



WHERSTEAD

LOCAL LIST OF BUILDINGS AND STRUCTURES OF ARCHITECTURAL AND HISTORIC INTEREST

Wherstead Parish Council May 2021

WHERSTEAD: LOCAL LIST OF BUILDINGS AND STRUCTURES OF ARCHITECTURAL OR HISTORIC INTEREST

Listed Buildings are buildings of special architectural or historic interest considered to be of national importance and therefore worth protecting. The buildings added to the National Heritage List for England are graded in three categories of 'significance': Grade I for buildings of the highest significance, Grade II* and Grade II (92% of all listed buildings). There are 21 Grade 2 Listed Building in the parish of Wherstead and one Grade 2* (St Mary's Church).

Listing means there will be extra control over what changes can be made to a building's interior and exterior. Owners need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of their home.

Local Heritage List

As well as the Listed Buildings, there are also buildings which are not considered to be of National importance but are of local significance and merit listing in a local heritage list. Buildings on these lists are called non-designated heritage assets. The value of buildings included on such a list must be taken into account by the Local Planning Authority when considering planning applications which might affect them.

Note: Most heritage assets, especially archaeological sites, are already listed in the Suffolk County Historic Environment Record (<http://heritage.suffolk.gov.uk>) and appear on the District Council development constraint maps.

Criteria for Inclusion on the Local heritage List

Until the early twentieth century virtually all the buildings in Wherstead either related to the Mansion and its park or the agricultural exploitation of the parish.

The same criteria used in assessing nationally important listings can be applied to local listing:

- Age and Rarity
- Aesthetic merit
- Group value
- Historical association
- Local landmark status.

The main difference between national and local listing is the inclusion of 19th century buildings on the local list. No buildings of this age have been Listed in the parish but it has many buildings of this date which are impressive architecturally and have remained virtually unchanged even though they now have other functions.

The criteria used to construct this local list are:

All buildings which are Victorian and earlier AND:

1. Relate to the agricultural exploitation of the parish (workers' cottages, barns) and retain significant proportions of their original fabric.
2. Relate to Grade 2 Listed Wherstead Mansion and its Park and retain significant proportions of their original fabric.
3. Are significant in terms of their age, architecture or historical associations.

THE LOCAL LIST OF HERITAGE ASSETS

Buildings relating to the agricultural exploitation of the parish

'Historic farmsteads and their buildings make a fundamental contribution to the richly varied character of our countryside, and illustrate the long history of farming and settlement in the English landscape' (English Heritage 2006, 10).

As there was never much of a nucleated village, the character of Wherstead is essentially one of dispersed farms and their associated farm buildings which have survived largely intact although most have been put to alternative uses. While all the farm houses are Listed Buildings, the associated farm buildings are not, with the exception of Thorington Hall barn and Redgate Farm barn. The Local List includes groups of farm buildings adjacent to:

- Bourne Hall,
- Pannington Hall,
- Park Farm,
- Valley Farm

Undoubtedly the farm buildings at Bluegates also merit inclusion but access for inspection was not agreed.

In addition, there are many cottages which were constructed on the various farms to house their agricultural workers and most of these have interesting architectural details:

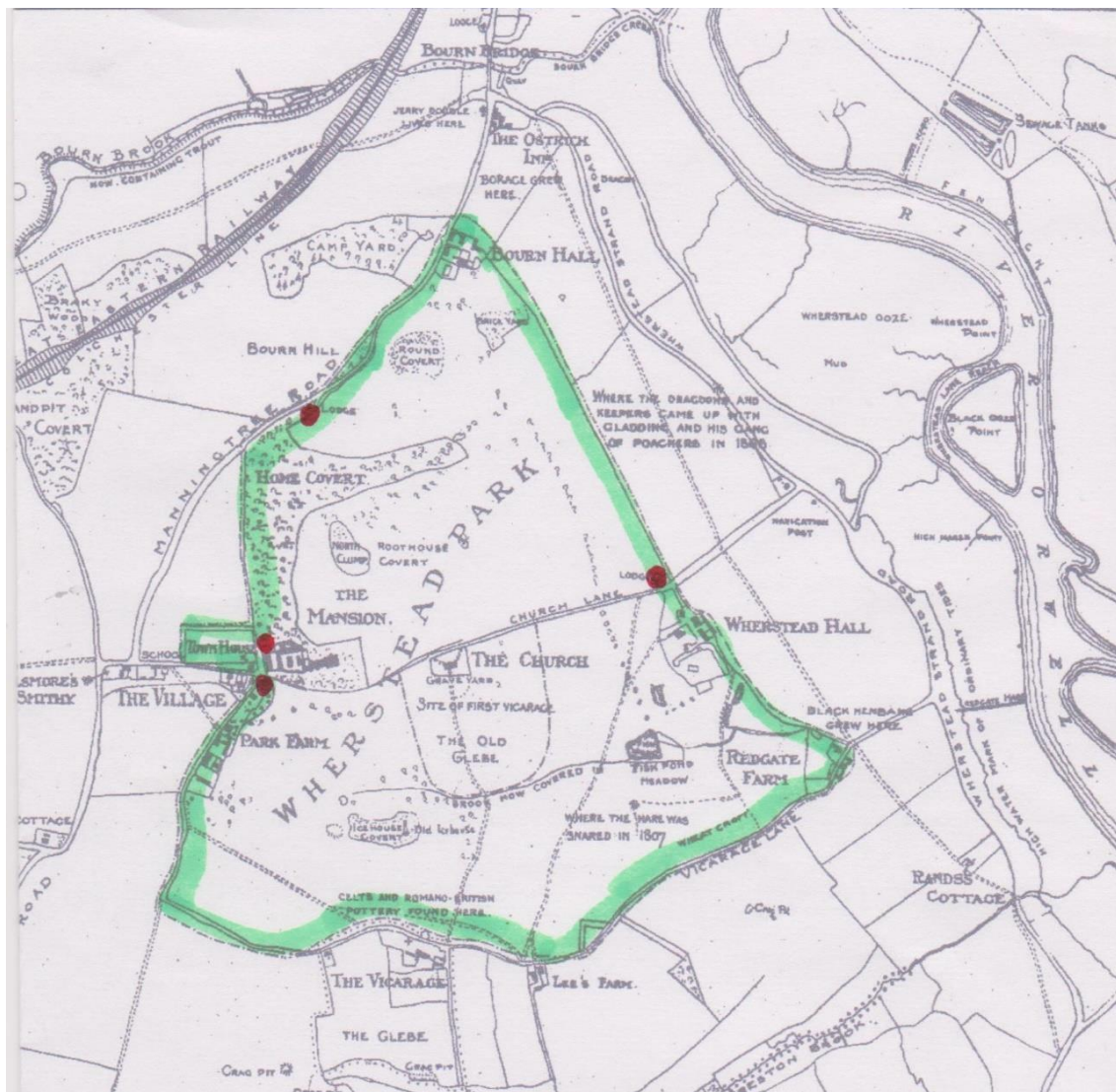
- The Red House, The Strand
- Pannington Hall Cottage
- Well Cottage, the Street
- Holly/Walnuttree Cottages, Constables Corner
- Vicarage Cottages, Vicarage Lane

Buildings Relating to Wherstead Park

The mansion at Wherstead Park was built for Sir Robert Harland, and completed in 1792. He commissioned famous architect Jeffry Wyattville for the project, as well as Humphry Repton, a renowned landscape architect to design the gardens and deer park. In 1863, it was inherited by Charles Edmund Dashwood and the Dashwood family continued to live there until 1934, when the mansion was sold to local businessman Stuart Paul.

Sadly, little remains of the Park today apart from the grounds immediately surrounding the house and its original extent is now bisected by the A14. However, its lodges remain. Entrance lodges on the main routes into parks provided security and gave the passer-by or visitor a hint of the quality of the family and its house. They are generally small but often elaborate (and often designed to anticipate the architectural achievement of the greater house beyond). The following structures which relate to the park and mansion merit inclusion on the Local List:

- Lodge adjacent to the Listed stables at the Mansion
- New Lodge, The Street
- North Lodge, Bourne Hill
- Lodge on Church Lane (now Pepper's Lane) called Wherstead Hall Lodge.
- The walled/kitchen garden
- The Water Tower



Wherstead Park extent and lodges (red dots).

Non Agricultural Buildings with merit by virtue of age, architecture or historical association

- 1-3 Ostrich (Bourne) Cottages
- Lych Gate
- Vicarage
- School
- Bourne Terrace (Brickyard Cottages)

Keith Wade and Tom Loader

May 2021

Bibliography

Local Heritage Listing: Historic England Advice Note 7 (Historic England 2017)

Agricultural Buildings: Listing Selection Guide (Historic England 2017)

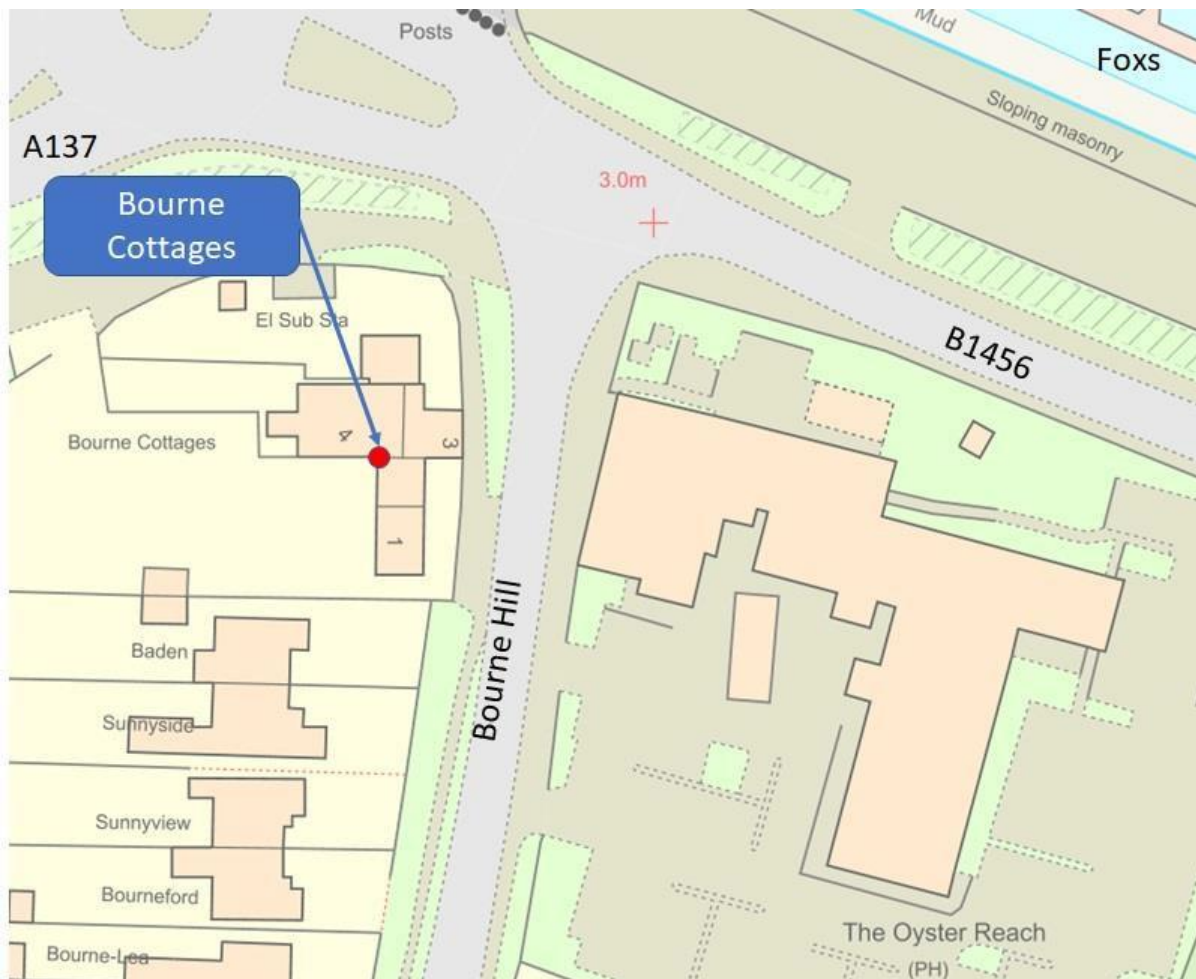
Garden and Park Structures: Listing Selection Guide (Historic England 2017)

Historic Farmsteads –Preliminary Character Statement: East of England Region (English Heritage 2006)

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1-3 Bourne Cottages



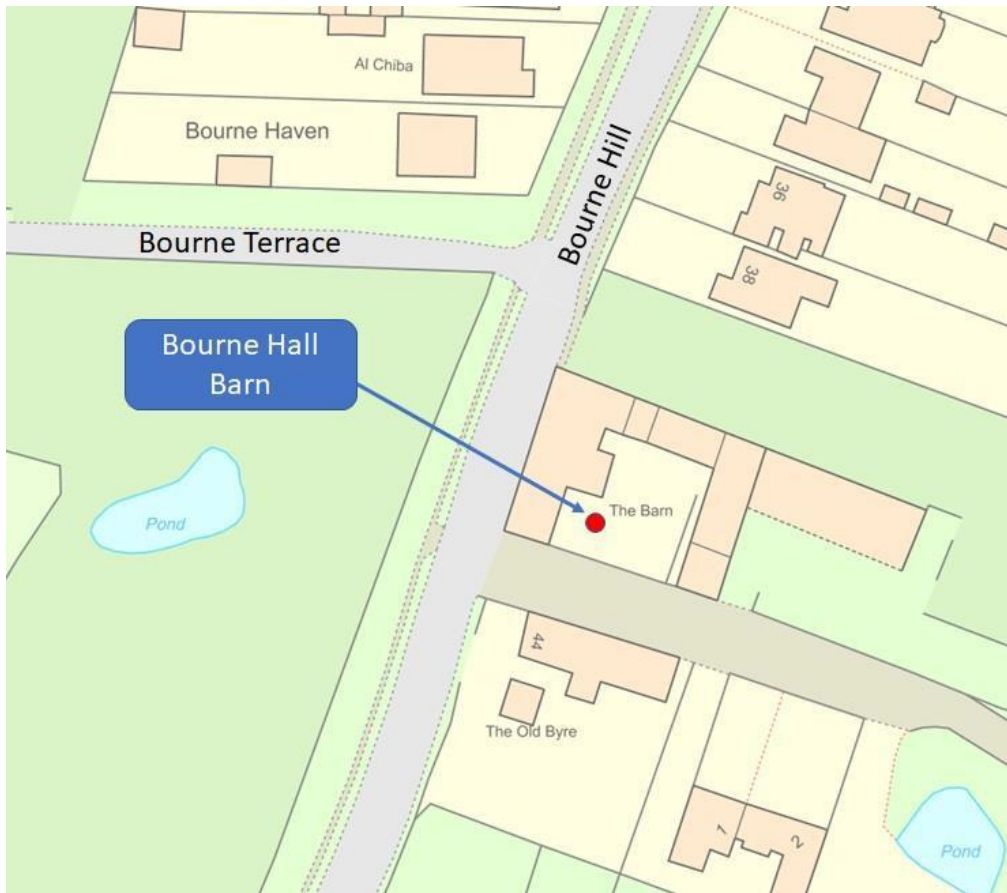
Site reference: 1 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	1-3 Bourne Cottages, Bourne Hill, Wherstead, IP2 8NH.
Criterion	Description
Age	Once a single thatched timber-framed 16th century dwelling which was divided into cottages in the 19th century with the outside walls replaced with brick under a plain-tiled roof. The central chimney stack is original below roof level with inglenook fireplaces to Nos 2 and 3. The original crown post roof survives above No2 and some internal studwork.
Rarity	One of the handful of early buildings in the parish.
Aesthetic Interest	The shape of the building preserves its original 16th century form but with typical 19th century local characteristics like ornamental barge boards and some Victorian windows facing Bourne Hill.
Group Value	Forms an important group with the Ostrich Inn opposite (Listed Building) and the old Bourne Bridge.
Archaeological Interest	

Archival Interest	Bourne (Ostrich) Cottages, the Ostrich Inn and Bourne Bridge were the subject of many early paintings and postcards.
Historical Association	
Design Landscape Interest	
Landmark Status	The group value has a long landmark status for those leaving Ipswich by the Wherstead/Manningtree Road.
Social and Communal Value	



1-3 Ostrich (Bourne) Cottages from the south-east.

The Barn, Bourne Hill



Site reference: 2 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	The Barn, Bourne Hill
Criterion	Description
Age	A large ?17th century timber-framed barn, built off a brick plinth, clad in black weather-boarding with clay pan tile roof. Mid point porch entrance on east elevation facing courtyard with opposing entrance on Bourne Hill elevation... Range of 19th century brick farm buildings on east side around a courtyard. Now restored and converted to residential use.
Rarity	
Aesthetic Interest	
Group Value	With the brick outbuildings to the rear and The Old Byre, opposite, represents the farmyard of the adjacent Listed Bourne Hall. (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	

Landmark Status	
Social and Communal Value	



The Barn, Bourne Hill from the south-west.



The Barn, Bourne Hill (rear).

Bourne Terrace



Site reference: 3 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Bourne Terrace Terrace of 8 red brick (Flemish bond) terraced cottages with slate roofs located off Bourne Hill.
Criterion	Description
Age	Built 1900.
Rarity	Built for the brickmakers and their families. The kiln was situated at the end of no. 1 Bourne Terrace in the brick works. At one time there were 68 people living in these cottages. No toilets, no running water. Water was originally drawn from 3 wells along the back of the properties. The gardens, which were open plan, went down as far as the railway track until the land was sold to build the A137 slip road to the bridge in 1982.
Aesthetic Interest	The brickmakers built the actual cottages from the local clay which was dug in the surrounding area forming the ponds which still exist. The red bricks were also used for repairs and buildings around Wherstead for the Paul family. The kiln ceased after World War II because the embers could be seen by planes navigating the river. No. 4 remains largely unaltered.
Group Value	All 8 cottages are included
Archaeological Interest	

Archival Interest	
Historical Association	The cottages and brickworks were built during Charles Edmund Dashwood's ownership of the Wherstead Park estate.
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Bourne Terrace from the south-west.



Foundation Stone, C.E.D. 1900

Holly Cottage & Walnuttree Cottage



Site reference: 4 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Holly Cottage/Walnuttree Cottage, Constables Corner
Criterion	Description
Age	<p>Semi-detached two storey pair of 19th c cottages (T-plan). Elevation of west wing (Holly Cottage) facing Pannington Hall Lane has two pairs of casement timber windows either side of front door (covered by slope of roof). Upper windows have dormers.</p> <p>Elevation of east wing (Walnuttree Cottage), facing the A1456 has one downstairs window to left of covered entrance and ground and first floor windows to right with large dormer to upper window. Both north and south ends in gables-the south gable has plaque with date of 1878. Three chimneys (one central and one on the west and north gables). Replacement concrete tiles on roof</p>
Rarity	
Aesthetic Interest	

Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	

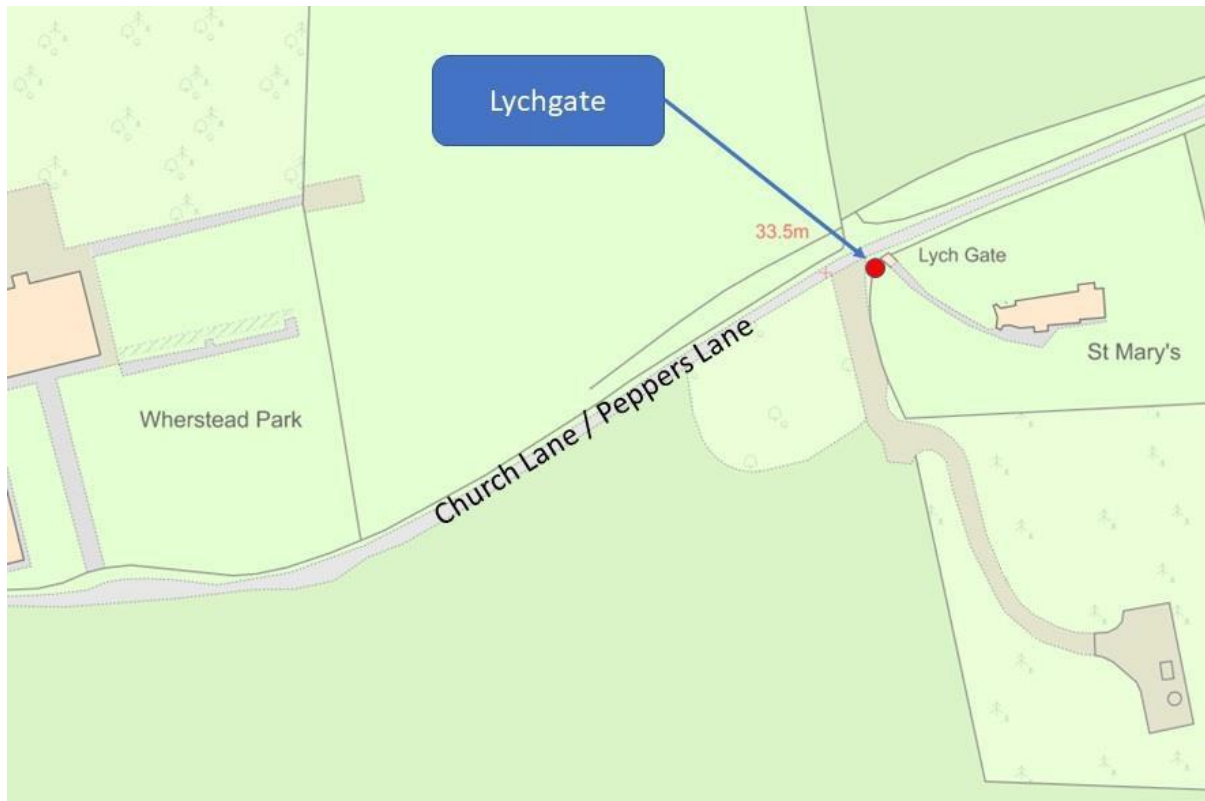


Holly Cottage: elevation facing Pannington Hall Lane



Walnuttree Cottage south gable with date plaque.

Lychgate to St Mary's Church Wherstead



Site reference: 5 include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Lychgate to St Mary's Church Wherstead Very ornate timber-framed lychgate with peg tiled roof.
Criterion	Description
Age	The lych-gate was designed by J S Corder and made by Mr Friend in Ipswich and erected in 1894 in memory of the Rev'd Foster Barham Zincke.
Rarity	As this was a bespoke design, it is unique. It includes a carved inscription: 'IN MEMORY OF FOSTER BARHAM ZINCKE VICAR & HISTORIAN OF WHERSTEAD WITH HIS VOICE & WITH HIS PEN HE CONSTANTLY LABOURED IN THE SERVICE OF HUMANITY'
Aesthetic Interest	
Group Value	Forming the entrance to St Mary's Churchyard, it forms an integral part of the setting to the Church (Grade 2*). (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).
Archaeological Interest	
Archival Interest	
Historical Association	Barham Zinke was Curate of Wherstead 1841-7 and Vicar 1947-93. He was not only a caring priest but also a writer, historian, amateur architect, expert in Suffolk rural life and dialect and also an eminent campaigner for the Liberal Party. His best-known book, "Wherstead. Some Materials for its History", is

	an in-depth study containing many fascinating subjects which some parish historians of his time did not think to research. From 1858 until his death in 1893, he was Chaplain in Ordinary to Queen Victoria.
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Lodge adjacent to Stables



Site reference: 6 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Lodge adjacent to Stables, The Mansion
Criterion	Description
Age	A ? early 19th century, single storied L-shaped lodge with a pentagonal projecting room on the corner. Built in Suffolk white brick in Flemish bond and a Welsh slate roof with hexagonal slates and a finial on the roof of the pentagonal room. A single chimney stack with four clay pots. Painted sash windows.
Rarity	Same design as The Lodge, Bourne Hill. One of four lodges which related to the Grade II listed Wherstead Park mansion
Aesthetic Interest	
Group Value	Forms appropriate elevation with adjacent Listed Stable Block

Archaeological Interest	
Archival Interest	
Historical Association	Built soon after the mansion in 1792?
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



The Mansion Stable Block lodge.

New Lodge



Site reference: 7 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	New Lodge, The Street
Criterion	Description
Age	A later 19th century T-shaped lodge (now extended to south) on the corner of The Street and Church (Peppers) Lane. Suffolk white brick walls in Flemish bond and welsh slate roof. Gables facing north, west and south with windows and plaques above with CED motif (Charles Edward Dashwood) on two and a phoenix on the third. Porch entrance on the north side with adjacent bay window with corbelled brickwork above. Single chimney stack with four pots.
Rarity	One of four lodges relating to Wherstead Park
Aesthetic Interest	

Group Value	Adjacent and to the south of the Listed Stable Block
Archaeological Interest	
Archival Interest	
Historical Association	Built during Dashwood, ownership of Wherstead Park (1865-1934)
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



New Lodge, The Street.

North Lodge



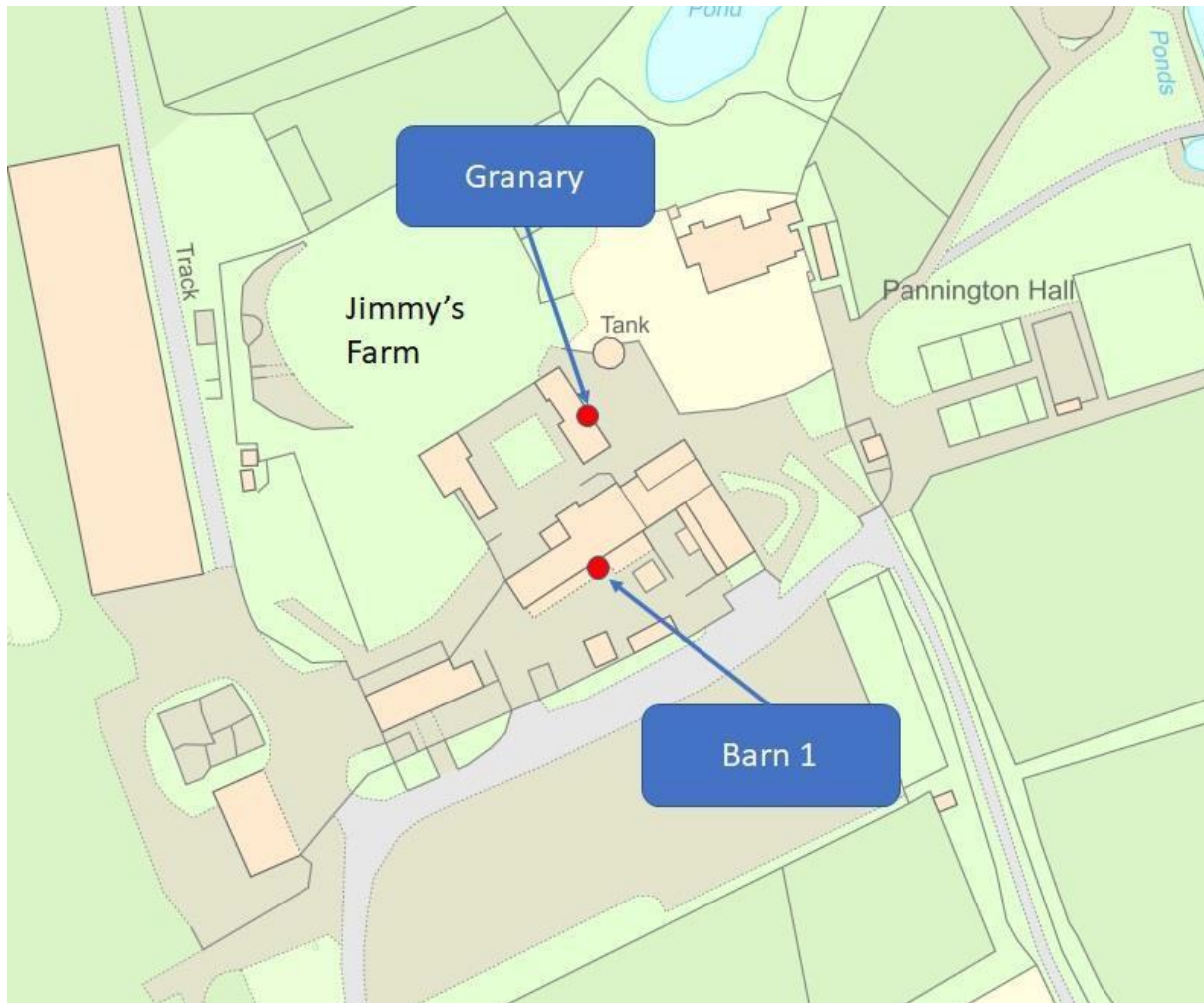
Site reference: 8 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	North Lodge, Bourne Hill L-shaped lodge with a pentagonal projecting room on the corner. Built in Suffolk white brick in Flemish bond. A single chimney stack. Said to have basement level rooms (not seen). Replacement windows and modern clay tiled roof replacing the original slates.
Criterion	Description
Age	Early 19th century? Same design -presumably contemporary with the mansion stable block lodge.
Rarity	One of four lodges relating to Wherstead Park
Aesthetic Interest	
Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	

Design Landscape Interest	
Landmark Status	
Social and Communal Value	



North Lodge, Bourne Hill

Pannington Hall barns.



Site reference: 9 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	<p>Pannington Hall barns. Two pre 19th century farm buildings. Restored and converted to commercial use.</p> <p>1. ?16th/17th century timber framed barn on brick plinth with porch entrance at the mid point of the north elevation and black timber cladding of exterior walls. Roof replaced and now clad in steel sheeting.</p> <p>2. The Granary: ? 18th century red brick (Flemish bond) ground floor with timber-framed first floor.</p>
Criterion	Description
Age	16 th -18 th century.
Rarity	
Aesthetic Interest	
Group Value	Associated with the farmhouse to the north-east (Listed Pannington Hall). (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).

Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Pannington Hall (Jimmy's Farm): Main barn from south-east with later additions.



Pannington Hall (Jimmy's Farm): Main barn interior



Pannington Hall (Jimmy's Farm): Main barn interior (porch entrance).



Pannington Hall (Jimmy's Farm): The Granary

Pannington Hall Cottages



Site reference: 10 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Pannington Hall Cottages Red brick (Flemish bond) two storey cottage. Originally cruciform in plan with recent extensions to the south and north in the same style (a plaque on the recent north gable has 'H 1996'). Original cottage has casement timber windows with hood moulds and decorative brick ornamental panels on the gable ends. Openwork barge boards and plain tile roof which has ridge tiles with finials.
Criterion	Description
Age	19 th century (plaque on gable has 'AH 1859').
Rarity	
Aesthetic Interest	Ornate in architectural detail.
Group Value	
Archaeological Interest	

Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Pannington Hall Cottages From the east.

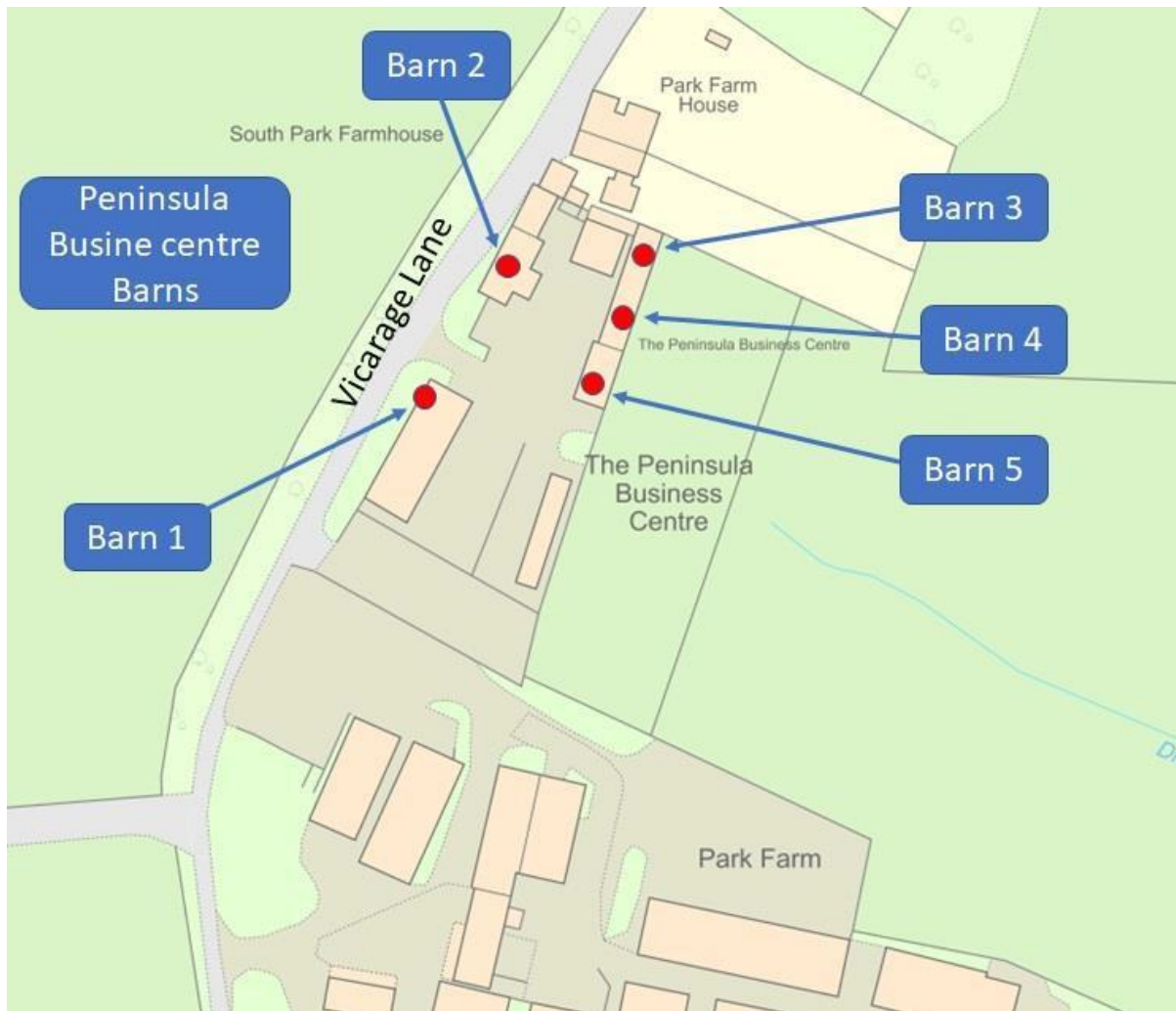


Pannington Hall Cottages from the south.



Pannington Hall Cottages: north-west gable showing date plaque, hood mould decorative brick insets, roof and ornamental ridge tiles and barge boards,

Units 1-5, Peninsula Business Centre (Park Farm Barns).



Site reference: 11 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	<p>Units 1-5, Peninsula Business Centre (Park Farm Barns). Five timber-framed farm buildings built off brick plinths with black weatherboard cladding and pan tiled roofs set around a courtyard. All now restored and converted to commercial use.</p> <p>Unit 1: A large (8 bay) ?17th century barn, with mid-point porch with slate roof on east elevation facing courtyard. Roof raised during conversion to allow first floor. Modern single storey extensions to rear.</p> <p>Unit 2: A medium-sized ?17th century barn, with mid-point porch with slate roof on east elevation facing courtyard.</p> <p>Unit 3: A ?17th/18th century farm building</p> <p>Unit 4: A ?17th/18th century farm building</p> <p>Unit 5: A ?17th/18th century farm building</p>

	Note: Unit 3A is modern and Unit 6 is a pastiche weather-boarded building which is in keeping with the group.
Criterion	Description
Age	17 th -18th century
Rarity	An almost complete farm complex (one barn was demolished some years ago) predating the 19 th century use of brick.
Aesthetic Interest	
Group Value	The farmyard lies just south of the farmhouse (the Listed Park Farm). (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Unit 1 Peninsula Business Centre from the east (facing the courtyard)



Unit 1 Peninsula Business Centre interior



Unit 2 Peninsula Business Centre from the east (facing the courtyard) with the modern unit 3A top right and Listed farmhouse (Park Farm) to north.



Unit 2 Peninsula Business Centre interior



Units 3-5 (left to right) Peninsula Business Centre. West elevation facing the courtyard.



Unit 5 Peninsula Business Centre interior.

Red House



Site reference: 12 Include in list (Y/N):	Yes
Assessment date:	
Description	<p>Red House, Peppers Lane/ The Strand Pair of semi-detached cottages, in red brick (Flemish bond). Two storied L-plan with narrow single-storied range behind. Wing facing The Strand, with covered entrance; south end gable with decorative upper part (stud and plasterwork imitation) and north end hipped. Rooms in the roof with one large dormer with imitation plaster work above window. Elevation facing Peppers Lane with covered entrance and first floor rooms in roof with two dormer windows. Roof ends in hip at west end. Three chimney stacks (one central and the others at either end). Small pane timber casement windows. Surviving brick outhouse in garden (?privy).</p>
Criterion	Description
Age	19 th century
Rarity	
Aesthetic Interest	
Group Value	
Archaeological Interest	
Archival Interest	

Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Red House, The Strand from south.

The Old Byre



Site reference: 13 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	The Old Byre, 44 Bourne Hill Single storey, timber-framed farm building (byre) converted to residential use. Outside walls on brick plinth and clad with black weatherboarding and pan tile roof.
Criterion	Description
Age	? 17 th century
Rarity	
Aesthetic Interest	
Group Value	With The Barn, opposite, represents the farmyard of the adjacent Listed Bourne Hall. (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	

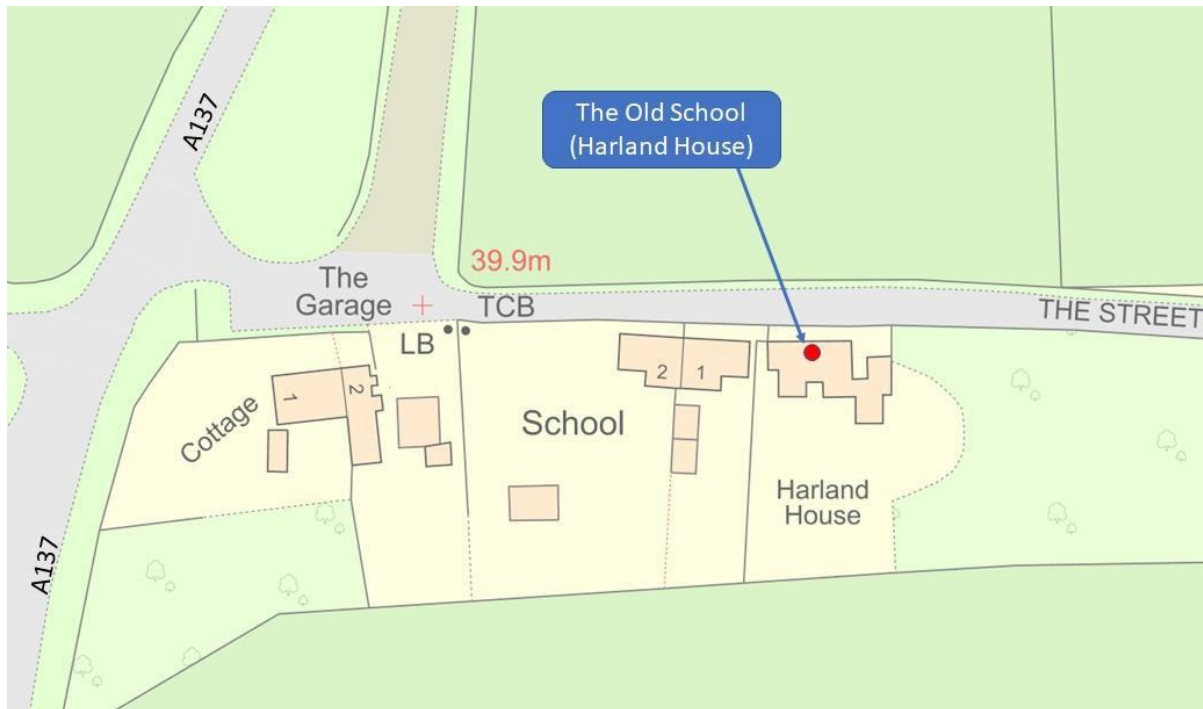


The Old Byre, 44 Bourne Hill



The Old Byre, Bourne Hill interior.

The Old School (Harland House)



Site reference: 14 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	The Old School (Harland House), The Street A single storied school room in red brick, in Flemish bond, with a Welsh slated roof. The front elevation has two sash windows with hood moulds and dormers above. The east gable has tripartite main window. At the west end is an attached lobby entrance with crenelated brick wall tops and pointed arch doorway. The roof and dormers have decorative red clay ridge tiles.
Criterion	Description
Age	19th century
Rarity	
Aesthetic Interest	
Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



The Old School, The Street.



Stone plaque of a School book on the West gable end (Above the girl's entrance).



The Old School East gable.

Walled Garden



Site reference: 15 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Walled Garden, The Street Rectangular walled garden c. 500' (150m) by 230' (70m) or 2.5 acres (1 hectare). The wall is c. 2.9m (9' 6") high in red brick Flemish bond with brick capping and water tower at east end.
Criterion	Description
Age	? 19 th century
Rarity	
Aesthetic Interest	
Group Value	Belonging to the Listed Wherstead Park mansion.
Archaeological Interest	
Archival Interest	
Historical Association	?Built during Dashwood's, ownership of Wherstead Park 1863-1934
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



The Walled Garden and Water Tower.



The Walled Garden and Water Tower.



The Walled Garden and Water Tower.

The Water Tower, Walled Garden

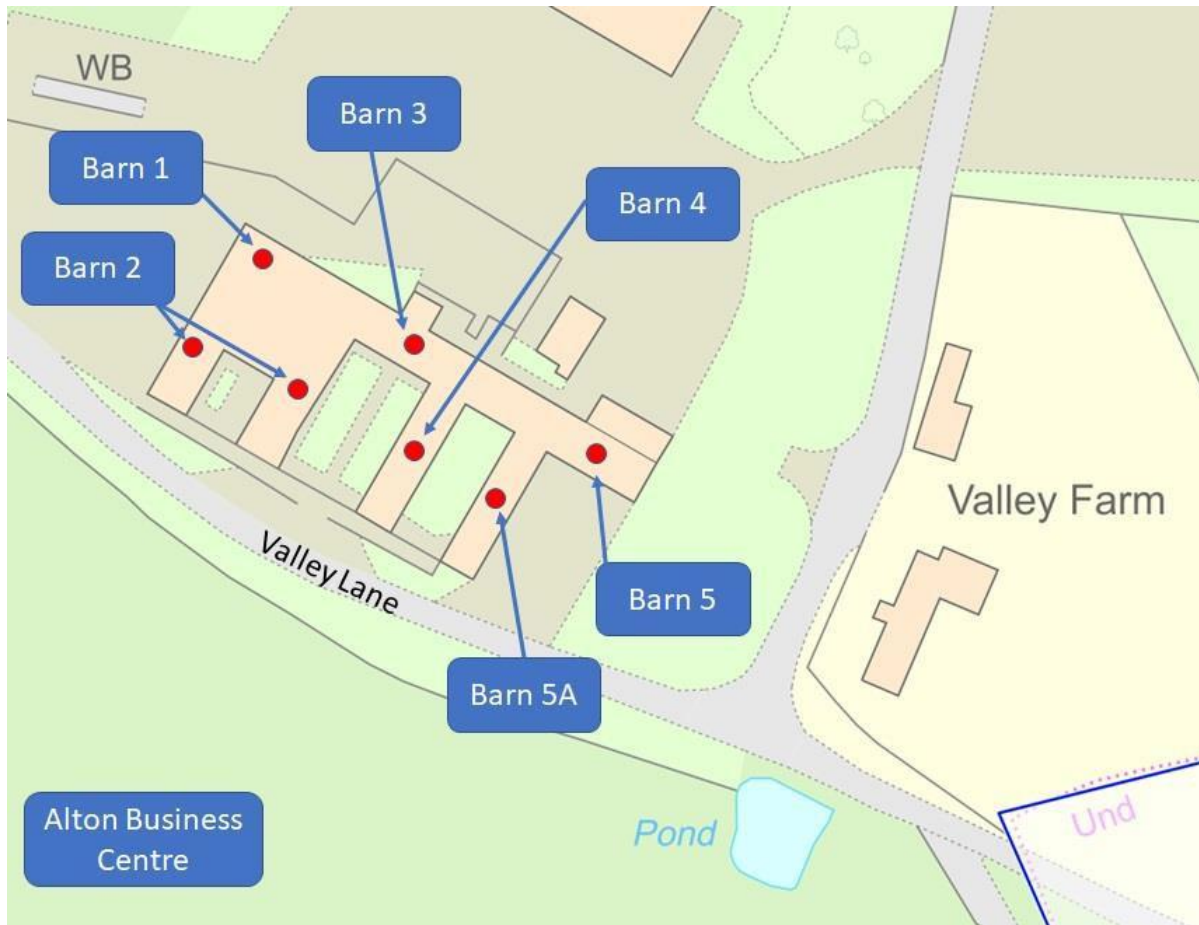


Site reference: 16 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	The Water Tower, Walled Garden, The Street
Criterion	Description
Age	Set into the eastern wall of the walled garden; rectangular, 3 storey red brick in Flemish bond with two pairs of windows on each elevation (blocked apart from those facing walled garden. Water tank to upper floor.
Rarity	A common appendage to 19 th c country houses. Supplying walled garden and Mansion. Water presumably pumped up to storage tank on top from well below.
Aesthetic Interest	
Group Value	Essential part of the Mansion complex.
Archaeological Interest	
Archival Interest	
Historical Association	Built during Dashwood's ownership of Wherstead Park 1863-1934.
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



The Water Tower, The Street

Units 1-5 Alton Business Centre (Valley Farm Barns)



Site reference: 17 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	<p>Units 1-5 Alton Business Centre (Valley Farm Barns)</p> <p>A group of seven farm buildings. The three largest buildings (Units 1, 3 and 5) run in a line from north-west to south-east including the earliest, timber-framed barn (Unit 3), with brick buildings either side (Units 1 and 5) and four brick cow sheds running south-west from it (Units 2, 4 and 5a) with 3 courtyards between them.</p> <p>All now restored and converted to business use.</p> <p>Unit 3: A ? 17th century timber-framed barn on a brick plinth with black weather-board cladding and porch at midpoint along the north-east elevation and opposed entrance on south-west elevation. Roof with slate covering.</p> <p>Unit 1: single story brick cow shelter (now weather boarded upper walls. Pan tiled roof.</p> <p>Units 2, 4, and 5a: single storey brick cow shelters with pan tiled roofs.</p> <p>Unit 5: brick two-storey with slate roof and door on first floor of south-east elevation (?granary/hayloft).</p>
Criterion	Description
Age	17th-19th century

Rarity	A complete set of farm buildings.
Aesthetic Interest	
Group Value	Associated with the farmhouse to the south-east (the Listed Valley Farm). (May be covered by curtilage listing but included in the Local List for the avoidance of doubt).
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Unit 3 Alton Business Centre (Valley Farm barns): north-east elevation showing porch entrance and unit 1 to the right.



Unit 3 Alton Business Centre (Valley Farm barns): north-east elevation showing porch entrance and Unit 5 to left.



Unit 5 Alton Business Centre (Valley Farm barns): south-west gable end with doorway on first floor.



Unit 3 Alton Business Centre (Valley Farm barns) : south-west elevation showing opposed entrance and Unit 2, to left, and 4, to right, with courtyard between.



Unit 5 Alton Business Centre (Valley Farm barns): south-west elevation with Unit 4, to left, and 5a, to right, with courtyard between.



Unit 1 Alton Business Centre (Valley Farm barns): north-west end with Unit 2 to right.

Vicarage Cottages



Site reference: 18 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Vicarage Cottages Pair of semi-detached L-shaped red brick cottages (Flemish bond). Front elevation is twin-gabled with upper and lower windows with hood moulds above and decorative brick string course between ground and first floor. Front doors with hood moulds to each wing.
Criterion	Description
Age	19 th century
Rarity	
Aesthetic Interest	
Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Vicarage Cottages, Vicarage Lane

Vicarage



Site reference: 19 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Vicarage, Vicarage Lane Two storey Vicarage with attic rooms (dormer to front elevation). Rendered walls. Extended extensively and now a nursing home.
Criterion	Description
Age	Built by the Rev'd Foster Barham Zincke in 1880.
Rarity	
Aesthetic Interest	An inscription on the front elevation (north side) reads: "This fragment is all that remains of the old vicarage that stood on the south side of the church, and was exchanged in 1802 for the house of a small freeholder on this site, built about 1620 and then down in 1880. From it came the brick that surround this inscription." An inscription over the outer door reads: "Liber Exi Redi Liber"
Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	Barham Zinke was Curate of Wherstead 1841-7, Vicar 1847-93, and Chaplain in Ordinary to Queen Victoria, from 1858 to his death in 1893. He was not only a priest but also a writer, historian, amateur architect, expert in Suffolk rural life and

	dialect and also an eminent campaigner for the Liberal Party. His best-known book was <i>Some Materials for the History of Wherstead</i> (1887).
Design Landscape Interest	It was constructed with cavity walls: an outer skin of concrete blocks, faced with shingle dash, and inner one of brick with the north and east wall cavities filled with cement grout. The mullions of the windows were made by Doulton of London. Materials from the demolition of the 17th century vicarage were re-used (timber, as lintels, and brick). The ceiling in the Library, five-rayed gilt stars sown on an ultramarine expanse was inspired by the ceiling of the palace of Rameses the Great of Abydos.
Landmark Status	
Social and Communal Value	



The Vicarage: north elevation.



The Vicarage: north elevation.



Vicarage foundation plaque.



Plaque with septaria from first vicarage.

Well Cottage



Site reference: 20 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Well Cottage, The Street Pair of single storey brick cottages (now one) with attic. Outer walls now rendered and painted. Plain tile roof; 4 gabled dormers. Previously Listed but delisted after walls rendered.
Criterion	Description
Age	18 th century
Rarity	
Aesthetic Interest	
Group Value	One of the group of three such adjacent cottages -the other two (Garden Cottage, Corner Cottage) are unaltered and Listed Buildings.
Archaeological Interest	
Archival Interest	
Historical Association	
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Well Cottage, The Street

Wherstead Hall Lodge



Site reference: 21 Include in list (Y/N):	Yes
Assessment date:	May 2021
Description	Wherstead Hall Lodge, Church (Peppers) Lane Two storied rectangular lodge in Suffolk white brick in Flemish bond and a Welsh slate roof, hipped at east end. Front elevation has a central doorway and one large and one small dormer at first floor level. Replacement windows.
Criterion	Description
Age	19 th century -a plaque on the front elevation has the date 1877.
Rarity	
Aesthetic Interest	
Group Value	
Archaeological Interest	
Archival Interest	
Historical Association	Built during the Dashwood ownership of Wherstead Park 1863-1934
Design Landscape Interest	
Landmark Status	
Social and Communal Value	



Wherstead Hall Lodge, Peppers Lane

Approval:

Approved by Wherstead Panel 16th May 2021, Formally Signed off by PC Chair 27th May 2021.

Approved for use by David Baldry, Chair Parish Council 20th June 2021.

Document History:

Version	Date	Author	Comment
Draft	10 th May 21	Keith Wade, Tom Loader	First draft
Draft 2	10 th May 21	Keith Wade & Robin Coates	Typo corrections, Valley lane map updated, Version control, page numbers, and history added.
Draft 3	11 th May 21	Keith Wade & Robin Coates	Updated photo of Ostrich Cottages, Various typos, titles added to each section
Draft 4	16 th May 21	Keith Wade	Updated picture of Well cottage. Addition of Lychgate inscription. Revised text for New Lodge. Highlighting of 1 Valley Lane and Park House removed, Contents added, Picture of 'The Barn' & '1-3 Ostrich (Bourne) Cottages Updated.
1	18 th May 21	Keith Wade	Formal release following review by Wherstead Panel.
2	22 nd May 21	Keith Wade, Tom Loader	More images of Walled Kitchen Garden added, following NP review.
3	26 th May 21	Keith Wade	Update to Pannington Hall Cottages entry.
4	18 th June 21	Keith Wade	Following a Review with Dr Duck, Babergh DC, Heritage the following amendments have been made: Removal of 1 Valley Lane and Park House Comment added on all structures which may be included in curtilage listing. Additional Photo of 'The Barn' rear elevation added The Old Byre photo replaced Photo of Foundation Stone for Bourne Terrace added New photos of The Old School added, West end elevation and Plaque.
5	20 th June	Keith Wade	Correction to footer version control numbering and addition of two new photos for Peninsula Business centre Barns, plus numbering of all entries

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