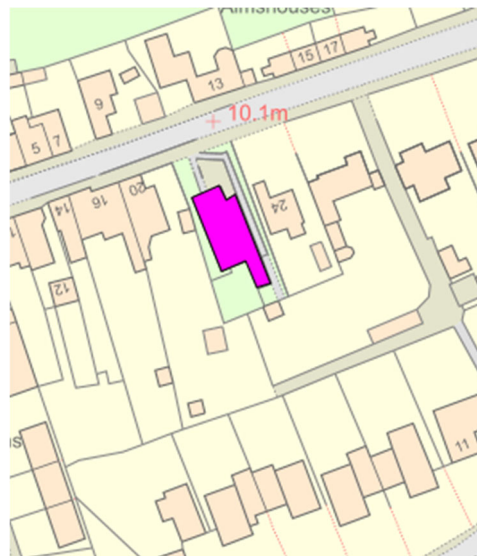
Building / Feature	11. Reading Room Cottage
Address	Lower Street
Description	Small Victorian Suffolk red brick cottage
Archaeological Interest	None known
Architectural Interest	Victorian Suffolk red brick
Artistic Interest	Tucked away from the main Lower Street it is an intriguing sight down a small alleyway behind the Reading Room.
Historic Interest	Small Victorian Suffolk red brick cottage associated with the Reading room.



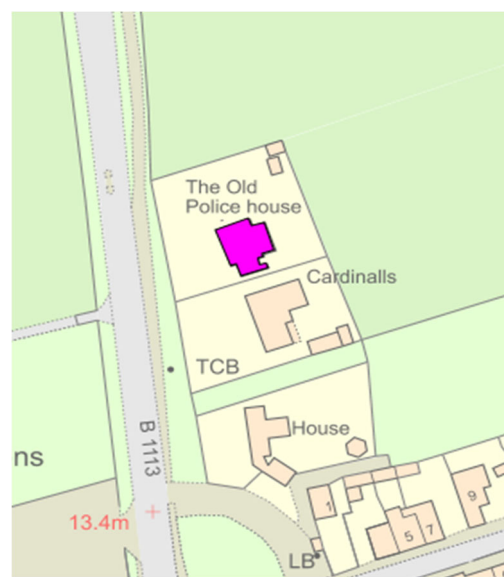
Building / Feature	12. Rectory Cottage
Address	Lower street
Description	Believed to be the Old Rectory for the Church
Archaeological Interest	None known
Architectural Interest	A striking building with visible timber frames on the south side.
Artistic Interest	Associated with the Grade II listed building to the right. Grand doorway and brick arch, reminiscent of ecclesiastical design.
Historic Interest	Small frontage on to lower street with steps leading up. The building is on a slope. C18 possibly earlier, Suffolk soft red brick. HBN inscription on the front façade. Quaint small wooden bay windows over the path



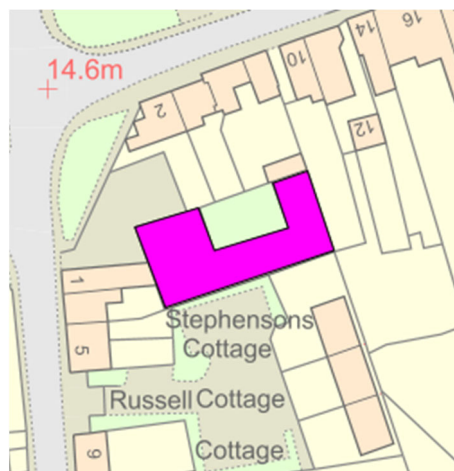
Building / Feature	13. Church Hall
Address	Lower Street
Description	Built 1911 Corrugated and timber frame, similar in material to a Nissen hut.
Archaeological Interest	None known
Architectural Interest	Very striking building reminiscent of a WW1/2 Nissen Hut.
Artistic Interest	Unusual building in the mainly C16-C18 on Lower Street, again adding an interesting historical addition to the street scene.
Historic Interest	The Church Hall was opened on the 27 th of February 1911. It was built at the cost of £80, money raised by public subscriptions and the efforts of the Rev. A. W Callis the then Rector who was living at Rectory Cottage. The Church Hall was erected on part of the garden and the original entry to the Hall was through the front gate of Rectory Cottage. Nearly 200 people were present. The practical construction was by Mr Cocksedge of Eagleworks, Ipswich. Several other people helped in the finishing of the building.



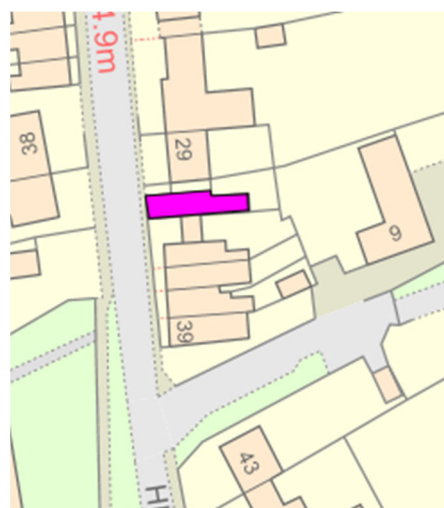
Building / Feature	14. The Old Police House
Address	Lorraine Way
Description	<p>A red bricked two-story rectangular building with garage. Medium sized building in a large open plot. Extensive mature garden, surrounding the house.</p> <p>The property now has solar panels on the roof and the chimney on the right hand side has since been removed due to being in an unsafe and dangerous condition , badly cracked and was lifting away from the dampproof course.</p>
Archaeological Interest	None known
Architectural Interest	Classic Suffolk Police House with inscription on the front.
Artistic Interest	<p>The Police House is the first house on Lorraine Way and is a significant house in its 20th century contribution to society and because of its classic 1950 red brick a recognisable village building.</p> <p>1950- Sproughton and Burstall Police house housing a police office.</p>
Historic Interest	<p>The East Suffolk Police, as it was before amalgamation with Ipswich and West Suffolk in 1967, constructed scores of police stations in the 1930s and then after WWII from the late 40s into the 50s. There were a number of different styles and the Sproughton one was built in the 1930s just before WWII. There are a number of that style throughout East Suffolk where the main entrance door to the house is central front and the door to the office to the right in the outside entrance. The office was self-contained as a police office for the constable who lived with his family in the house itself.</p>



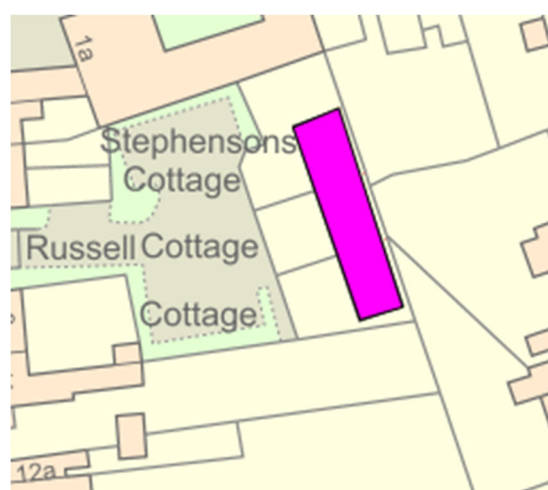
Building / Feature	15. The Shed
Address	High Street
Description	A large semi-industrial style building with ornate metal windows to allow light to enter into a working engineering space.
Archaeological Interest	None known
Architectural Interest	Striking ornate windows.
Artistic Interest	C18
Historic Interest	Formally an engineering works now an antiques centre and tearoom. Surrounded by a flint stone wall and forms a prominent building on the Wildman junction.



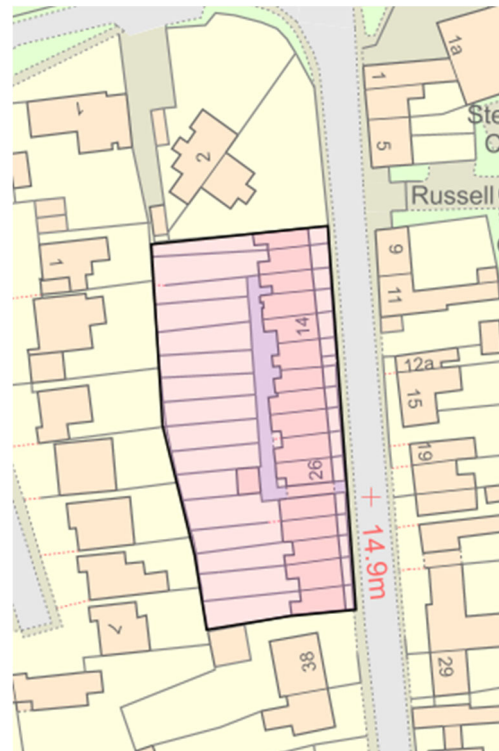
Building / Feature	16. The Old Coach House
Address	High Street
Description	Old Coach House
Archaeological Interest	None known
Architectural Interest	The small barn doors for the Coach House are reminiscent of the heritage of the High Street, which dates back to Roman Times.
Artistic Interest	C18
Historic Interest	Formally an old coach house it still has the original coach doors, although the space has been converted to a room. A carriage house, also called a remise or coach house, is an outbuilding which was originally built to house horse-drawn carriages and the related tack. Small frontage to a house that leads to a long narrow building that appears to have been extended at the rear.



Building / Feature	17. Old Stables
Address	High Street
Description	Converted Stables, potentially with some connection to the earlier Coach House on the High Street.
Archaeological Interest	None known
Architectural Interest	There was a Farmhouse to the rear of the Stables and the associated land was sold for development in the 1980s
Artistic Interest	The Stables and farm would have provided housing and work for the local community and that in turn would have supported the Church, bakery and shop.
Historic Interest	Set back from the main High Street between No5 and No 9 there is a set of 3 cottages that were formerly stables to the farm they were associated with. Known now as Stephenson's Cottage, Russel Cottage and Booth Cottage. C19-C20



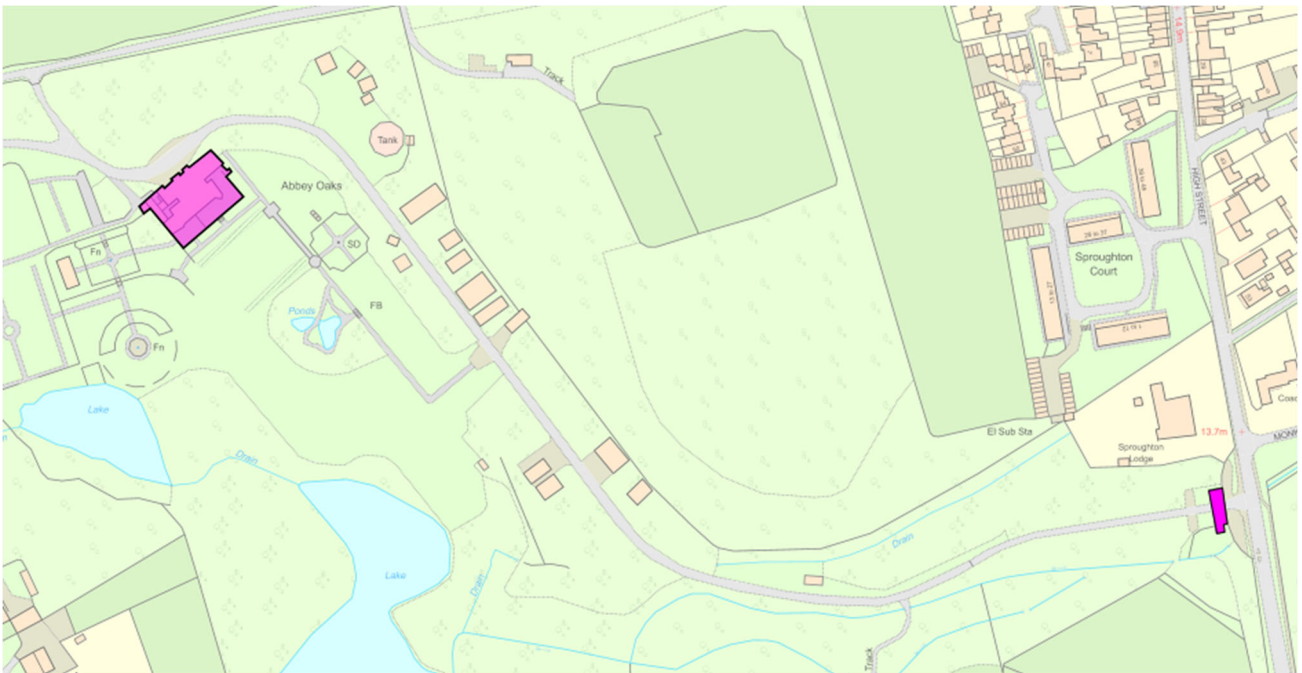
Building / Feature	18. Chantry Row
Address	High Street
Description	Suffolk Red Brick and windows with brick lintel details, Commissioned by a wealth landowner for tenants. 16 houses in total.
Archaeological Interest	None known
Architectural Interest	They are a standout feature of the High Street, 16 cottages with outhouses and coal bunkers. The windows are decorated with stone detailing, most still have their wrought iron railings.
Artistic Interest	Provided accommodation for the workforce on the local estate.
Historic Interest	Built in 1855 these are an impressive row of cottages along the High Street. Latin inscription TURRIS FORTIS MIHI DEUS. “A tower of strength to me god”



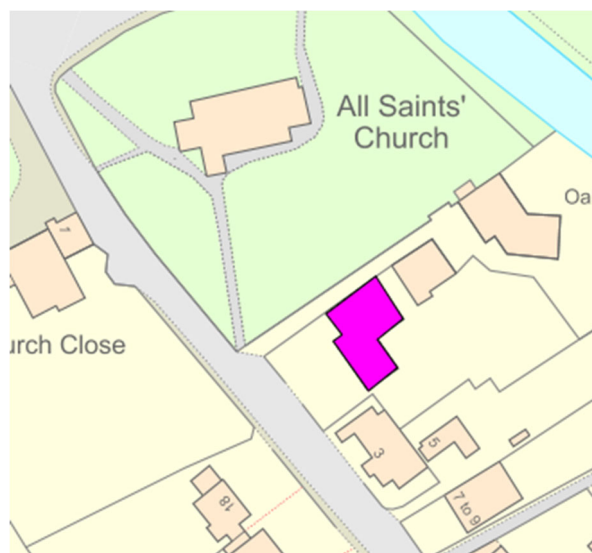
Building / Feature	19. Rivers Court
Address	High Street
Description	River's Farm, Sproughton. 19th century farmstead and farmhouse. Regular courtyard U-shaped plan formed by former working agricultural buildings. The farmhouse is set away from the yard. The farmstead is extant.
Archaeological Interest	None known
Architectural Interest	The barn is a former red brick field barn with an adjoining cattle yard and shelter shed built as a single complex in circa 1880.
Artistic Interest	River's Farm Barn adjoins the western side of Sproughton High Street at the southern entrance to the village and lies on the eastern edge of a picturesque valley of wet pasture. The present building does not appear on the Sproughton tithe map of 1838 when an earlier structure on the same site belonged to Red House Farm.
Historic Interest	It consists of a U-shaped range of single-storied sheds surrounding a central cattle yard. The roofs were initially of slate with symmetrical hipped gables, but this has been partly replaced with pantiles. The western range was designed as a granary where cattle feed was milled and stored rather than as a traditional threshing barn. The yard was formerly framed on the north and east by an open-sided shelter shed with bolted knee-braces to its arcade posts. The sheds have been stripped of fittings, but the structure otherwise survives and represents both an attractive piece of architecture and a highly compact and efficient example of High Victorian agricultural design. It is accordingly of considerable historic interest, particularly given its conspicuous location.



Building / Feature	20. Abbey Oaks Gate House and Abbey Oaks
Address	High Street and Burstall Lane
Description	Late Victorian Mock-Tudor house with a gate house.
Archaeological Interest	Neolithic Axe found 1924
Architectural Interest	<p>The Edwardian period from 1901 to 1910 was short and heavily influenced by The Arts and Crafts Movement, this continues in to the 1920s with a move towards Mock-Tudor designs. Abbey Oaks is a fine example of Mock-Tudor style. Typically, Abbey oaks has Mock-Tudor cladding and timbers at the top of the house on a brick base.</p> <p>Harold Ridley Hooper was the architect based in Ipswich throughout his career. Born in Bury St Edmunds in 1886, he was articled to the Ipswich architect J S Corder but began his own practice in 1912. Served in the first World War as a Colonel in the 4th Battalion of the Suffolk Regiment. He was subsequently a Councillor for Ipswich Borough Council and Deputy Lieutenant for Suffolk.</p>
Artistic Interest	Set in extensive gardens set back from Burstall Lane the house is classically Mock-Tudor.
Historic Interest	<p>Not shown on the 1886 or 1904 Ordnance survey maps, it is shown however on the 1926 map with extensive garden and drives.</p> <p>Reference to Lord Woodbridge, Arthur Charles Churchman, of Abbey Oaks, in the parish of Sproughton, in the County of Suffolk, Esquire, Temporary Lieutenant-'Colonel commanding a Territories. Appointed as Baronet by the king. The London Gazette 10 August 1917.</p> <p>Sir Arthur Churchman – Commissioned Abbey Oaks</p> <p>In 1927 the land where Chantry Park is now situated had been sold for housing development and was then purchased by Sir Arthur Churchman (later Lord Woodbridge) who gave it to Ipswich Corporation to be held in permanent trust for the people of Ipswich. Baron Woodbridge, of Ipswich in the County of Suffolk, was a title in the Peerage of the United Kingdom. It was created on 17 June 1932 for Sir Arthur Churchman, Conservative Member of Parliament for Woodbridge from 1920 to 1929. The title became extinct on his death on 3 February 1949. Sir William Churchman, 1st Baronet, was the elder brother of Lord Woodbridge. Incidentally, his philanthropic deeds did not stop at Chantry Park. Sir Arthur Churchman bought Orford Castle in 1928, and in 1930 gave the property to the Orford Town Trust; an appeal for money to maintain and restore it began shortly afterwards. Colonel Sir William Alfred Churchman, 1st Baronet VD (1863 – 25 November 1947) was an English tobacco manufacturer and public servant. Churchman was born in Ipswich, Suffolk. He went into partnership with his brother, Arthur, in the family tobacco firm which had been founded by their great-grandfather in 1790. This was renamed W. A. & A. C. Churchman. It was later absorbed by the tobacco combines and Churchman became a director of the Imperial Tobacco Company. Some may recall the Churchman's factory in Portman Road and their product: Churchman's No. 1 cigarettes. 1950s advertisements showed, variously, glamorous women and (disturbingly) a horse and a poodle smoking the product.</p>



Building / Feature	21. The Old Lodge
Address	Church Lane
Description	C18 Grand house, of which little is known. It sits beside the River Gipping which was used for transporting goods which played a key role in the financial development of the village and church.
Archaeological Interest	None known
Architectural Interest	Evident on the ordnance survey maps dated 1886, the Church is dated early C14. The structure suggests an early design
Artistic Interest	The Grade II listed Church of All Saints, Grade II Listed Rectory and Mill House played an important role in the development of the village. The Lodge stands approximately 50 metres to the south of the Parish Church of All Saints with which it has possible historically associated. It is flanked on the South side by the village school and old Laundry cottage.
Historic Interest	An impressive house adjacent to the Church. With possible ecclesiastical connections. Circa C17-C18(unknown). The building has a close visual relationship with both the church and the Sroughton Hall farm group all Grade II Listed and Rectory to the west.



Building / Feature	22. Chestnut House
Address	Church Lane
Description	Originally a pair of Victorian cottages now one dwelling.
Archaeological Interest	
Architectural Interest	The house structure is of original Suffolk red brick and roof tiles. Original red brick garden wall on left hand side. The right-hand side wall has original red brick and flint.
Artistic Interest	The house of similar historic character with other houses going towards the Church. The long garden extends to the river Gipping keeping the village feel.
Historic Interest	One of a handful of original buildings in Church Lane. May have been associated with Hall cottage as an old wash house was in the garden. A landing stage was used when the river was navigable.



Building / Feature	23. Laundry House
Address	5 Church Lane
Description	The Old Village laundry, situated behind the old school
Archaeological Interest	None known
Architectural Interest	Little is known about the old village laundry. They were very common in Victorian times providing a laundry service to the village. Potentially siting due its proximity to the river and water for washing.
Artistic Interest	Traditional old cottage backing on to the River Gipping.
Historic Interest	The village Laundry



Building / Feature	24. Old School House
Address	Church Lane
Description	The building has changed little as seen in the two photos. It is still ecclesiastical in appearance and typical of a school in this period.
Archaeological Interest	None known
Architectural Interest	Grand flint stone and red brick building which sits adjacent to the road.
Artistic Interest	Set on Church Lane near to the Grade II* listed All Saints Church.
Historic Interest	<p>C1860</p> <p>It was described as “a National school for both sexes.” <i>The National Gazetteer of Great Britain and Ireland</i> (1868)</p> <p>It is now a private residential house.</p>



Building / Feature	25. Valley View
Address	Hadleigh Road
Description	Edwardian (1901- 1910) red brick house with views over the west and Gipping Valley (hence its name) towards the village of Sroughton.
Archaeological Interest	Groat of Henry VII found in a garden close to the cottages along Hadleigh Road.
Architectural Interest	Edwardian red brick house built in parallel to Hadleigh Road.
Artistic Interest	This topography allows views over the Gipping valley to the countryside to the west. The Victorian and Edwardian houses along Hadleigh Road were built during a time of development in housing and infrastructure within Ipswich, coinciding with the late C19/C20 changes and development of Chantry Park which is opposite.
Historic Interest	Valley View is an Edwardian period red brick house set along Hadleigh Road. Dated 1903



Building / Feature	26. Park View
Address	Hadleigh Road
Description	Heading West along Hadleigh Road: Park View (Closer Building)
Archaeological Interest	Groat of Henry VII found in a garden close to the cottages along Hadleigh Road.
Architectural Interest	Park View is so called as it faces east towards Chantry Park and is very classically Edwardian in style with mock Tudor cladding and timbers at the top of the house.
Artistic Interest	This topography allows views over the Gipping valley to the countryside to the west. The Victorian and Edwardian houses along Hadleigh Road were built during a time of development in housing and infrastructure within Ipswich, coinciding with the late C19/C20 changes and development of Chantry Park which is opposite.
Historic Interest	It forms one of several buildings that track the growth and development along Hadleigh Road during the early 1900's.



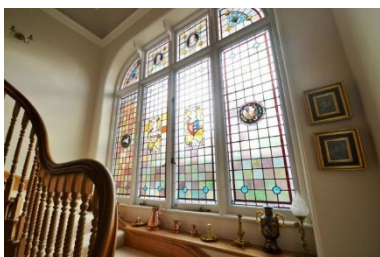
Building / Feature	27. No 1 Lower Chantry Cottage
Address	Hadleigh Road
Description	Lower Chantry Cottage is understood to be part of Lower Chantry Farm.
Archaeological Interest	A Groat of Henry VII found in a garden close to the cottage along Hadleigh Road.
Architectural Interest	It is Edwardian in style and have decorative wooden gables, however the farm is shown on an ordnance survey map dated 1886.
Artistic Interest	Striking quaint cottage on the Hadleigh Road, indicative style of the Edwardian era.
Historic Interest	Farm cottage to house workers to the Lower Chantry Farm.



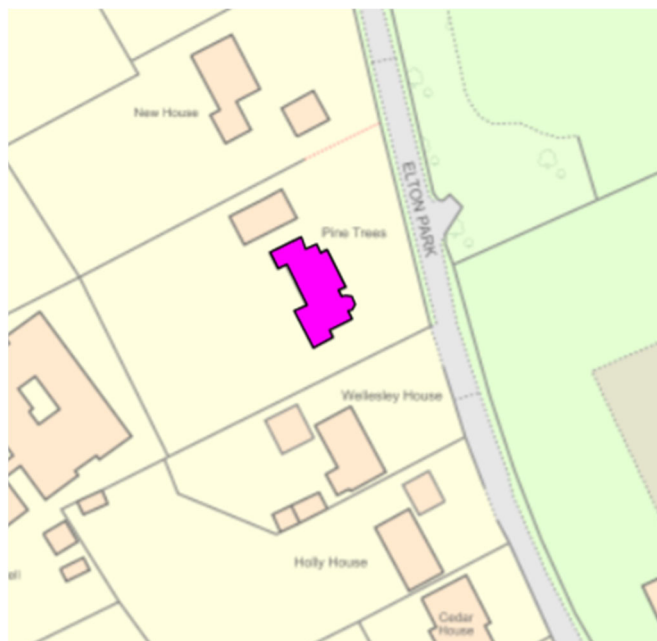
Building / Feature	28. Chantry Gate
Address	Hadleigh Road
Description	Grand Victorian detached house full of period features
Archaeological Interest	None known
Architectural Interest	Three story Victorian townhouse with a classic Victorian bay window
Artistic Interest	Located opposite the Chantry Park north gate entrance.
Historic Interest	A fine example of the Victorian buildings in this area, however all of the buildings tell a story of the development of Hadleigh Road and the progressive extension out of Ipswich toward the village during the Victorian era.



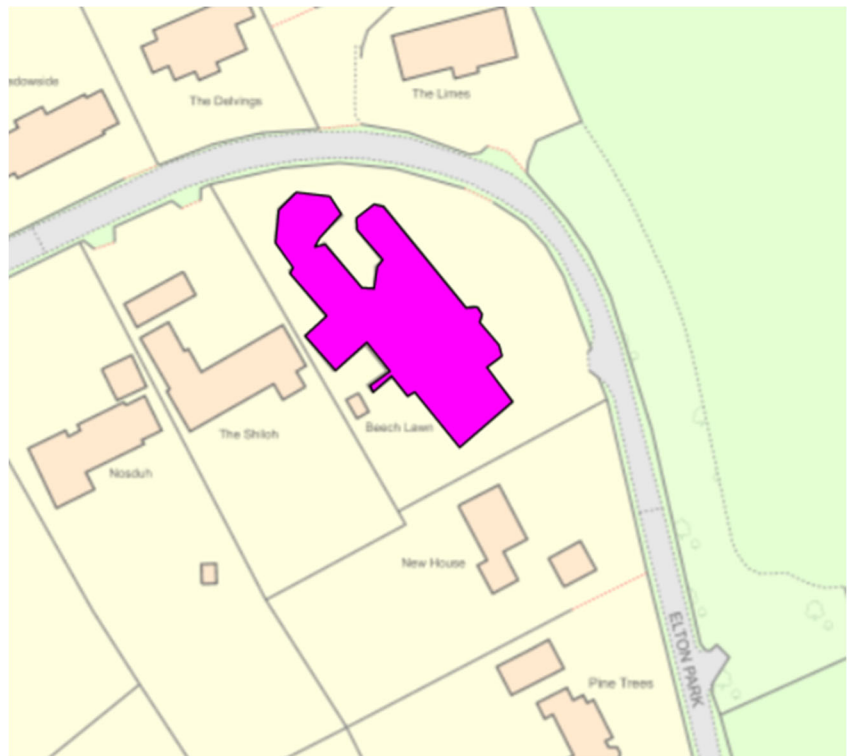
Building / Feature	29. Balitore
Address	Hadleigh Road
Description	Very impressive late Victorian early Edwardian house.
Archaeological Interest	None known
Architectural Interest	Made of Suffolk red brick, impressive reception hall with stunning stained-glass window, sitting room with featured curved bay window & feature fireplace, drawing room with open Victorian fireplace & ceiling rose. Including a wealth of Victorian style feature fireplaces, ceiling roses & cornicing throughout the property Opposite Chantry Park
Artistic Interest	A large example of the Victorian buildings in this area, however all of the buildings tell a story of the development of Hadleigh Road and the progressive extension out of Ipswich toward the village during the Victorian era.
Historic Interest	A large 6 bedroomed Victorian House, in a prominent position on the Hadleigh Road. A real classic example of the Victorian Manor house, with stained glass windows over the stairway.



Building / Feature	30. Pinetrees
Address	Elton Park
Description	Classic example of a grand Victorian house.
Archaeological Interest	None known
Architectural Interest	Large bay windows incorporated into a turret style, multiple fires throughout
Artistic Interest	Ranging from 1837 to 1901 under the rule of Queen Victoria I, the Victorian period was a time of increased production of houses and an expanding middle class. The majority of homes built before the Victorian period were owned by the gentry, or at least wealthy landowners, whereas wealth in the Victorian era was spread across society in the wake of the Industrial Revolution and houses became less grand and more accessible.
Historic Interest	Late Victorian House with large bay windows one of a few excellent and impressive buildings of that era in Elton Park. C19 cottage shown on the 1902 ordinance published in 1904



Building / Feature	31. Beech Lawn
Address	Elton Park
Description	A large grand late Victorian house similar to Balitore and Pinetrees.
Archaeological Interest	None known
Architectural Interest	Large bay windows one of a few excellent and impressive buildings of that era in Elton Park.
Artistic Interest	One of many late Victorian properties built at a similar time in Elton Park.
Historic Interest	Another Victorian building that has been converted into a residential care home. Large bay windows one of a few excellent and impressive buildings of that era in Elton Park. C19 Building shown on the 1902 ordinance published in 1904



Building / Feature	32. Elton Park Cottage
Address	Elton Park
Description	Elton Park Cottage is a fine example of a grand Victorian cottage with high ceilings and open fireplaces in a large garden.
Archaeological Interest	None known
Architectural Interest	One of the first buildings in the now extensive Elton park.
Artistic Interest	One of many late Victorian properties built at a similar time in Elton Park.
Historic Interest	C19 cottage shown on the 1902 ordinance published in 1904 (see below).

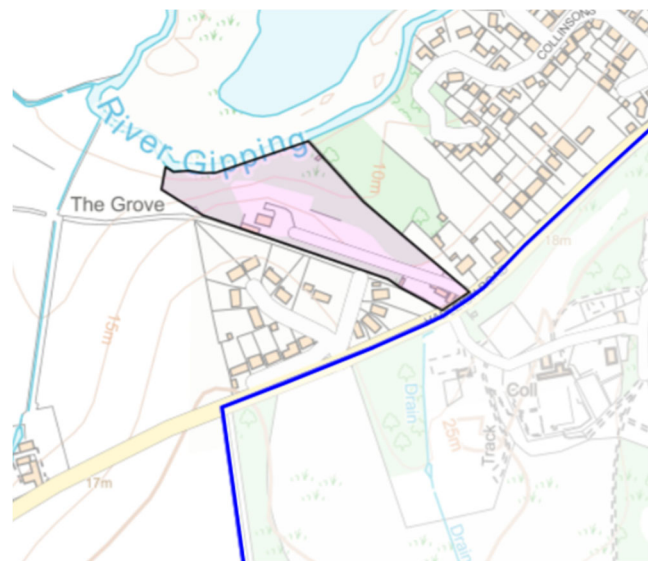


Building / Feature	33. Hazeldell
Address	Elton Park
Description	A large grand late Victorian house similar to Balitore and Pinetrees.
Archaeological Interest	None known
Architectural Interest	One of the first buildings in the now extensive Elton park.
Artistic Interest	One of many late Victorian properties built at a similar time in Elton Park.
Historic Interest	A three storey Victorian House which has been extended and converted into a residential home.

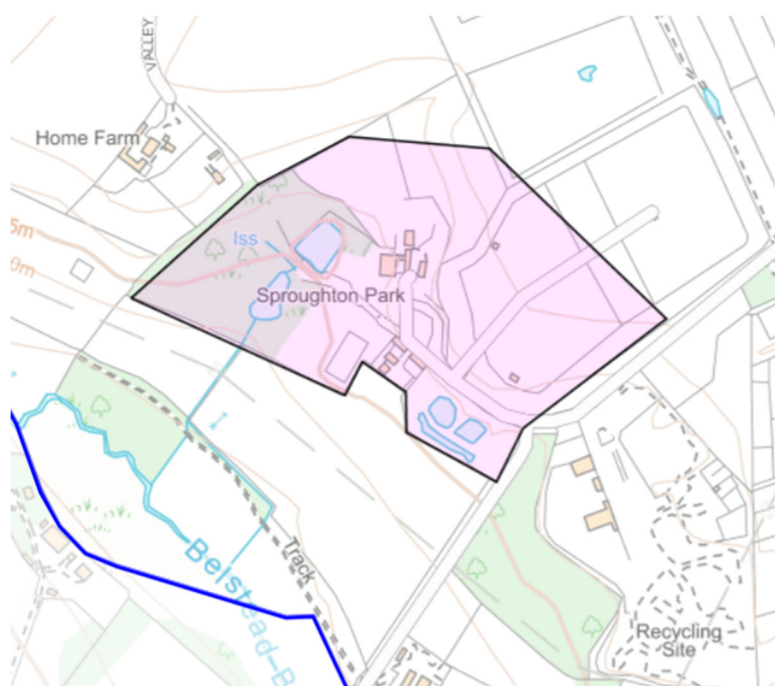


Building / Feature	34. Manderley Manor
Address	Hadleigh Road
Description	<p>Originally built as the Estate Manager's residence for Chantry Park, the property was known as Chantry Grove and consisted of 25 acres of woodland, manicured gardens, lily ponds, water features, tennis courts, orchards and heated greenhouses with wall gardens. The land was sold off between 1949 and 1960 and the outbuildings and landscaping left to disappear by the previous several owners. The present owners are "re wilding the area and will probably revert to the original naming of the house.</p> <p>The River Gipping runs at the boundary of the land owned by the house and acts as an overflow for the River Gipping and the flood plain in between the two.</p> <p>The footpath known as 'Churchman's Way' connects the Hadleigh Road to Church Lane in the village of Sproughton and is shown on the deeds of the house as belonging to the property but with right of passage to villagers and strollers</p>
Archaeological Interest	<p>There are several "word of mouth" rumours that the site of the house was at one stage an Abbey which was "sacked" by Oliver Cromwell during his Dissolution of the Church. However, there are no historical documents to this effect. There is however an amount of large stone within the grounds of the property that purports to be from the French area of Caen familiar with church/religious buildings of that period.</p>
Architectural Interest	<p>The house itself has been extended and altered by a variety of owners since WW2 but some of the original architectural aspects still remain such as the archway connecting the main house to the Coach House. The Church windows of the house are not original and were added in the 1950's or 1960's as was the entrance porch way.</p> <p>Within the grounds is an underground shelter that the present owners have said is from WW2 being used as an air raid bunker but others have suggested could have originally been a Victorian Ice House. Nothing corroborates this however.</p>
Artistic Interest	<p>A previous American owner altered windows and doors from an old church together with interior wall panelling from the similar church.</p> <p>Within the original garage part of the Coach House are stone tiles from Victorian era and an inspection pit to work on carriages and latterly motor vehicles.</p> <p>The previously mentioned Archway between the main house and the coach House has just been restored to its original condition.</p> <p>Within the gardens the uncovering of years of neglect has established what were stone pathways and Victorian garden designs.</p>
Historic Interest	<p>A Victorian Manor House in a lovely tucked away position at the end of a long tree lined drive. As might be expected with a house of this era, the ceiling heights high and the dining room is double height overlooked by the galleried landing. The gardens and grounds which extend to four acres are a</p>

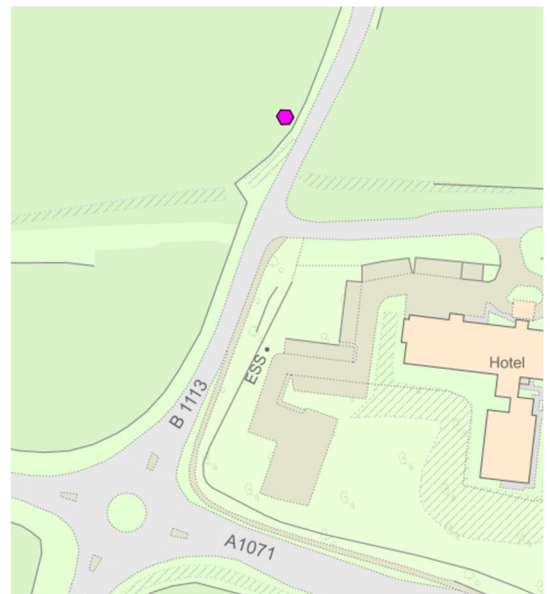
particularly attractive feature of the property and comprise manicured lawns interspersed with some magnificent mature trees and an area of woodland.
There is a Coach House at the top of the drive.



Building / Feature	35. Sproughton Park (Villa farm)
Address	Hadleigh Road, Sproughton
Description	Large Queen Anne house with various out buildings and Dutch Barn. 19th century farmstead and farmhouse. Regular courtyard full plan formed by working agricultural buildings. The farmhouse is set away from the yard.
Archaeological Interest	None known
Architectural Interest	Queen Anne
Artistic Interest	The house and farm are in a rural setting in the south westerly point of the parish. Its contribution to agricultural employment would have been significant
Historic Interest	Sproughton Park is a handsome unlisted house in the Queen Anne style, believed to have early 17th century origins. The property presents red brick elevations beneath a pitched tiled roof.

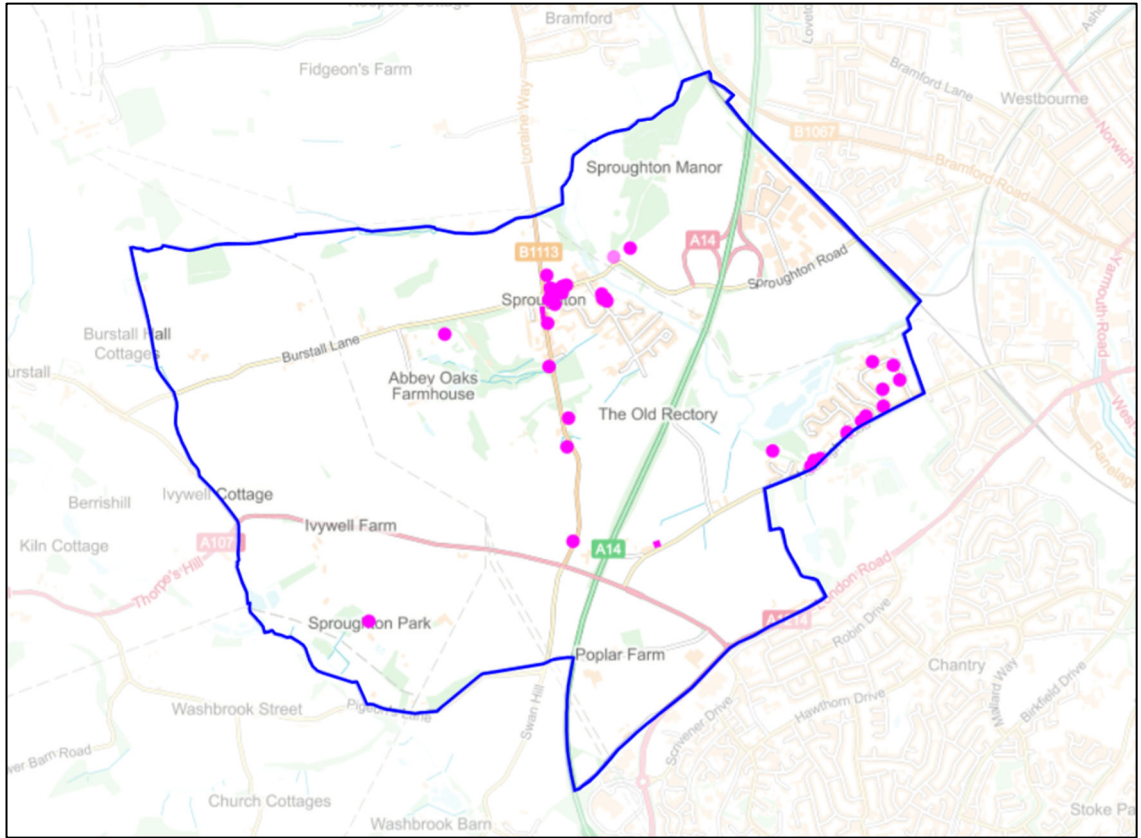


Building / Feature	36. Pillbox
Address	B1113 Just past the Beagle Pub turning towards Sroughton
Description	A Type 22 hexagonal reinforced concrete pillbox with a concrete block anti-ricochet wall inside. Entrance facing south.
Archaeological Interest	eDoB Online Map - S0006297 (mattaldred.com) SPT 039 - Type 22 concrete pillbox. Concrete block interior anti-ricochet wall. Entrance faces S. - Suffolk Heritage Explorer
Architectural Interest	A hexagonal pillbox, with an internal anti-ricochet wall and loopholes for five Light Machine Guns and one rifle. Originally designed to have walls 15in bulletproof walls many were built with 42in thick shellproof walls. Designed by DFW branch 3.
Artistic Interest	Constructed in 1940 following the retreat from Dunkirk as nearly all pillboxes were. It appears to have been constructed using wooden shuttering and some of the reinforcing metalwork is visible near one of the loopholes.
Historic Interest	The humble, if ubiquitous, Pillbox is often the first example of a defensive work seen by many people. Which is not surprising as over 18,000 were constructed across the British Isles to resist the Nazi invader during Hitler's proposed 'Operation Sealion', the planned German Invasion of England set for 1940

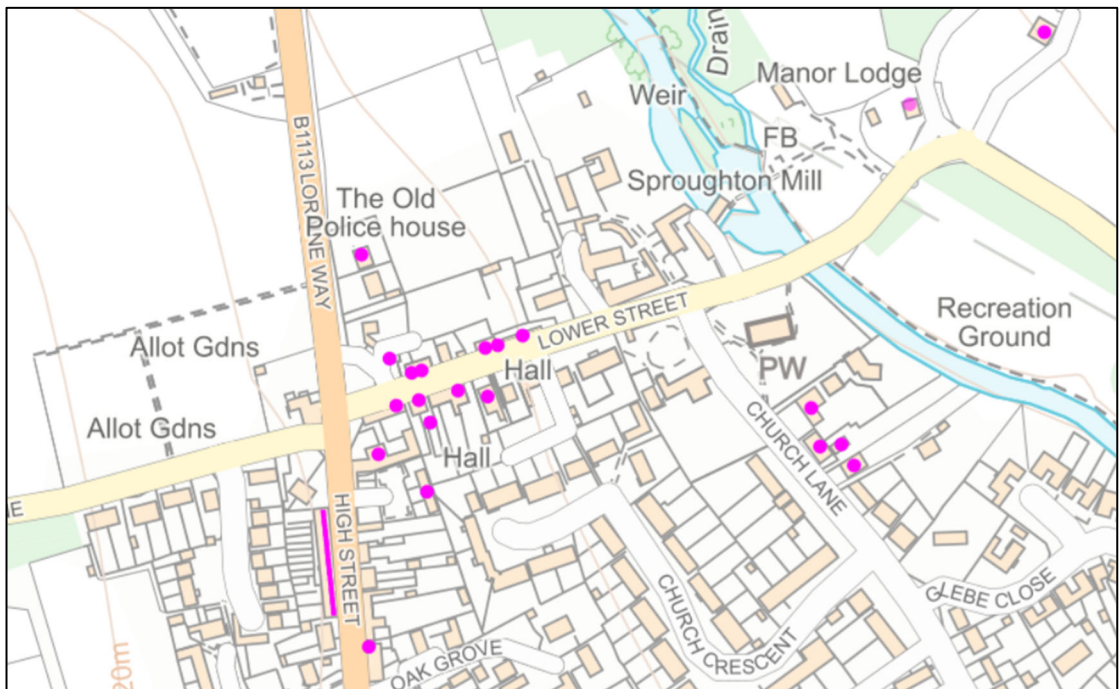


6. Maps

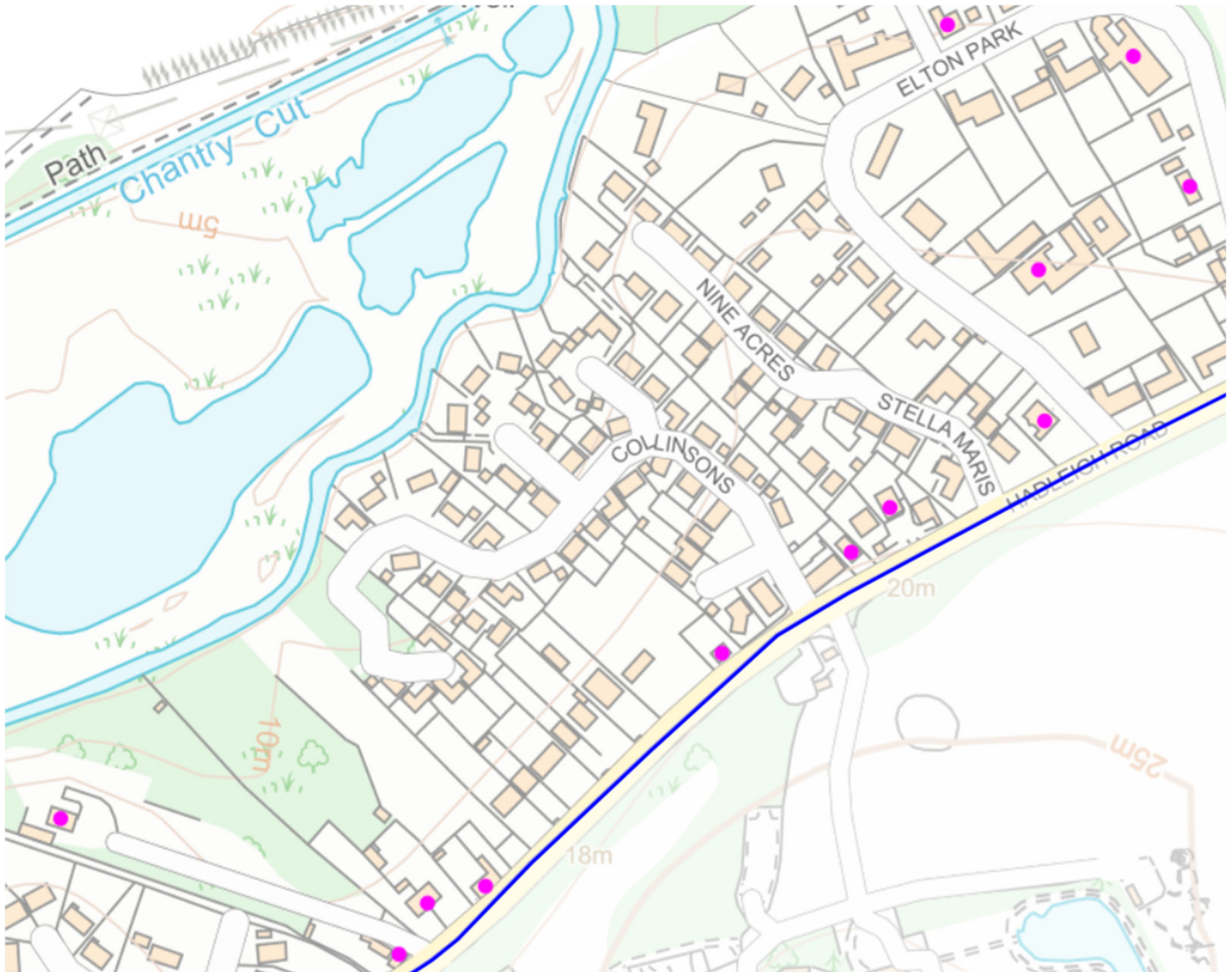
The Parish



The Village



Hadleigh Road and Elton Park



7. Conclusion

The Parish as a whole is dotted with numerous intriguing and unusual buildings, some have changed of use and others simply fine examples of their period designs. Other have stories to tell over the centuries on the development within the centre of the village from when the River Gipping was a superhighway or the extensive and prosperous farms throughout the parish.

This is by no means a definitive list and the criteria for selection is not meant to be exclusive.

8. Glossary

Heritage asset: A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

9. Reference

Historic England - [Local Listing | Historic England](#)

BDC Local Listing - [Local Listing » Babergh Mid Suffolk](#)

Thanks to Doreen Bradbury – Parish Archivist.

Thanks to Alison Farmer Associates

Thanks to owners of the properties who have provided useful historical information and embraced the idea of Non-Designated Heritage assets.

Use of parish Maps to identify and map buildings.

10. List of Non-Designated Heritage Assets

1. Manor Lodge
2. Hall Field Cottage
3. Almshouses
4. Village Lock Up
5. Cage Cottage
6. 5 Lower Street
7. 3 Lower Street
8. 1 Lower Street
9. Peppermint House
10. Reading Room
11. Reading Room Cottage
12. Rectory Cottage
13. Church Hall
14. The Old Police House
15. The Shed
16. The Old Coach House
17. Old Stables
18. Chantry Row
19. Rivers Court
20. Abbey Oaks Gate House and Abbey Oaks
21. The Old Lodge
22. Chestnut House
23. Laundry House
24. Old School House
25. Valley View
26. Park View
27. Lower Chantry Cottage
28. Chantry Gate
29. Balitore
30. Pinetrees
31. Beech Lawn
32. Elton Park Cottage
33. Hazeldell
34. Manderley Manor
35. Sproughton Park (Villa farm)
36. Pillbox