



Indicative boundary



Sproughton Conservation Area Appraisal June 2026

Acknowledgements

Babergh District Council gratefully acknowledges the valuable contributions made by so many in the preparation of this Conservation Area Appraisal ["CAA"].

It thanks all those within the Community who took time to comment on the draft version of the Conservation Area Appraisal ["CAA"] and helped shape this version of the document, and/or who took an active part in the associated consultation event along with the societies, associations, organisations and agencies that provided comments.

The Council wishes to express particular gratitude to Sproughton residents and Parish Councillors, Helen Davies and Rhona Jermyn for their significant and much appreciated contributions towards the production of this Conservation Area Appraisal.





The boundary of the
'designated'
**SPROUGHTON
CONSERVATION AREA**

figure i: Boundary of the Sproughton Conservation Area edged blue





figure ii: Poster for public meeting



figure iii: Display material at public meeting

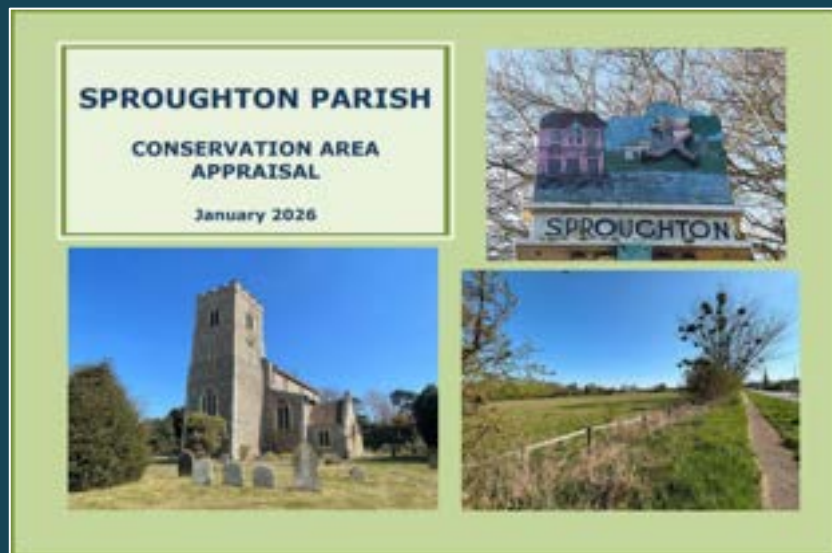


figure iv: Cover of Consultation Draft Conservation Area Appraisal



Sproughton Conservation Area Consultation

Public Consultation - Now closed

We have consulted on a proposed conservation area in the parish of Sproughton. **The responses are now being analysed.**

The Sproughton Conservation Area Consultation ran for a four-week period, from **Thursday 8 January 2026** to **Thursday 5 February 2026**.

You can read the draft *Conservation Area Appraisal (CAA)*, which details the proposed designation area, and defines and evaluates the special interest of the study area.

The supporting Management Plan has not yet been drafted and does not form part of this consultation. Once drafted, the Management Plan will identify management principles for future development and opportunities, to preserve and enhance its character and appearance.

A public meeting to discuss the proposed conservation area will be held in Sproughton at the **Tithe Barn on Thursday 15 January 2026 between 5pm and 8pm**, with a presentation to be given at 7pm. Views of attendees can be shared for recording at this meeting. Letters have also been sent to residents within the proposed conservation area informing them of this meeting and how to submit comments.

All the comments that we receive within the consultation period will be carefully considered, and used to help us finalise the CAA and confirm whether it is appropriate to make the designation.

Any comments were received by **5pm** on Thursday 5 February 2026.

Comments were sent in through a number of ways:

- In person at the Tithe Barn on Thursday 15 January
- By email: heritage@baberghdistrict.gov.uk
- By post: Heritage Team, Babergh District Council, Endeavour House, Russell Road, Ipswich, IP1 2BX
- By QR code linking to a SmartSurvey questionnaire

Supporting documents

You can read the draft *Conservation Area Appraisal (CAA)*, as well as:

1. Proposed Sproughton Conservation Area Boundary
- 1b. Aerial View with Proposed Boundary
- 1c. Proposed Southern Boundary
2. Sproughton Conservation Area - FAQs
3. Character Areas
4. Past and Present
5. Listed Buildings
6. Non-Designated Heritage Assets
7. Green Spaces and Landscape Features
8. Key Views
9. Images
10. Sproughton Conservation Area meeting - poster
11. Sproughton Conservation Area meeting - presentation
12. Sproughton Conservation Area meeting - comments raised and answers given
13. Sproughton Conservation Area meeting - photos



figure v: Screenshot of Council's on-line Sproughton Conservation Area Consultation material



SPROUGHTON CONSERVATION AREA APPRAISAL

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figure vi:
Sproughton
village sign

The Wild Man of Sproughton

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figure vii:
Location of
former
Devil's Wood
[now lost]

OS map
Six-inch revised
1902, published
1905
source;
Library of
Scotland



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Sproughton Conservation Area Appraisal





Introduction (Section 1)

Sproughton Parish Council, whilst preparing the Neighbourhood Plan (Nov 2023) identified a Special Character Area, and from that a Community Action to designate a conservation area which was included in the Neighbourhood Plan (2023). This is supported by the former Babergh Local Plan 2006, Chapter 7, Built Environment and Conservation Pt 7.43, which identified Lower Street, Sproughton to be a possible area for designation as a conservation area. The Babergh Local Plan (2006) has now had the majority of the policies superseded by the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023).

The Conservation Area Appraisal and Management Plan include Lower Street, High Street leading onto Loriane Way, and Church Lane, encompassing the historic core of the village of Sproughton and its surrounding fields, buildings and the River Gipping. This document provides an overview of the Sproughton Historic Core Conservation Area, outlining its history and special interest, along with those buildings and features which contribute to its character. The area has a high concentration of historic features, including 11 listed buildings and 20 non-designated heritage assets (identified within the Neighbourhood Plan). This includes a group of historic buildings and landscape features with important historic links. The designation recognises all features within the area that form part of its character and would help ensure that planning decisions take the enhancement and preservation of the character of the area into consideration as per the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The special interest of the Sproughton historic core Conservation Area principally stems from its origins beside the River Gipping, which remained navigable until the 1970s. It is in close proximity to the river that the earliest (16th century or earlier) and most important surviving historic buildings within the parish are found, including the Grade II* Church of All Saints, the Tithe and Root barns, Mill House, and Sproughton Hall. The key features of interest in this area are listed below: -

- The historic built core of the village, centred around the Grade II* listed Church
- Historic agricultural landscape and buildings centred around Sproughton Hall
- High quantum of historic cottages and large houses set in their historic settings.

The conservation area also extends to the west, along Lower Street, an area of more modest historic buildings, now largely residential, but historically with a number of community spaces. These are largely of timber frame or brick, with a greater variety of ages from the 16th century to today. Finally, the conservation area incorporates an area of 19th century residential expansion to the village along the High Street.

The interconnection between these areas and the shared cultural identity they have fostered over several centuries have created a distinct historic village core.

please note. All photographs are the contributors own except, where drawn from google maps/earth or other stated sources.





Legal and Planning Policy Context (Section 2)

The foundations of this report, as per recommendation of BDC, are guided by the Conservation Area Appraisal, Designation and Management (second Edition) 2019, Historic England Advice note. A comprehensive document using the Oxford toolkit was used to form the underlying material and data for this report.

This toolkit was produced by Oxford City Council with funding from Historic England and is intended for use by community bodies, planners and developers, to understand the character of historic areas. It uses a checklist of environmental features to create a guided survey of how each contributes to an area's character under five main headings – spaces, buildings, landscape, views and ambience – with a scoring mechanism to show the relative positive or negative contributions of each feature. Detailed assessment forms use a staged process of initial reaction, detailed survey and review of findings to provide an evaluation from which a formal character assessment can be written.

historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/

The document is not intended to be prescriptive or overly descriptive, but a demonstration of the quality of the area, sufficient to inform the Council's decision-making process as local planning authority. As the Historic England guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive report, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.

The Historic England guidance (2019) states that (inter alia).

'New conservation areas or areas that might be suitable as extensions to an existing designated area may be identified in a number of ways, including:

stand-alone studies of particular areas in response to development proposals, pressures for change or new awareness of significance through processes such as local listing.'

It goes on to state that:

'The NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest.'

Three of the key considerations highlighted by Historic England are whether the area has: -

- a) sufficient architectural or historic interest for the area to be considered 'special',
- b) whether this is experienced through its character or appearance and
- c) whether it is desirable for that character or appearance to be preserved or enhanced, and what problems designation could help to solve.



The legislative framework relating to conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of this Act imposes a continuing duty on Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 of the National Planning Policy Framework (December 2024 [revised 2025]).

The proposed Sproughton Historic Core Conservation Area is located within the wider district of Babergh. Local planning policy is set out in the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023).

Relevant Policies within the Local Plan are: -SP09 - Enhancement and Management of the Environment
LP15 - Environmental Protection and Conservation
LP19 - The Historic Environment
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity

In addition to the Local Plan, the Sproughton Neighbourhood Plan was made in November 2023, resulting in our first Community Action stating: *“Conservation Area: The parish council will seek the designation by Babergh District Council of a Conservation Area, as illustrated on Map 9, at the earliest possible opportunity.”*



Conservation Area Boundary and Setting (Section 3)

Sproughton is a rural village located three miles west of Ipswich in Suffolk. 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 settlement, comprising the historic core and buildings such as the Church, Sproughton Hall, Root Barn, Tithe Barn, and Sproughton Mill, nestles in the lower valley slopes between the B1113 and the River Gipping.

Sproughton is 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

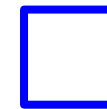
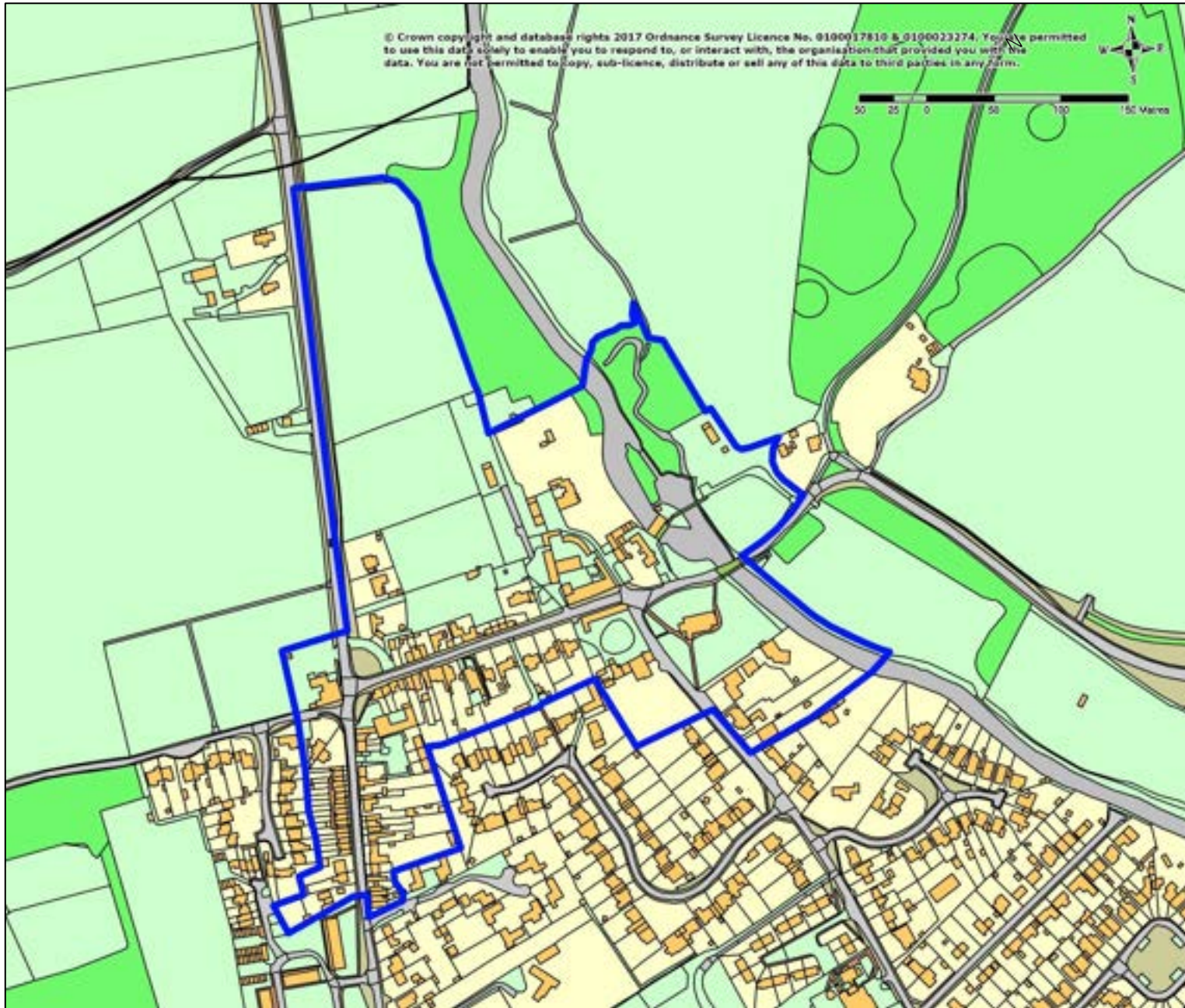
The historic core of Sproughton is clustered around the Church and Sproughton Hall, extending along the eastern part of Lower Street, reflecting the origins and oldest parts of the settlement close to the river. This area contains the majority of the parish’s listed buildings – 11 in total, and also that part of the Ipswich to Stowmarket Navigation centred around Sproughton Lock. A mix of listed and unlisted historic buildings, mostly of 16th to 19th century date, generally of smaller proportions and more closely spaced, then make up the western part of Lower Street. A predominately 19th century extension then developed along part of the ancient Roman Road, now known as the High Street.

Together, this area of well-preserved structures forms an important historic area, and thus the first basis of the Conservation Area. Beyond this is largely post-1919 development of no special architectural or historic quality, or countryside. Within the wider area are two historically important former country houses and their associated ancillary structures and parklands - Sproughton Manor, Grade II, to the northeast, and Abbey Oaks, unlisted but identified as a non-designated heritage asset in the Sproughton Neighbourhood Plan, to the west. However, these do not form part of the historic core of Sproughton and were likely intentionally located away from it, so are not included within the boundary.



figure 2: **Wild Man Pub, village green and junction of High Street & Lower Street and village sign**





Boundary of the
Sproughton Conservation Area

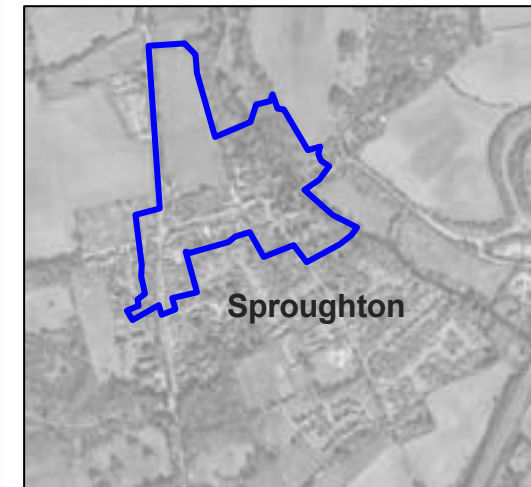


figure 3: **Sproughton Conservation Area**

The second focus of the Conservation Area is the relationship between the village and agriculture. This typical historic relationship between a village and its surroundings is particularly strongly preserved in Sproughton, due to the important and well-preserved cluster of buildings, many of which were historically in the same ownership, and involved in some way with agriculture, consisting of Sproughton Hall, the Tithe and Root barns, The Mill and the Church, as well as the river itself. As such, in this case it has been considered appropriate to include within the boundary those remaining areas of agricultural land which had particularly strong physical, visual and historic functional relationships with that group of buildings, and either still retain this character now, or despite their currently somewhat overgrown character, could feasibly be returned to agricultural meadow character.

To the north, the boundary of the Conservation Area therefore extends to include the pastureland strongly associated historically with the Sproughton Hall group, including the Tithe and Roots barns and the Mill. The extent of the land included is slightly larger than that identified in the landscape appraisal because it covers the whole of what was historically a single field within the ownership of Sproughton Hall, rather than follow a modern division, labelled as 'Curtledge Field' on the 1779 Map (see below). The boundary is thus drawn to focus more on historic associations rather than current landscape character. The adjacent former meadow to the east of this field, identified as part of 'Curtledge Meadow' on the 1779 Map, is not included because it has been more recently extensively planted with trees, so no longer resembles a meadow.

Following on to the northeast the boundary crosses the main river to include a historic water channel possibly associated with the operation of Sproughton Lock, and an historic meadow with strong functional and visual connections with Sproughton Mill – identified in the 1779 and 1837 Maps as 'Three Corner Meadow.' – now somewhat overgrown but with potential to be restored. Sproughton Manor, its grounds and outbuildings are not included. This is because:

- a) it is considered too separate from the historic built-core and somewhat self-contained in terms of its own distinct character; and,
- b) its physical size would result in it being the larger than the rest of the Conservation Area - therefore considerably changing its prevailing character; and,
- c) protection is already provided through the listed status of the Manor.

Millenium Green is not included as, although it has some historic interest in its own right and forms part of the historic core's setting, it does not have an important relationship with historic buildings within the boundary. Area A continues to the southeast down Church Lane. The boundary does not extend as far as the Neighbourhood Plan designated Special Character Area, as, although there are notable veteran trees in this area, in terms of built heritage – the intended focus of Conservation Areas - there is nothing of particular value.

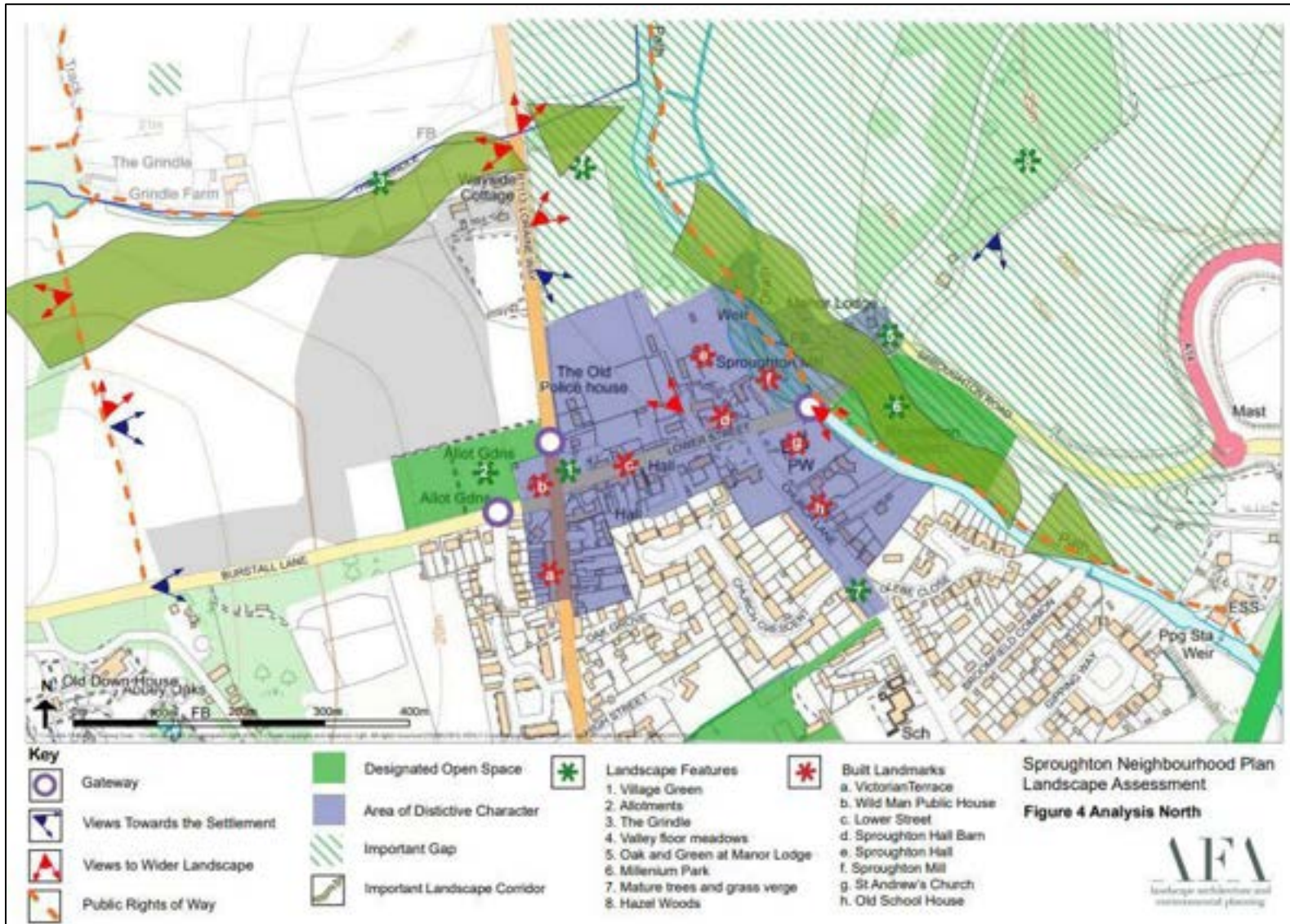
The western part of Lower Street shows the growth of the village between the river and the Wild Man pub and junction. The boundary is drawn to incorporate the largely pre-1919 buildings along this part of Lower Street plus those along Loraine Way, many of which are listed or identified as non-designated heritage assets. A few post-1919 buildings are included, either because they still have some historic interest, or because they are situated between historic buildings and thus, they still form part of the historic street scene.

To the southwest, the boundary incorporates the 19th century development along the High Street and is extended from the Neighbourhood Plan designated Special Character Area, to take it to a more natural transition point in terms of built form from the 19th century structures to the post-1919 development beyond.

The Sproughton Historic Core Conservation Area is then divided into three 'character areas,' A, B and C. All three areas form the historic built core of Sproughton, whilst Area A also highlights the important relationship between the village and agriculture.



The Conservation Area retains unique, quiet, intimate, small-scale and rural qualities. The latter is characterised by the close relationship between the historic core and surrounding fields, even where not directly within the boundary, experienced via public roads and footpaths/bridleways, which provide quick access to the countryside backdrop. The open pasture and arable fields extend up the wider valley sides and, together with areas of woodland and mature parkland, provide a rural backdrop to the conservation area.



https://www.babergh.gov.uk/documents/d/babergh/sproughton_np_landscape_appraisal_feb21 (N.B. All Saints Church incorrectly identified as 'St Andrew's church').

figure 4: **Landscape Analysis by Alison Farmer Associates** (undertaken to inform Sproughton Neighbourhood Plan)





Origins and Evolution (Section 4)

The 'Survey of Suffolk Parish History' summarises the history of each parish in the county. It touches upon every part of local history including administration, landscape, social, religious and economic characteristics, and covers a time span from the earliest archaeology to modern times. The survey was researched by Wendy Goult in the late 1980s and was first published in 1990.



The extracts shown on this page are from the Suffolk Parish History document and relate specifically to Sprooughton. They provide an interesting historical overview

figure 5: Cover of Suffolk Parish History

start here

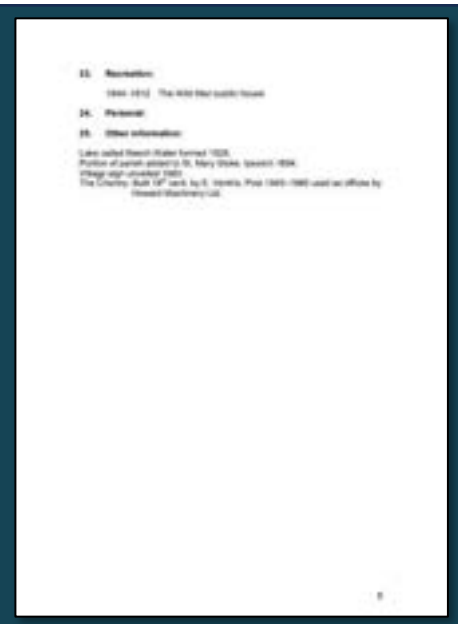
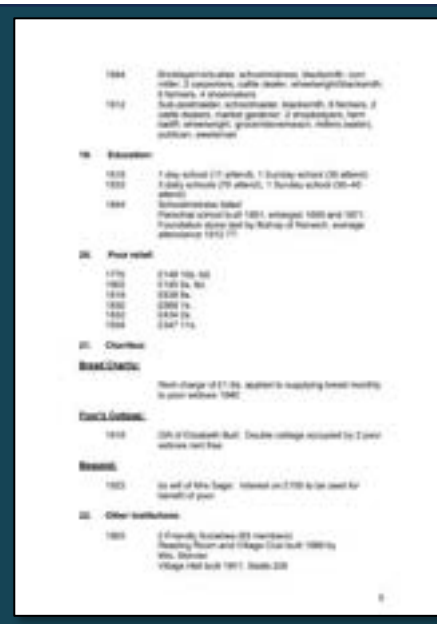
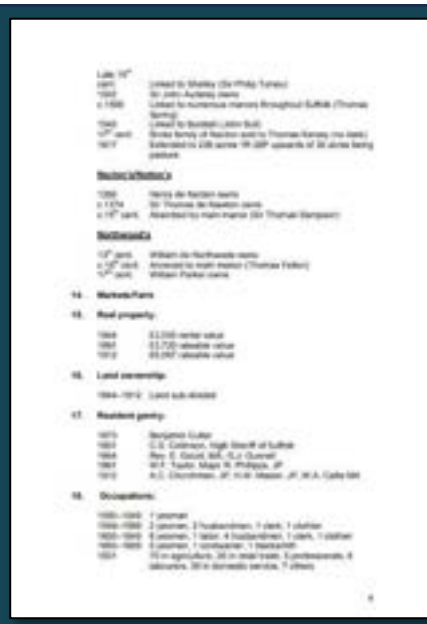
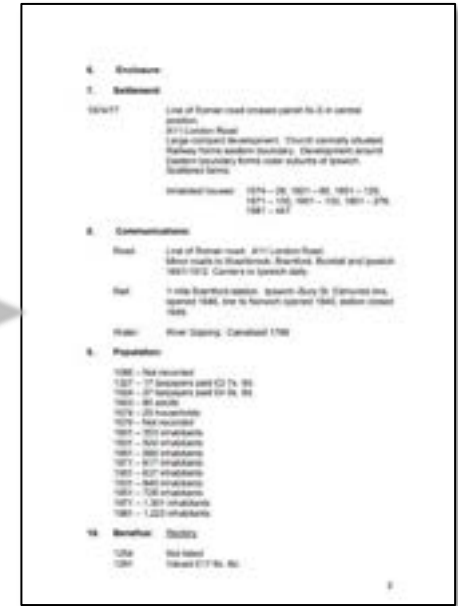


figure 6: Suffolk Parish Record for Sprooughton

<https://heritage.suffolk.gov.uk/parish-histories>



Historic England's advice notes on Conservation Area Appraisal, Designation and Management states: *'Although the understanding of an area's special historic interest is an important component of an appraisal, this should not require a detailed account of the area's history. Rather the appraisal should focus on setting out what makes the area special and the impact of its history on its current character and appearance.'* Outlined below therefore is a brief overview of the historical evolution of the area. Further elements of historic interest will be drawn out, where relevant, in later sections of this document

There is evidence of human activity (hunter / gatherers) around what is now Sproughton dating back to 11440BC +/- 120BC [Devensian Period]. A bone barbed point was found in Devil's Wood in 1974. What is now Sproughton High Street is part of a Roman road that ran from Colchester to Coddendam.

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.

This important Roman road linking Coddendam (Combretovium) to the regional capital of Colchester (Camulodunum) is shown on this Lidar Map courtesy of David Ratledge.

figure 7:

Bone barbed point found in Devil's Wood around what is now Sproughton [dated 11440 BC, +/- 120BC]

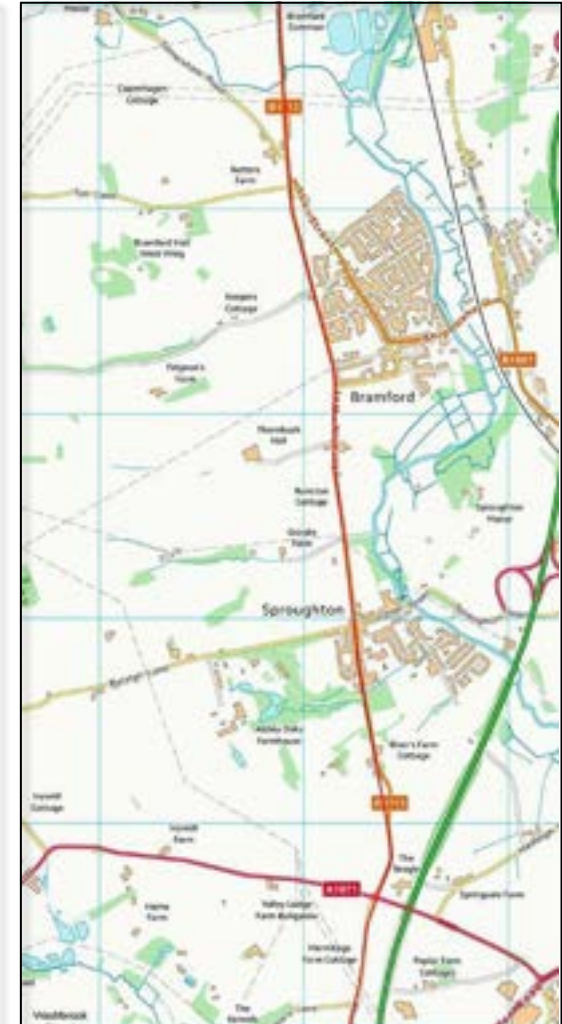
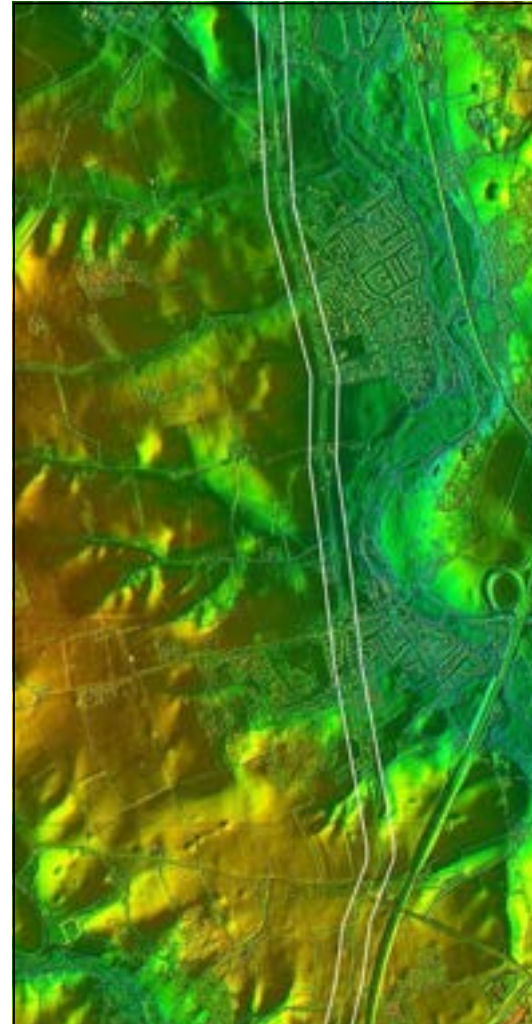


figure 8: **Line of the Roman Road that corresponds with the route of today's B1113**
from 'Roman Roads in Suffolk' (www.twithr.co.uk)



The name “Sproughton” is thought to have Saxon origins (“Sprowes Tun”). ‘Sprowe’ is believed to derive from an Old English (Anglo-Saxon) word meaning Sparrow. It is often associated with the Old English ‘*spearwa*’ or ‘*spearewa*’, which is the root of the modern word sparrow. Sprowe is an old English surname with its modern equivalent being Sparrow.

‘Tun’ was originally the Saxon word for enclosure, fence, yard or garden. ‘Tun’ went on to mean Town.

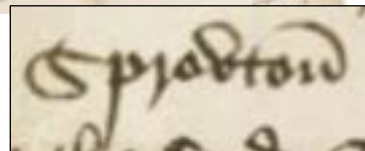
“Sprowe’s Tun” could therefore have referred to Sparrow’s enclosure/yard

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, extensive, low lying water meadows from Bramford through Sproughton to Chantry Vale and Ipswich. Other employment was mainly in service at the large houses in the Parish.



<https://www.christies.com/en/lot/lot-6247786>

figure 9: **Manuscript: William de la Pole, 1st Duke of Suffolk (1396-1450), signed ('Suffolk'), an indenture recording the resolution of a dispute relating to the manor of Sproughton, 19 May 1436.**



Written in English on vellum

The triplicate indenture settles a dispute opposing Sir William Drury and his wife Dame Margerie against Thomas Sampson and others about the ownership of the manor of Sproughton (in Suffolk).

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 is 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 census of 2011, the number had risen again to 1,376.

The 1575 Saxton Map (*figure 10*) shows the village at this time, with Sproughton represented by a small but intricate image of the Church, rather than a detailed plan of the settlement. Saxton records the principal medieval and Tudor settlement pattern and key feature like churches. No crossing point over the Gipping is shown at this point.



figure 10: **Extract from Saxton’s Map of 1575**

<https://digital.library.ucla.edu/catalog/ark:/21198/zz002cf7cj>



However, Bowen's map of 1755 (figure 11) displays an expanded and clearer road network, with more detail on the boundaries and buildings. A mill is recorded, in the same position as the existing, but likely represents an earlier structure replaced by the current one. There are records of a mill on this site from 1329. An area of development is also depicted along the old Roman road, either side of High Street/Lorlane Way, showing that this area may have been developed alongside Lower Street, although few pre-C19 buildings now survive in this area. In the 17th century, the importance of the River Gipping as a trade route enhanced the village's economic connections. This led to a gradual rise in population, and Sproughton began to expand with new houses built on the outskirts. This map also now depicts a bridge over the Gipping, believed to have been built in the early 18th century.



figure 11: **Extract from Bowen's Map of 1755 [notice curious spelling]**

<https://gallica.bnf.fr/ark:/12148/btv1b530572485/f1.item.zoom>

Rectors of All Saints Church, Sproughton

[evidencing at least 787-years of Christian worship in Sproughton]

- | | |
|------------------------------------|----------------------------------|
| 1239 Jacobus | 1610 Fransiscus Fookes, MA |
| 1259 Thomas Leneband | 1644 Thomas Offwood, MA |
| 1314 William De Belstede | 1655 Josephus Waite, MA |
| 1332 Johannes De Norton | 1670 Edmundus Beeston, MA |
| 1349 Thomas Chyld De Debenham | 1690 Edmundus Beeston, MA |
| 1349 Robertus De Wode De Akenham | 1735 Hon. Charles Hervey, DD |
| 1357 Edmundus Le Strange | 1783 Charles Plucknett, BD |
| 1357 Robertus De Wode | 1784 George Rogers, MA |
| 1361 Willelmus De Rougham | 1836 Edward Gould, MA |
| 1395 Johannes Lovell De Cretyngnam | 1849 Henry John Hasted, MA |
| 1418 Thomas Lank | 1880 Charles Smyth Johnston, MA |
| 1418 Jacobus Alveley | 1885 Andrew Foster-Melliari, MA |
| 1424 Nicolaus Hawes | 1905 Henry Bathurst Norman, MA |
| 1439 Richardus Wellys | 1907 Arthur Wright Callis, MA |
| 1439 Paganus Burghell | 1914 Thomas James Miller, MA |
| 1457 Henricus Hard | 1934 John Romanis Lee, MA |
| 1474 Thomas Wylkenson | 1947 Christopher Owen George, MA |
| 1485 Stephanus Glover | 1962 Edward Arthur Wells, SRN |
| 1493 Willielmus Cook | |
| 1522 Willelmus Newton | |
| 1525 Willelmus Kemp | |
| 1568 Rogerus Kelk, STP | |
| 1575 Jacobus Rosier | |
| 1581 Johannes Pagett | |
| 1581 Robertus Norton, STP | |

figure 12: **Rectors of All Saints Church**

from
All Saints' Sproughton Church History
2018

Suffolk Historic Churches Trust

<https://shct.org.uk/wp-content/uploads/2025/04/SPROUGHTON-All-Saints-2018-RyT-3.1.24.pdf>

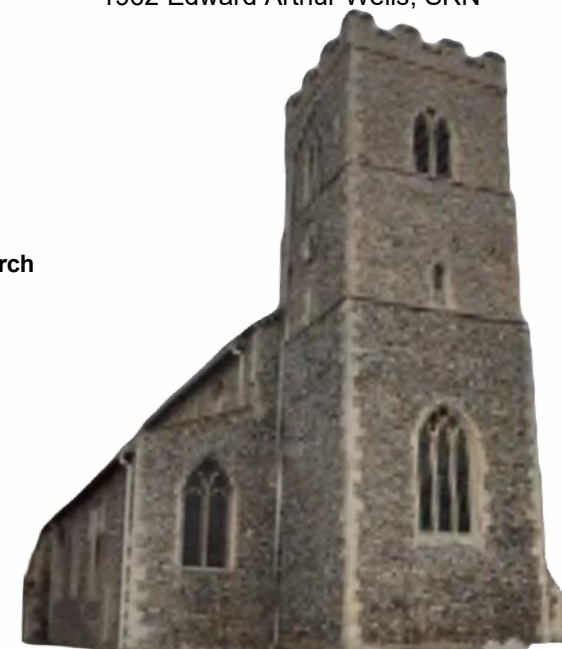


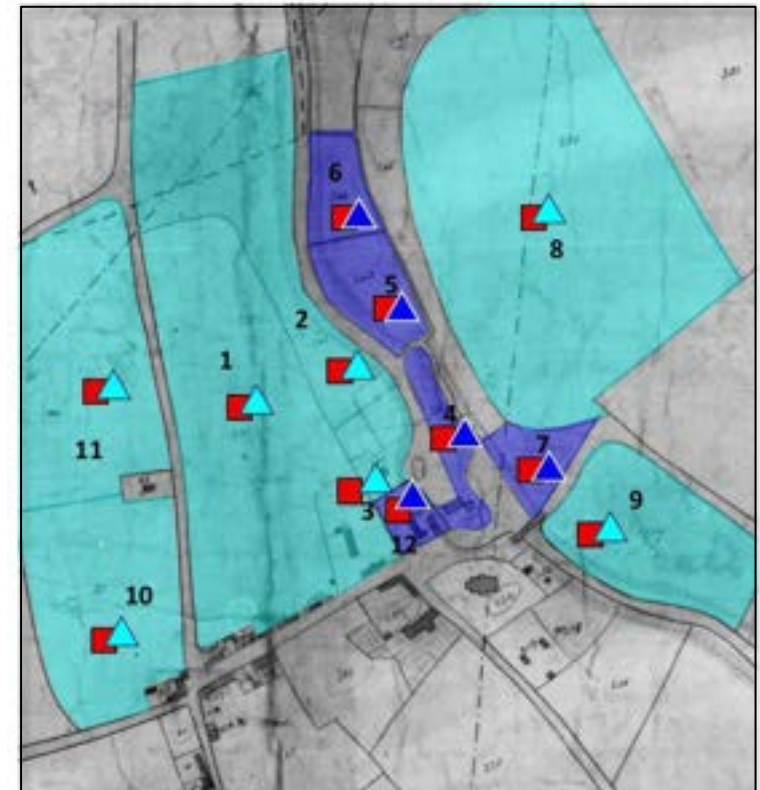
figure 13: **All Saints Church**



The 1779 map provides a more detailed depiction of the buildings within Sproughton. As well as the church, other notable buildings are picked out including Sproughton Hall and barns, and the Parsonage (now 1-4 Church Close). Lower status buildings are depicted as generic cottages. The map is understood to have been created to depict the landholdings of Sproughton Hall, hence the particular focus on the form of the grounds of Sproughton Hall. It is therefore taken to depict the parcels of land with which it had a historic relationship. It also suggests the presence of buildings that no longer exist, including the smithy, depicted as within the carriageway at the junction of Lower Street/Lorraine Way, buildings next to The Wildman, on what is now its car park, and earlier development along High Street as a precursor to the Victorian expansion here. The map may not be entirely accurate for these buildings, given its purpose, but the smithy is known to have existed from photos.

The 1837 Tithe Map (figure 14 & 16) reflects the wider societal shift toward marking landownership at the beginning of the Victorian era. As such, buildings are now depicted more clearly. Expansion is evident along what is now the High Street, and the separation of small cottages at the west end of Lower Street, and the principal, high status buildings at the east end, is evident. The current Sproughton Mill is established and there is an increase in housing associated with a village development and booming wealth. The smithy and buildings adjacent to The Wildman had gone by this point. Also of note are two small structures shown to the east of the church. One of these may be the cottage shown in a photograph from 1848 and identified as a possible lock keeper's cottage in *The Ipswich to Stowmarket Navigation*. The other may be the building seen behind this in that photograph, of otherwise unknown history.

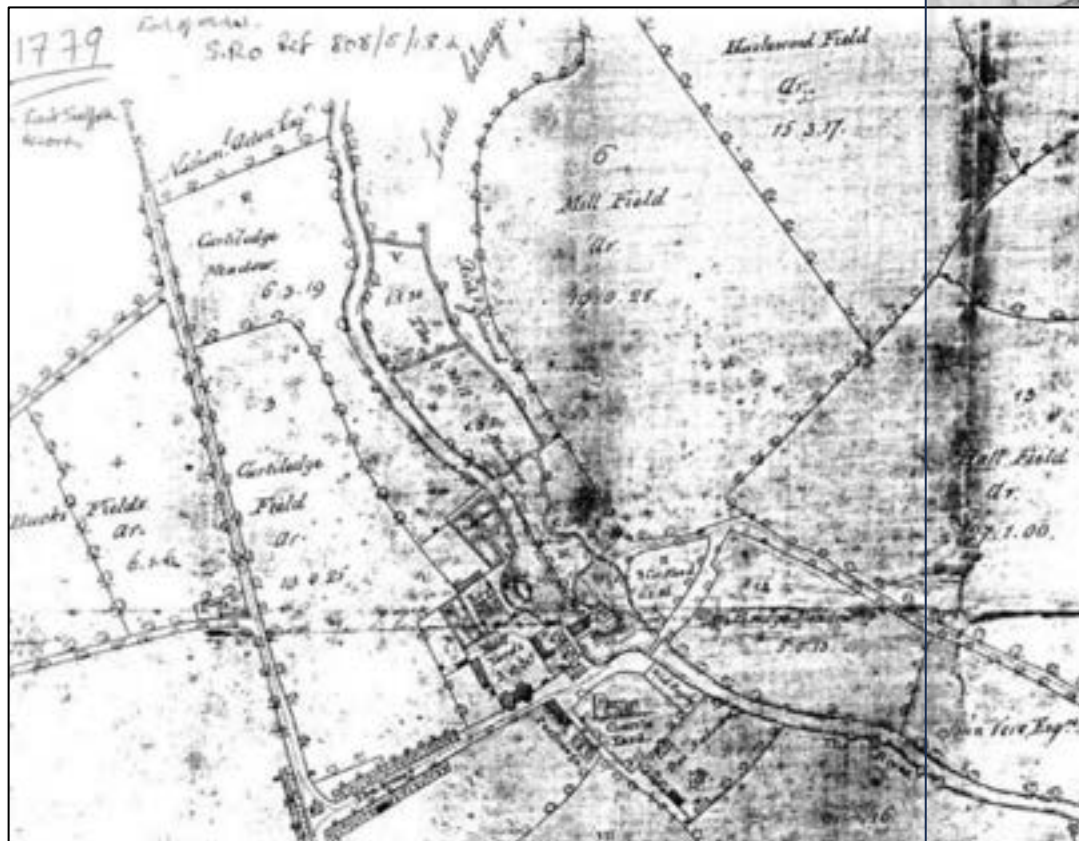
The transcripts associated with the 1837 Tithe Map show that the owner of Sproughton Hall at this time, Joseph Burch Smyth, also owned many of the surrounding buildings, Sproughton Mill and Mill House, as well as many of the surrounding fields, including the field to the northwest, at this point identified as 'Cartlodge Field,' having previously been identified as 'Curtledge Field' on the 1779 Map.



- | | |
|---------------------------------|---|
| 1. Cartlodge Field [arable] | Landowner: Joseph Burch Smyth
of Stoke Hall
Sheriff of Suffolk 1832 |
| 2. Cartlodge meadow [meadow] | |
| 3. buildings and ground | Occupier: James Cooper |
| 4. Mill Meadow [meadow] | Occupier: Henry Neeve
Miller at
Sproughton Mill |
| 5. -ditto- | |
| 6. -ditto- | |
| 7. Three Corner Meadow [meadow] | |
| 8. Mill Field [arable] | |
| 9. Bridge meadow [meadow] | |
| 10. by Wildman [arable] | |
| 11. by Wildman [arable] | |
| 12. buildings | |

figure 14: 1837 Tithe Map extract overlaid with ownership of Joseph Burch Smyth along with relevant occupiers





Cartledge Field

figure 15: 1779 Map

https://www.babergh.gov.uk/documents/d/babergh/sprooughton_np_bmsdc_proofofevidence_hopkinsappeal

copied from Proof of Evidence of Roy Lewis in respect of Hopkins Homes appeal

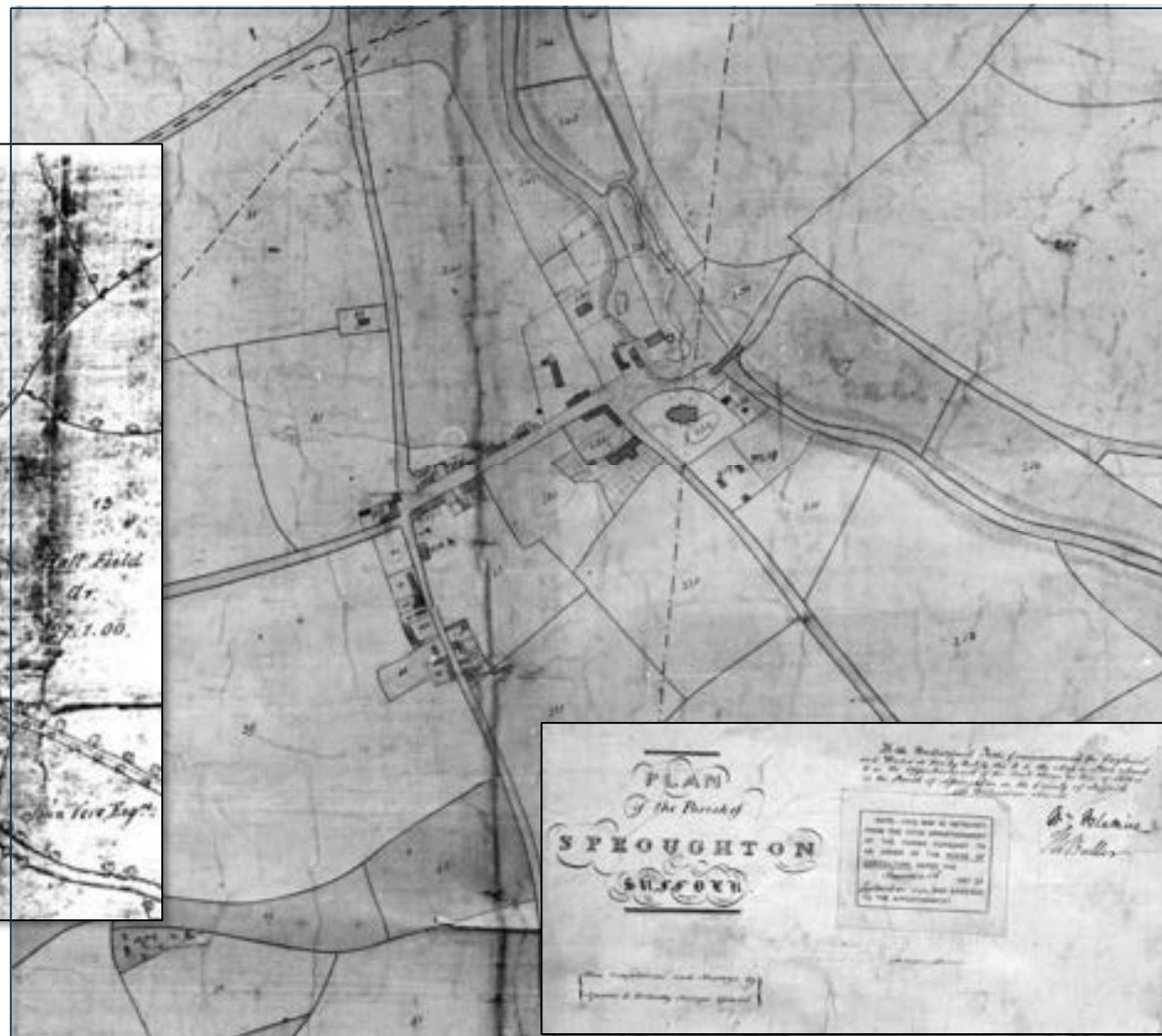


figure 16: Extract from 1837 Tithe Map

The ownership of the Tithe and Root Barns is not specifically identified on this map, but an ownership other than Joseph Burch Smyth in 1837 seems unlikely. Sprooughton Hall and some of these fields were occupied by a James Cooper, while the mill, mill house and the other fields were occupied by a Henry Neeve. Nonetheless, the presence of a single owner suggests that all these buildings and land formed part of a single agricultural operation. Together, 1779 and 1837 maps likely reflect a longer standing historic relationship between these buildings and the land.





figure 17: **Extract from 1902 25-inch OS**
source: National Library of Scotland



figure 18: **Extract from 1924 25-inch OS Map**
source: National Library of Scotland

By the time of the 1902 OS map (figure 17) the historic core of Sproughton had expanded to almost the extent of the present conservation area. A few important late C19 buildings have been added south of the church, such as the school. Another notable addition, although outside the Conservation Area, is Sproughton Manor (built 1863) and its associated lodge building. Its location, set away from the historic core, likely reflects the intentions of the original owner to have a more secluded and tranquil property. The two small structures east of the church have disappeared.

There is very little change in the 22 years to the 1924 map (figure 18), with a small number of buildings to the perimeter of the village and surrounding village boundary have been added. The similarities between the two are striking; however, this period includes the era of the First World War when rural industry slowed and women farmed, leading to a decline in social development and limited house building.



By the mid-20th century (*figure 19*), the settlement and its setting had experienced several changes. Extensive new housing development had been established off Church Lane, at Broomfield Common and Church Crescent, as well as Sproughton Court to the southwest. This map also shows the introduction of lines of pylons leading to the new sugar beet factory to the east, that cross part of the conservation area. Small scale orchards close to the edge of the settlement and more significant orchards in the southwest of the parish are also apparent.

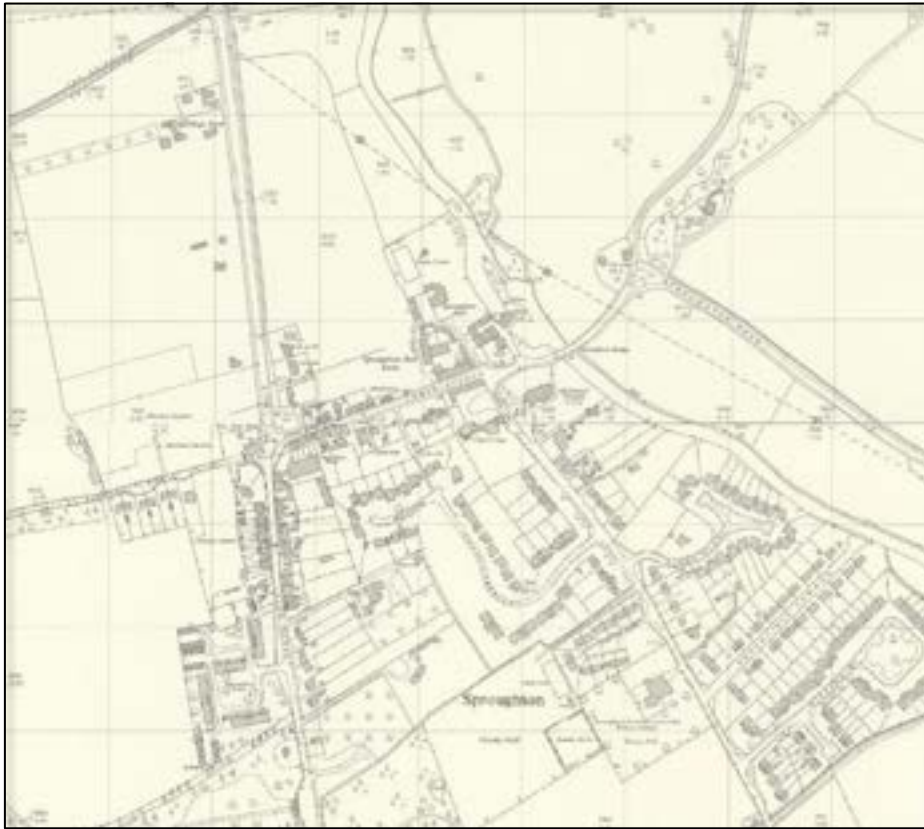


figure 19: **Extract from Extract from two maps stitched together the top half from 1951-1964, and the bottom from 1966.**
source: National Library of Scotland

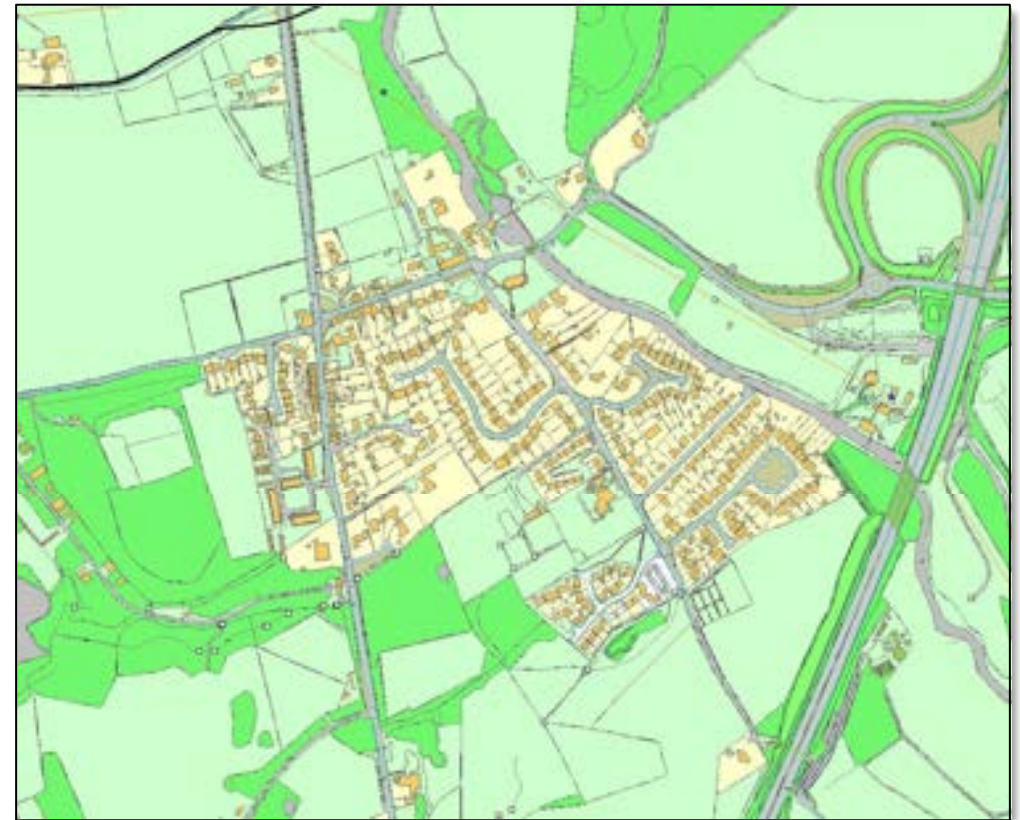


figure 20: **Extract from BMSDC Interactive Mapping 2025**
source: BMSDC interactive mapping system

A towing path is now identified alongside the river. Several social changes not evident on this map also took place around this time. The river Gipping ceased to be navigable in the 1930s for goods and from 1970 by small boat. The Mill ceased functioning in 1947 and was later converted to a private residence. The previous timber bridge was likely replaced around this time by the current concrete one, in the same position.

The map at *figure 20* shows some further infilling, including the addition of Ransome Close to the west of the High Street, and buildings in the gap between the Almshouses and the Tithe Barn along Lower Street. Notably, almost all the recent development has occurred to the south of the village, and the northern aspects have remained largely unchanged since the 1800s.



Sproughton and Sugar Beet

During the C20th Sproughton had a strong association with the production of sugar from sugar beet as a result of the construction of the Sproughton Sugar Beet Factory to the east of the village.

A sugar factory was built at Sproughton in around 1926. Construction of two silos built for the British Sugar Corporation began in November 1961 and were completed in 1962. The factory closed in 2001 and most buildings, except the silos, were demolished. Between December 2017 and February 2018, the four silos were demolished, and the site was redeveloped as a business park.

Although the former Sugar Beet Factory was outside of what is now the Sproughton Conservation Area, it played an important part in the life of the village life for many years. It created local jobs and farms in the area supplied beet for processing into sugar.



figure 21: **Aerial Image of Sproughton and the Beet Factory** source: National Library of Scotland

<https://maps.nls.uk/view/238924345>

Of times, sugar beet processing produced a distinct intense odour. It has been described as a mixture of sickly sweet, earthy and pungent smells often compared to molasses, silage rotting vegetation and even dirty nappies.

Farms across the County including those in and around Sproughton grow beet for processing at British Sugars Bury St Edmunds factory where the 2025/26 campaign represented its 100th year. Arable farms in Sproughton grow winter wheat, spring wheat oilseed rape and sugar beet.

The C16th 'Root Barn' within the Sproughton Conservation Area is evidence of a consistent link with the growing of root crops in and around Sproughton. The East of England contributed 64% of England's sugar beet harvest in 2024, demonstrating the Region's importance to the British sugar industry.



figure 22: **Sugar Beet**



figure 23: **Sproughton Sugar Beet Factory 1930**
<https://www.britainfromabove.org.uk/image/EPW032871>



figure 24: **Sproughton Sugar Beet Factory 1953**
<https://www.facebook.com/groups/174852349937156/posts/1787752868647088/>



figure 25: **Sproughton Sugar Beet Factory – demolition of silos**

source: You Tube video 'Demolition of Sproughton sugar beet silos' Ipswich Borough Council



Archaeology

The extracts below, taken from the Historic Environment Records [HERS] for Sproughton, include the following three groups of finds at locations within the conservation area. These provide evidence of human activity from at least the Bronze Age (2350BC-701BC) through the Roman Period 43AD- 409AD, the Late Saxon Period (850AD-1065), the Medieval Period (1066- 1485), onward.



FSF48307: POTTERY (Roman - 43 AD to 409 AD)
FSF48308: POTTERY (Late Saxon - 850 AD to 1065 AD)
FSF48309: POTTERY (Medieval to 10th century - 1066 AD to 1599 AD)
FSF48311: FLAKE (Bronze Age - 2350 BC to 701 BC)
FSF48312: ROOF TILE (Medieval - 1066 AD to 1539 AD)
FSF48313: FIRED CLAY (Undated)
FSF48314: ANIMAL REMAINS (Late Saxon - 850 AD to 1065 AD)
FSF48315: ANIMAL REMAINS (Medieval - 1066 AD to 1539 AD)
FSF48316: ANIMAL REMAINS (Unknown date)
FSF48317: OYSTER SHELL (Undated)



FSF8545: BOTTLE (Medieval - 1066 AD? to 1539 AD?)

source: <https://heritage.suffolk.gov.uk/map>



FSF2136T: COIN (Roman - 101 AD to 200 AD)

Denarius of Septimus Severus. Mint Rome AD 197 RIC 104. Found in garden, 2 feet 6 inches down.

figure 26: Extract from the Historic Environment Records [HERS] for Sproughton



Topography

The majority of the conservation area sits in the Gipping Valley floor, ranging from an elevation of 7m to 17m. The minimum elevation of the parish is 4m with a maximum of 56m.

The low-lying river valley produces damp conditions and fog or mist, while the ground rises westward along Lower Street. From the higher points there are extended views across and down into the village core and the conservation area.



figure 27: **Sproughton topographic map, elevation, relief**
<https://en-gb.topographic-map.com/>

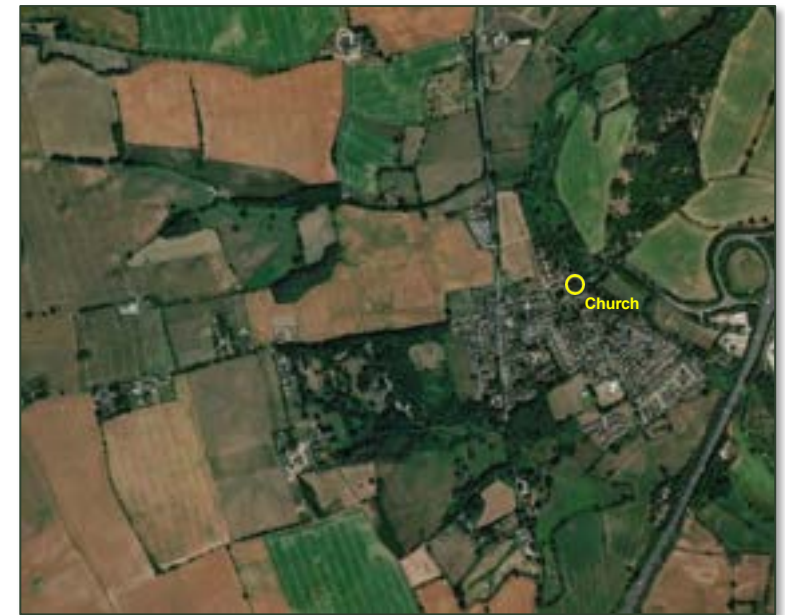
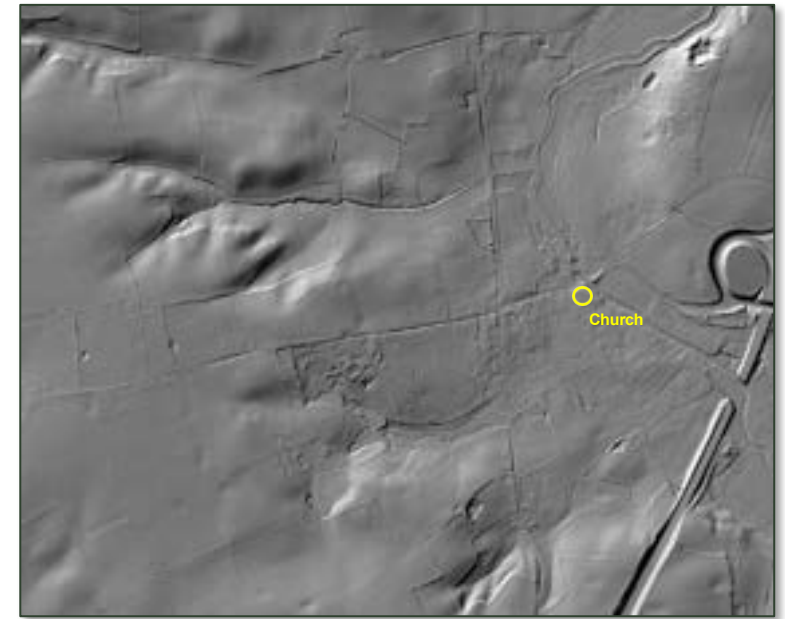


figure 28: **LIDAR Image with Comparative Aerial Image**



Geology



source: British Geological Survey Geology Viewer

https://geologyviewer.bgs.ac.uk/?_ga=2.226159194.1127043656.1776694661-1833140875.1776694661 geology Viewer

Superficial deposits of the conservation area include: -

- A. Sand and Gravel on the valley slopes either side of the River Gipping.
- B. River terrace deposits of clay & silt plus alluvium clay & silt deposits along the valley floor along the River Gipping.

Bedrock deposits of the conservation area include: -

- A. Clay, sand, and silt on the valley slopes west of the River Gipping
- B. The valley slopes east of the River Gipping are classified as Newhaven Chalk formation.

superficial geology

- 1 Lowestoft Formation-Sand and gravel. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary Period. (min. age [years] 423,000 max. age 480,000). Quaternary Period.
- 2 River Terrace Deposits (Undifferentiated)-Sand and gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levées of a river or estuary (if in a coastal setting). (min. age [years] 0 max. age 2,588,000). Quaternary Period.
- 3 Alluvium-Clay and silt. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting). (min. age [years] 0 max. age 2,588,000). Quaternary Period

bedrock geology

- A Thames Group-Clay, silt and sand. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds. (min. age [years] 47,800,000 max. age 56,000,000). Palaeogene Period
- B Thanet Formation And Lambeth Group (Undifferentiated)-Clay, silt and sand. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences. (min. age [years] 47,800,000 max. age 66,000,000). Palaeogene Period
- C Newhaven Chalk Formation-Chalk. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk. (min. age [years] 72,100,000 max. age 83,600,000). Cretaceous Period

figure 29: **Geology of Sproughton**





Features of Architectural and Historic Interest (Section 5)

The 11 listed buildings within the Conservation Area are clustered within a compact 5.5acre area, reflecting the organic growth of the development of the village, built around the Church, and river. In addition, the Neighbourhood Plan identifies 36 non-designated heritage assets, of which 20 are located within the Conservation Area (see figure 63) collectively amounting to 31 buildings of notable historic interest within the Conservation Area.

Listed Buildings

Key built landmarks within the Conservation Area, which contribute to sense of place and orientation, have been identified and are illustrated below. They include the following ten Grade II and one Grade II* listed buildings. [within which some are some grouped]

Listed Buildings

1. Sproughton Mill (Grade II)
2. Sproughton Hall (Grade II)
3. Tithe Barn (Grade II)
4. 2 and 4, Lower Street (Grade II)
5. Walnut Cottage (Grade II)
6. Mill House (Grade II)
7. The Wild Man (Public House) (Grade II)
8. Lower House and the stores (Grade II)
9. 1-4, Church Close (Grade II)
10. Church of All Saints (**Grade II ***)
11. Root Barn (Grade II)



figure 30: **Sproughton Mill [restored]**





figure 31: Charcoal sketch of Sproughton Hall as it was in the early 1900's



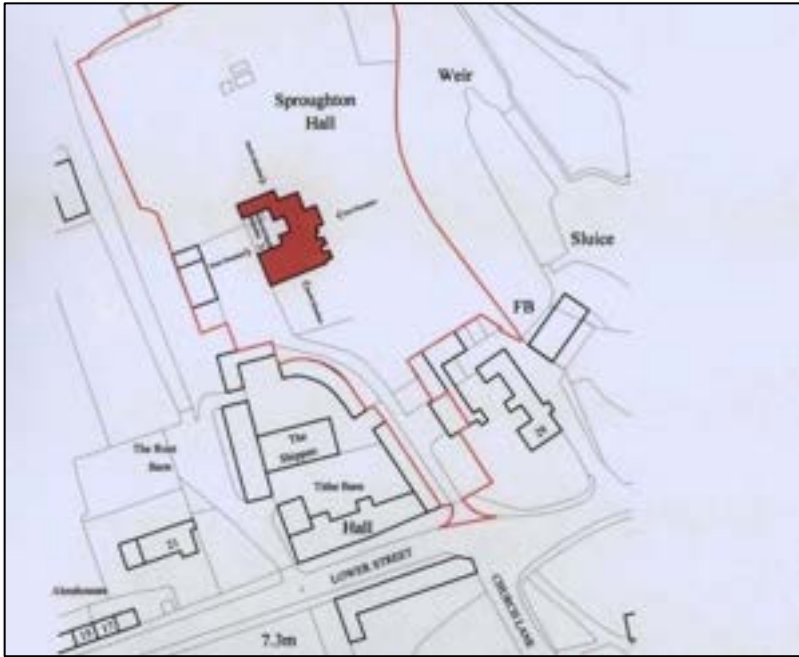


figure 32: **Sproughton Hall**
 source: listed building consent application ref: B/11/00191 application



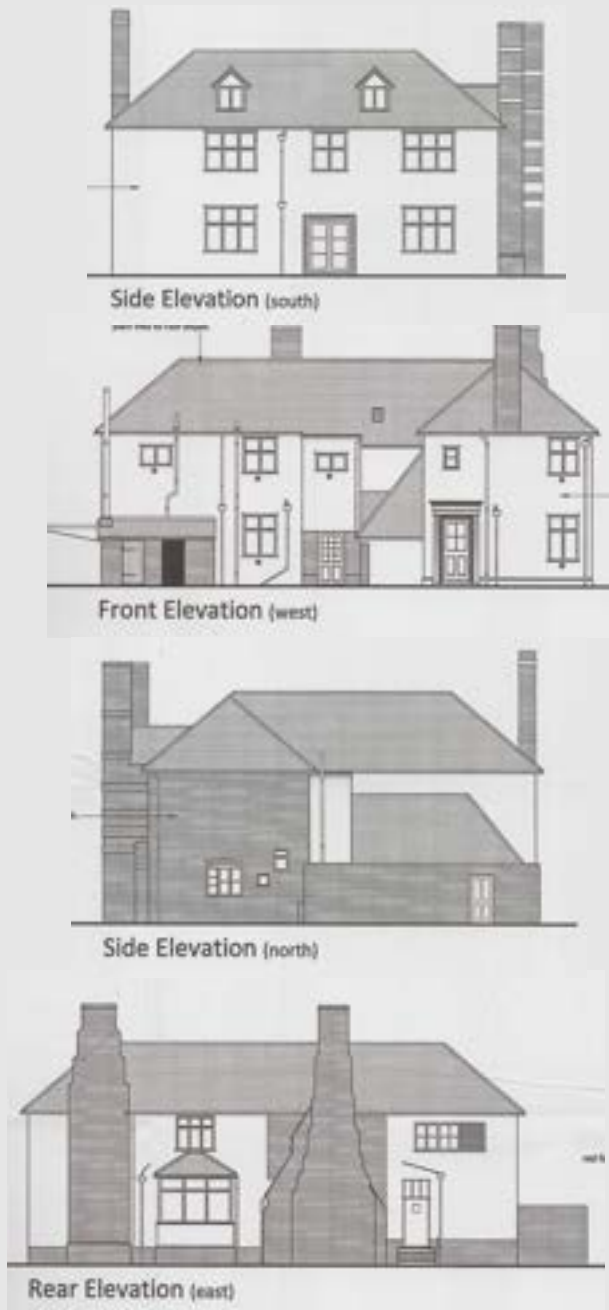


figure 33: **Sproughton Hall elevations**
 source: listed building consent application ref: B/11/00191 application



figure 34: **Tithe Barn**
 top left: front:
 top right: rear
 bottom: interior





figure 35: **Root Barn (Grade II) and old farmyard of Sroughton Hall**



figure 36: **2 and 4, Lower Street**



figure 37: **Walnut Cottage**



figure 38: **Lower House and the Store**



figure 39: **The Wild Man (Public House)**



figure 40: **Mill House**

https://commons.wikimedia.org/wiki/File:Mill_House_-_geograph.org.uk_-_2805493.jpg



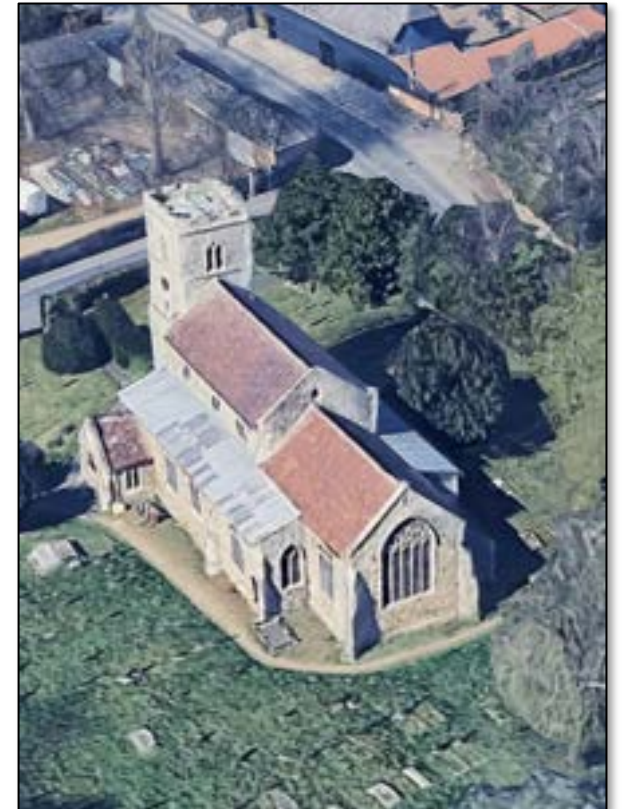


figure 41: 1-4, Church Close

<https://www.zoopla.co.uk/house-prices/sproughton/church-close/ip8-3bd/>



figure 42: Church of All Saints



Non-Designated Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. These non-designated heritage assets have been identified, alongside others in the rest of Sproughton parish, through the neighbourhood plan-making processes, and as such a comprehensive non-designated heritage asset list can be found in the Sproughton Neighbourhood Plan at https://www.babergh.gov.uk/documents/d/babergh/sproughton_np_ndhas_aug22. Further detail is also included in Appendix 3 of this document.

Further non-designated heritage assets within Sproughton Conservation Area may be identified in the future; for example, where new information comes to light, and/or during the planning process. Some further buildings of potential non-designated heritage asset status are noted within this document.

Non-Designated heritage Assets

There are 20 Non-designated heritage assets in the Conservation Area identified in this appraisal, as follows:

1. Almshouses
2. Village Lock Up
3. Cage Cottage
4. 5 Lower Street
5. 3 Lower Street
6. 1 Lower Street
7. Peppermint House
8. Reading Room
9. Reading Room Cottage
10. Rectory Cottage (below)
11. Church Hall
12. The Old Police House
13. The Shed
14. The Old Coach House
15. Chantry Row
16. Old Stables
17. The Old Lodge
18. Chestnut House
19. Laundry House
20. Old School House



figure 43: **Almshouses**

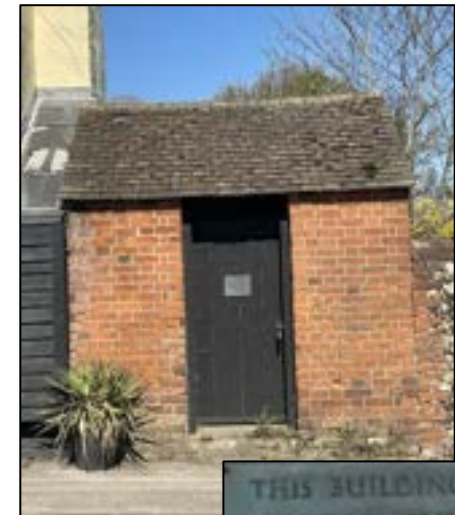


figure 44: **The old village 'lock-up'**





figure 45 **Photo Church Hall**



figure 46: **5 Lower Street**



figure 47: **3 Lower Street**



figure 48: **1 Lower Street**



figure 49: **Rectory Cottage**



figure 50: **Reading Room**



figure 51: **Reading Room Cottage**



figure 52: **Peppermint Cottage**



figure 53: **Church Hall**



figure 54: **The Old Police House**



figure 55: **The Shed**



figure 56: **Old Coach House**





figure 57: **Chantry Row**



figure 58: **The Old Lodge**



figure 59: **Old Stables**



figure 60: **Old School House**



figure 61: **Laundry House**



figure 62: **Chestnut House**





figure 63: Heritage Assets in the Conservation Area



 **Green spaces, landscape features, corridors and gaps (Section 6)**

In addition to the listed and non-designated heritage assets, there are additional green spaces and other landscape features which are important elements contributing to the character and appearance of the conservation area, whether within the boundary or abutting it. These include:

Green Spaces including open spaces, fields, community areas, and veteran and mature trees, which structure the landscape, support wildlife and soften built edges.

1. Village Green
2. Millennium Green
3. Lime trees on Lower Street
4. Meadows adjacent to the Tithe Barn, Root Barn, Sproughton Hall and Sproughton Mill

Other Landscape Features village amenity spaces and meeting places that underpin community life, memory and social cohesion.

5. Allotments behind the Wild Man Pub



figure 64: Significant Green Spaces and Landscape Features

figure 65: Examples of 'Important Gaps'



High Street – The Old Stables



Lower Street – Sproughton Hall



Lower Street – Root Barn



The Old Lodge
Church Lane



adjacent Chestnut House
Church Lane



It should be noted that where spaces outside the Conservation Area boundary are hereby identified, this does not represent a definitive assessment of the setting of the Conservation Area. They are identified as notable areas of the setting of the Conservation Area, but the exclusion of any area from this list does not confirm its degree of contribution to its character and appearance and should not be taken to confirm an absence of contribution.



figure 66: The Village Green and traditional village sign



figure 67: The Millenium Green millstone naming feature

1. **Village Green** -The Village Green, with large mature Sweet Chestnut trees, provides a sense of greenery in contrast to an otherwise quite densely developed part of Sproughton Conservation Area, particularly as experienced when travelling westward along Lower Street. The presence of the village sign and benches create a sense of a central space within the Conservation Area. Its semi-enclosed edges, defined by many historic buildings, create a characterful historic composition. Despite potentially being a relatively modern creation, as the Tithe Map and early OS Maps show buildings in this area, it nonetheless now provides a focal point to the Conservation Area and opens up views of historic buildings such as The Wild Man and 2 and 4 Lower Street.

2. **Millenium Green** - The Millenium Green reinforces the undeveloped, rural and verdant characteristic of the adjacent part of Sproughton Conservation Area and also provides a space for good views toward All Saints Church. It is also of some historic interest in its own right as part of the national development of greens to celebrate the turn of the millennium. Millennium Greens are areas of green space created for the benefit of local communities in England. 245 were created in cities, towns & villages to celebrate the turn of the millennium. It is a 4 acre open green space next to the River Gipping. The green is used regularly by people walking the river path, dog walkers & for recreation. It is not unusual to find people from outside Sproughton picnicking on the grass in the summer. The green is also used for various events and is freely available to Sproughton residents to use for such purposes. For example, celebrations were held for the King's Coronation in 2023 and the Platinum Jubilee in 2022.



figure 68: The Millenium Green gated entrance



3. **Lime Trees on Lower Street** – These lime trees run parallel to Lower Street and offer a softer feel to the modern bungalows that reside behind them. They offer a more tree lined feel to the historic village core. They have in recent years been pollarded and two unfortunately have been removed.

4. **Meadows adjacent to the Tithe Barn, Root Barn, Sproughton Hall and Sproughton Mill** – These agricultural meadows, in two areas, had an important historic link with Sproughton Hall as part of its wider agricultural holdings since at least 1779. They now form the best-preserved part of this land holding, with the historic use and ownership still readable through their current form and close proximity to the hall. They also reinforce the wider historic agricultural and rural origins and setting of the historic core of Sproughton, which has otherwise now been considerably eroded elsewhere. The area to the northwest, identified as “Curtledge Field” in 1779, also provides opportunity for good, long-distance views of historic buildings, particularly Sproughton Hall and the tower of All Saints Church, in an agricultural setting. Further information on the historic importance of this area can be found in the following document: Roy Lewis - Hopkins Homes - Heritage Sproughton - particularly paragraphs 4.22 - 4.37. The area to the northeast of the river is recorded as part of “The Mill Meadows” on the 1779 and 1837 maps. The part identified here has recently become more overgrown but could be returned to a more meadow land character, reinforcing its historic and visual links with Sproughton Mill particularly. The section of The Mill Meadows north of this is now denser woodland, making its historic character less readable, so it is not identified as part of this green space. It also interrupts the historic relationship between remaining meadowland further north, historically also part of Mill Meadows, and these historic buildings, to some extent.

5. **Allotments behind the Wild Man Pub** – Allotments are shown in this location since at least 1902 (see OS Maps above). Today they are a thriving part of the community, with one having been in the same family for over 50 years.



figure 69: Lime Trees, Lower Street



figure 70:
Extract from
1779 map of
Sproughton

also see figure 15

*Curtledge
Field*



figure 71:
Allotments adjacent to
the Wild Man Public
House





figure 72: **Meadows associated with Sproughton Hall and valley floor meadows** Google Earth data © 2025



Landscape Character

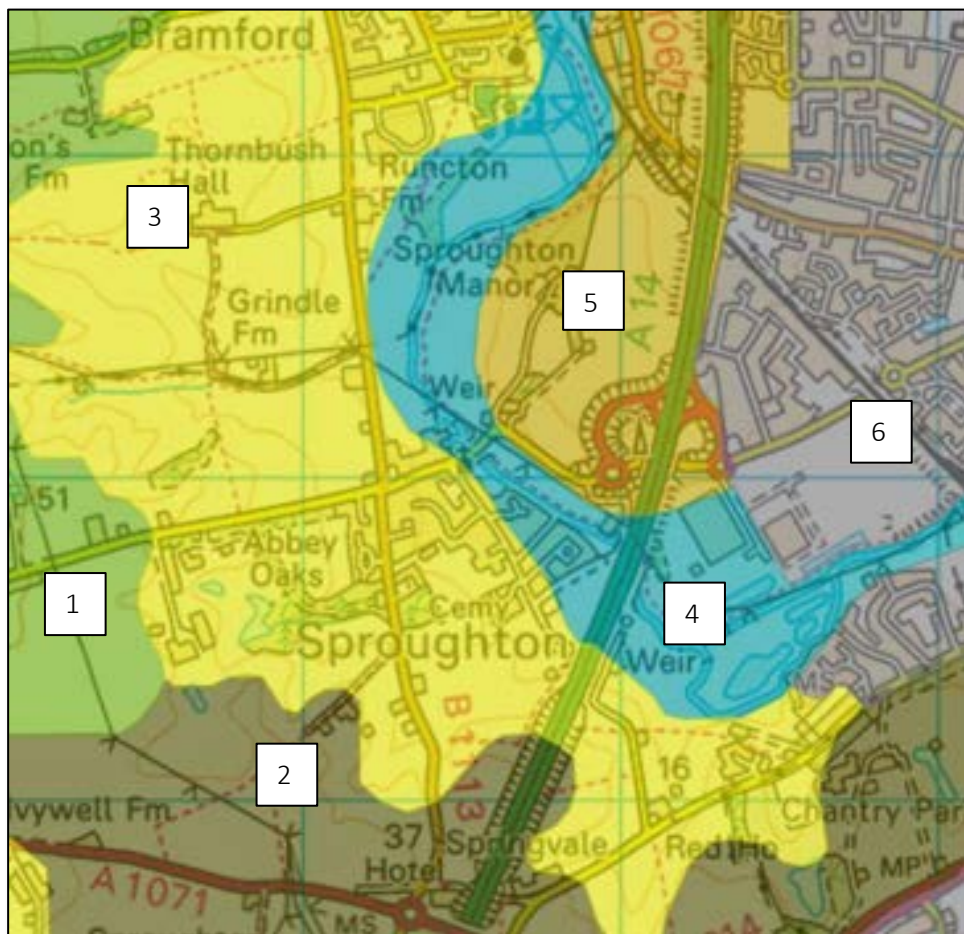


figure 73: Suffolk Landscape Character Assessment for Sproughton
Suffolk County Council <https://suffolklandscape.org.uk/map/>

The Adopted Joint Local Plan [Nov 2023] policy LP17 – Landscape defines:

“All landscape whether designated or not, has its own character, sense of place and local values. These include areas with uninterrupted or panoramic views of surrounding landscapes, landmarks and distinctive field patterns with associated hedges, woodlands and copse of trees, as well as areas of tranquility, dark skies and strong rural character.”

The Suffolk Landscape Character assessment classifies the parish landscape areas to include:

1. Ancient plateau Claylands
2. Plateau farmlands
3. Rolling valley farmlands
4. Valley Meadowlands
5. Rolling estate farmlands
6. Urban

The Landscape Appraisal by Alison Farmer has 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 roughly equates with Sproughton Historic Village Core.

‘The historic Village Is a cluster of historic buildings, distinctive streetscape along Lower Street and Church Lane, Wild Man Pub and immediately associated valley floor pastures which have been identified as an area of distinctive character in this assessment.’





Key Views (Section 7)

1. Church Lane – North, looking down Church Lane towards the church
2. Church Lane - Northeast View looking towards the church
3. Lower Street – Southwest looking into the village over Sproughton Mill Bridge, river on the right
4. Sproughton Mill Bridge - Looking north and south down the river
5. PRoW 22 - Towards Sproughton Mill Bridge and the church
6. Lower Street - Eastward from Tithe Barn
7. Lower Street - Tithe Barn looking towards the Sproughton Hall Meadows
8. Lower Street – West toward the Wildman
9. 360-degree view from the junction of Lower Street, High Street and Loriane Way
10. High Street - Chantry Row from the north
11. Loraine Way - looking towards Sproughton Hall, Tithe and Root barns and Church
12. PRoW 9 – Panoramic view looking east over Sproughton, with Ipswich in the background

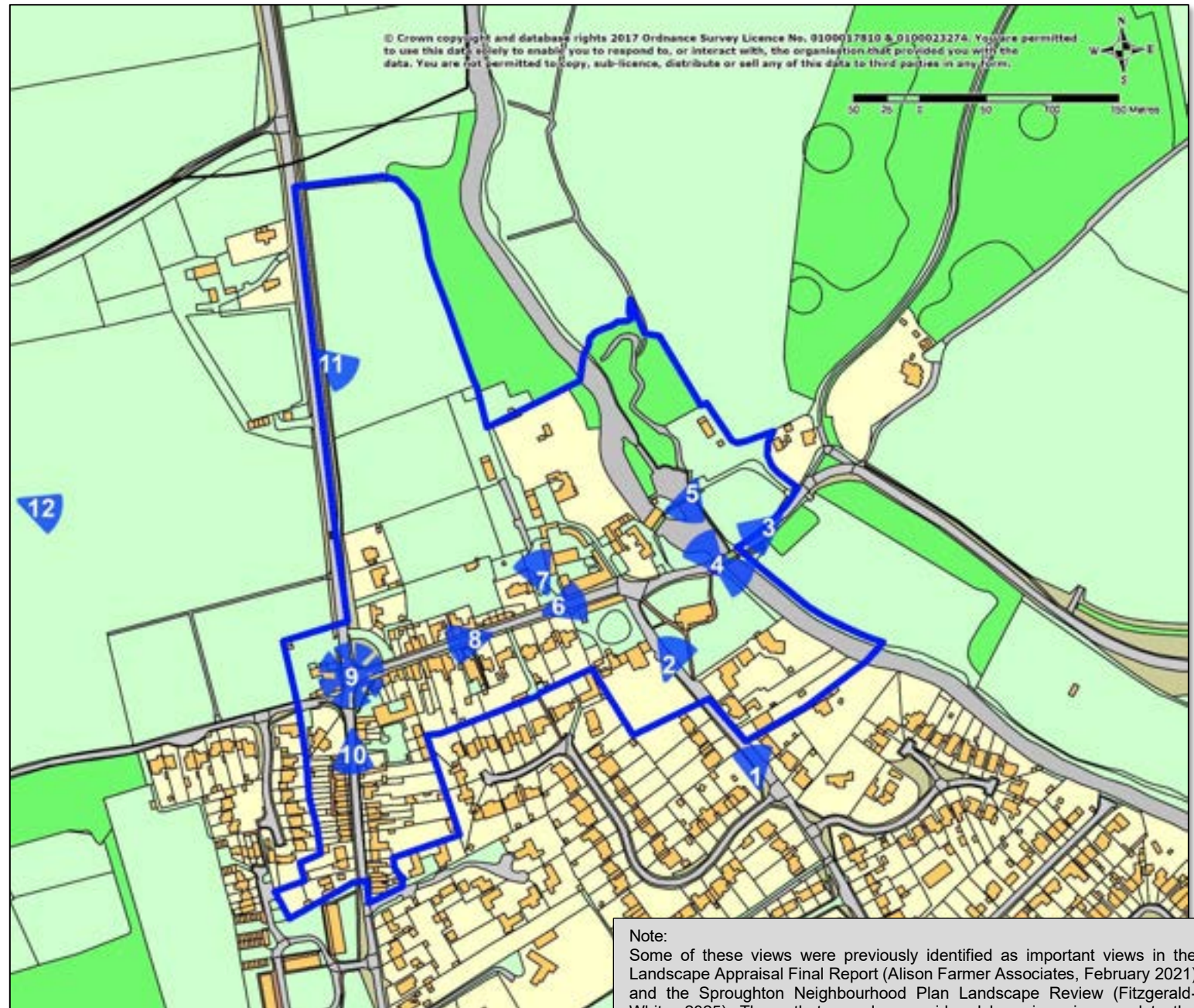


figure 74: **Location of Key Views**

Note:
Some of these views were previously identified as important views in the Landscape Appraisal Final Report (Alison Farmer Associates, February 2021) and the Sproughton Neighbourhood Plan Landscape Review (Fitzgerald-White, 2025). Those that are also considered key views in regard to the character and appearance of Sproughton Conservation Area, are re-listed here.



View 1:



A long reaching view encompassing the Norman steeple of the Church of All Saints beyond the School House, with Chestnut House in front of that. The view demonstrates the mix of historic building types, scales, architectural styles and materials, and offers a sense of depth, which together provide visual interest to this part of the conservation area. The large lime trees both reinforce the verdant character of this part of the conservation area and create a framing effect to the view. The further one travels northwest along the lane, the more the view teases as each building reveals itself. The overhead wires are an unfortunate intrusion but are reasonably discreet.

View 2:



This view highlights the unusual boundary-free nature of the churchyard from Church Lane. This results in an important, unobstructed, close-up view of the church when travelling northward along Church Lane, which emphasises its architectural, historic and communal prominence within the conservation area. The yew trees and green space in both the foreground and background also reflect the rural nature of the eastern part of the conservation area.

View 3:



Another particularly notable view is of the humpback bridge over the River Gipping, framed by the Grade II* All Saints Church and the flint wall immediately on the left as you travel over the bridge. This view is a well-known and iconic feature of the village and acts as a transition from the green valley floor over the bridge into the built-up core. The view is short but enticing as you pass over the hump, and is experienced kinetically, while moving westward



figure 75: **View 1: Church Lane towards the Church**



figure 76: **View 2: All Saints Church – Grade II***



figure 77: **View 3: Sproughton Bridge looking west**



View 4:



Views of the river from Sproughton Bridge to both the north and south. The former reinforces the historical links between the river and industry, with Sproughton Mill prominently positioned. The latter view reinforces the verdant characteristics of this part of the Conservation Area boundary, with the river adjacent to Millennium Green, providing a pleasing contrast.



figure 78: **View 4 (south): The River Gipping from Sproughton Bridge**



figure 79: **View 4 (north): Sproughton Mill from Sproughton Bridge**



View 5:

View south eastward from PRow 22 (Gipping Valley Walk) towards the Church of All Saints (Grade II*). The view comprises the historic church tower framed by mature trees, with the River Gipping, where it forms part of the historic mill pond, in the foreground. Another view that demonstrates the verdant character of this area but also creates a greater sense of enclosure to the setting of the church, compared to View 2.

View 6:

This view provides an interesting vista of the variety of building materials and building types within the Conservation Area, in the form of weatherboarded timber frame, brick, limestone and flint, across religious, agricultural and ancillary domestic buildings. It also reinforces the close proximity between the historic core and the wider countryside.



figure 81: **View 6: Lower Street eastward from Tithe Barn**



figure 80: **View 5: Looking over Sproughton Mill Pond towards All Saints Church from PRow22**

View 7:

An important gap in the streetscape adjacent to the Tithe Barn at this point provides a good viewpoint toward the Root Barn in the foreground and the agricultural meadows beyond, providing a strong visual connection between the historic agricultural operations in the historic core and the surrounding farmland. This viewpoint also demonstrates the close connection between the historic core of the village and its rural surroundings more generally.



figure 82: **View 7: Root Barn from Lower Street**

View 8:



Western end of Lower Street, leading to the Wildman pub. This view emphasises the more built-up character of this part of the Conservation Area and the more modest nature of the historic buildings. It also demonstrates how the Wildman pub is located at a focal point – both as it terminates the view, and as the road rises up to it, and that this prominence likely helped it fulfil its function as a resting place for travellers.



figure 83:
View 8: Lower Street towards the Wild Man pub

View 9:



360-degree view of the current central point of the core of Sproughton village, focused on the meeting point of various roads. From this point, vistas into different character areas of the Conservation Area are afforded: the medieval core down Lower Street, the Victorian expansion along High Street, and the rural, agricultural backdrop along Loraine Way. The Wildman is also again a prominent feature in close proximity.



figure 84:
View 9: From Wild Man PH towards High St.



figure 85:
View 9: East from the Wild Man Public House down Lower Street



View 10:



Chantry Row – This view helps exaggerate the landmark status of Chantry Row within the street scene of the High Street, by exaggerating its length and uniformity, while also framing it within the wider 19th century context of the street with the proximity of 9-11 opposite.



figure 86: **View 10: South along High Street**

View 11:



Through gaps in the hedgerow there are views across the meadows to the Church tower and historic buildings of the Tithe Barn and Sproughton Hall, which form a distinctive group. This historic group and their relationship to historically functionally related agricultural land, is clearly experienced from this viewpoint, though the prominence of the historic buildings varies to some extent with seasonal vegetation change.



figure 87: **View 11: Loraine Way looking towards Sproughton Hall, Tithe and Root barns and Church, in summer**





figure 88: **View 11: The same view in winter**

View 12:

This provides a panoramic view of the Conservation Area and shows how it nestles down within the valley, in a largely rural landscape, notwithstanding the industrial buildings of Ipswich beyond, framed by the slopes associated with Sproughton Manor to the left (north).



figure 89: **View 12: Panoramic View of Sproughton towards Ipswich with the la Doria warehouse in the**





Character Areas – Analysis (Section 8)

For the purposes of this appraisal, the Conservation Area is divided into three-character areas, that have distinct characteristics, while still reflecting the character of the area as a whole, as follows:

- A. Area A includes the church and other buildings with ecclesiastical connections such as the Old Rectory and the Old School House. This area is also the historic employment area with links to trade and navigation via the river and river crossing, and agriculture, represented in buildings such as Sproughton Hall, Sproughton Mill and the Tithe Barn, as well as fields and meadows historically related to these buildings and in close proximity to them.
- B. Area B includes the rest of Lower Street & the built-up part Loraine Way. This area is based around the main residential and commercial part of Sproughton historic core pre-C19, leading up to the Wild Man public house.
- C. Area C encompasses the area of predominately Victorian expansion along the part of the Roman road now known as the High Street.

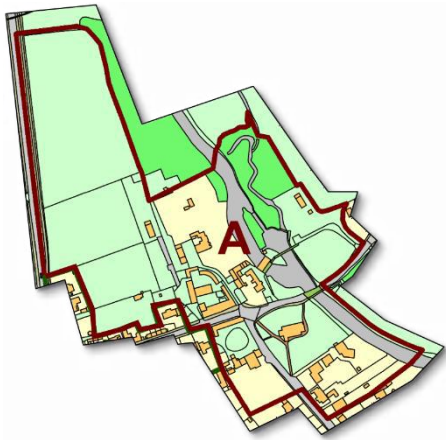
Some aspects of the conservation area, such as views, functional connections and associated landscape do overlap. However, the feel and ambiance of the river and church alongside Sproughton Mill is vastly different to the busy High Street and west end of Lower Street. The building styles again differ between the High Street and Lower Street not only in age but also the building materials.



figure 90: Character Areas within the Sproughton Conservation Area



Character Area A: Church Lane, Church Close, All Saints Church, Sproughton Hall and Sproughton Mill



This area demonstrates a strong historic relationship between trade and religion, with connections between All Saints Church, the River Gipping and many of the other historic buildings. There is significant historical evidence that the river crossing at Sproughton Mill was the catalyst for the development of the village, as a point where goods could both be loaded and unloaded from boats and also transported both east and westward across the river, in time aided by the construction of a bridge over the Gipping.

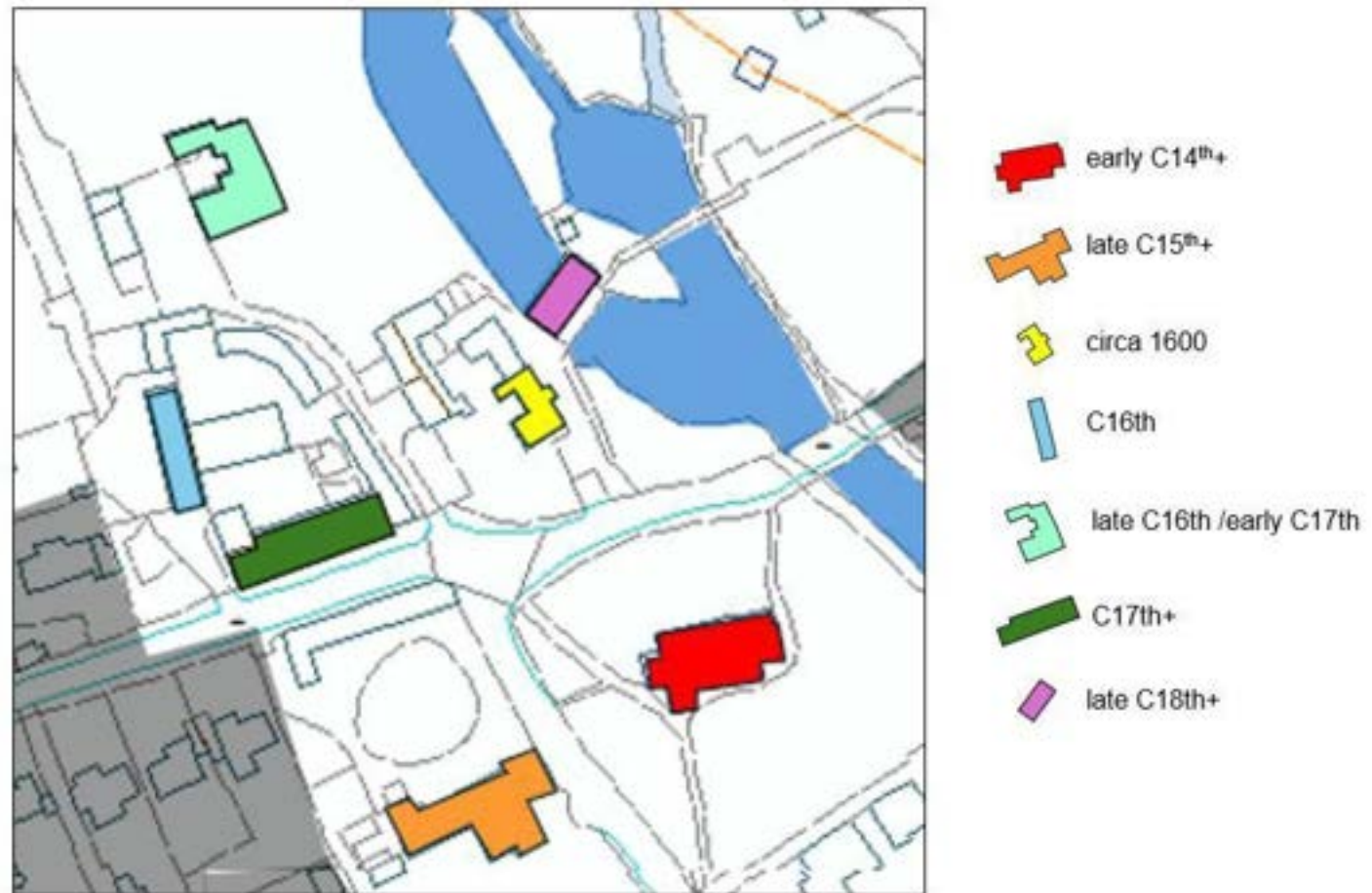


figure 91: The Historic 'Built-Core'



Various goods were transported along it, including coal, limestone and timber. One of the 15 historic locks along its route still remains adjacent to Sproughton Mill. Beside this is a smaller overflow channel, possibly constructed in association with the lock. A circa 1848 photograph appears to show a cottage on the riverbank to the east of the church, possibly relating to one of the structures shown on the 1837 Tithe Map. This has been identified as a possible lock keeper's cottage in *The Ipswich to Stowmarket Navigation* (Petchey + RGT, 2022). This building, and the one just visible behind, no longer exist. The church may also have played a role in controlling the movement of goods at this point along the river.

The Church would have controlled the produce from Sproughton Mill (the current building and/or its predecessors) and surrounding agricultural land, including that managed by Sproughton Hall. Tithe and glebe systems routinely converted agricultural produce and land rents into income for the incumbent. National tithe apportionments and maps record that the parish land, including riverside meadows and plots, were apportioned and valued, showing the mechanisms by which glebe land and tithes generated resources for the church. The Tithe Barn would have been used for storing the tithes. This functional relationship between church and agriculture is preserved in the physical proximity and intervisibility of the church, mill, Sproughton Hall, the barns, and agricultural meadows. Historically, the glebe land south of the church would also have formed part of this relationship, but this was built over with a modern bungalow development close to the conservation area called Glebe Close. The most recent Rectory resides on the entrance to Glebe Close.



figure 96: **Repairs to Sproughton Bridge 1906**
David Kindred



figure 97: **A reproduction of a c1848 photograph showing a cottage to the east of All Saints Church, with another building behind**
David Kindred
from *The Ipswich to Stowmarket Navigation*.



figure 98: **Sproughton Mill 1906**
David Kindred



Other buildings further emphasise the religious focus of the area, including 1-4 Church Close (the former rectory) and the Old School House. The latter may well have been established by the church, as was still typical in the 19th century, and this may explain the architectural similarities between these buildings.

Together all these buildings and structures form an important historic cluster. The proximity to the River Gipping imparts a calm atmosphere, accompanied by the distinctive smells of the enclosed waterway and tree canopy. This region also boasts a rich diversity of wildlife, with the river serving as a corridor for mammals and birds.



figure 99: **All Saints Church**

source: <https://www.youtube.com/watch?v=R3606IEQU5kSuznet> 555



figure 100: **Weir**



figure 101: **All Saints Church**



figure 102: **Lock Gates and Sproughton bridge in the distance, date unknown**
David Kindred



Spaces

There is a sense of enclosure within this area, formed by a mixture of historic flint boundary walls, more modern fencing and dense vegetation. This creates an intimate and enclosed setting that invites further exploration. However, a notable exception is the southwest boundary of the churchyard, which is open onto Church Lane. This offers dramatic views of the church that opens- up all of the sudden. It also allows for a strong visual relationship between the church and 1-4 Church Close, which helps to reinforce their long-standing functional associations.

This part of the village is also characterised by a series of lanes at right angle to the roads, leading to yards and enclosed areas of open spaces which contribute to the traditional village character of the area.

The gaps between buildings typically consist of boundary gardens, but along the eastern side of Church Lane there are also narrow old tracks that lead to rear access points, with some properties hidden behind the front row of houses, leading down to the river. Properties are enclosed by walls, hedges, and fences, with materials including wood, brick, and flint.

The plots are large, often with substantial front and rear gardens/open spaces. Exceptions to this are the Tithe Barn, Grade II, and the brick outbuilding to 1-4 Church Close, which both directly front on to Lower Street, opposite each other. This provides a transition to the more densely developed area further west, while still also providing a link to the agricultural and commercial history of this character area.



figure 103: **Boundary Wall and outbuilding, 1-4 Church Close (facing Church Lane & Lower Street)**



figure 104: **Boundary Wall, Mill House (facing Lower Street)**



figure 105: **Church Yard Wall and trees (facing Lower Street)**



Buildings

This character area is characterised by a wealth of different building scales, architectural languages, ages and uses, from the medieval parish church to the four storey late Georgian former Mill (1817-1820) and the C17 former Tithe Barn. However, at the same time, these buildings are unified by their strong historic functional relationships with each other, through either commercial and/or religious roles, as well as a broad consistency of high architectural status and quality (there are no modest cottages in this area), important community and public uses, and the quality of preservation, reflected by the proportion of the buildings in this area that are listed. There is also notably little post-1919 development directly within this area, though it is bordered to the south and west by late C20 development.

Although most of the buildings in this area are listed or curtilage listed, there are also a few notable unlisted buildings identified here as non-designated heritage assets, including The Old School House, Laundry Cottage, the Old Lodge, and Chestnut House. Other structures of historic/potential historic interest include Sproughton Lock and associated features, which form part of the larger historic Ipswich to Stowmarket Navigation. Another potentially notable historic structure is the Fletton brick store building within the churchyard, probably of early C20 date, possibly of more than one phase. It could have been a bier house, used to store a bier, a moveable frame on which a coffin is placed and moved around the churchyard. It may meet the criteria to be curtilage listed to the church or otherwise to be a non-designated heritage asset.



figure 106: **Sproughton Water Mill (Grade II)**



figure 107: **1-4 Church Close**



Materials

The range of building styles and uses within this character area is further reflected in the range of traditional materials used on those buildings both for walls and roofs, as well as for other structures, but within this there is a degree of a pattern. Earlier buildings within this area tend to be timber framed. For domestic buildings, this is typically rendered over, as in the cases of 1-4 Church Close and Sproughton Hall. Traditional renders were often lime-based, but in the 20th century many were unfortunately replaced with cement. For agricultural buildings, such as the Tithe Barn and the Root Barn, weatherboarding is the common finish to timber frames. 18th century and later buildings are typically of Suffolk soft red brick, such as The Mill. The small store building in the churchyard is constructed of Fletton brick, typical of the early C20.

As is typical, the parish church stands out for its use of stone, in this case, flint, used with limestone dressings. However, in this area flint is also used for the former schoolhouse, probably of 19th century date. This, combined with the Gothic style of the former schoolhouse may suggest a deliberate intention to mirror the church. Flint is also prominent in boundary walls in this area, a more common use of this material within this part of Suffolk. Flint nodules were knapped for decorative flushwork and sourced from the chalk uplands around Ipswich, while limestone was brought by river barge from quarries such as Barnack. The flint boundary wall to 1-4 Church Close includes two up-side-down bells formed of flint nodules, possibly intended to further symbolise the relationship between 1-4 Church Close and All Saints Church.

A variety of other boundary treatments are present, including red brick boundary walls, metal railings at the former Schoolhouse, and more modern post and rail and close-board fencing.

The Church features leaded windows with stone surrounds, but the predominate fenestration material is timber. Some of these are also combined with leaded, small-paned windows. There some late 18th and 19th-century style sliding sash windows added to earlier buildings, but side hung casement is the typical style. The extent of UPVC fenestration is fairly limited within this area, likely due to the proportion of buildings that are listed.

The rooflines are varied, with gables, chimneys, and roof shapes differing across properties due to their varying ages. Similarly, almost every historic roof covering material is present here, including thatch, clay plain tile – both the conventional type and more decorative examples, such as the ogee drop tiles seen on the Old Schoolhouse – clay pantiles – both red and black glazed - natural slate and lead.

Roads and pavements are paved with tarmac, while the entrance to properties often features shingle driveways, adding a more natural, organic feel to the area

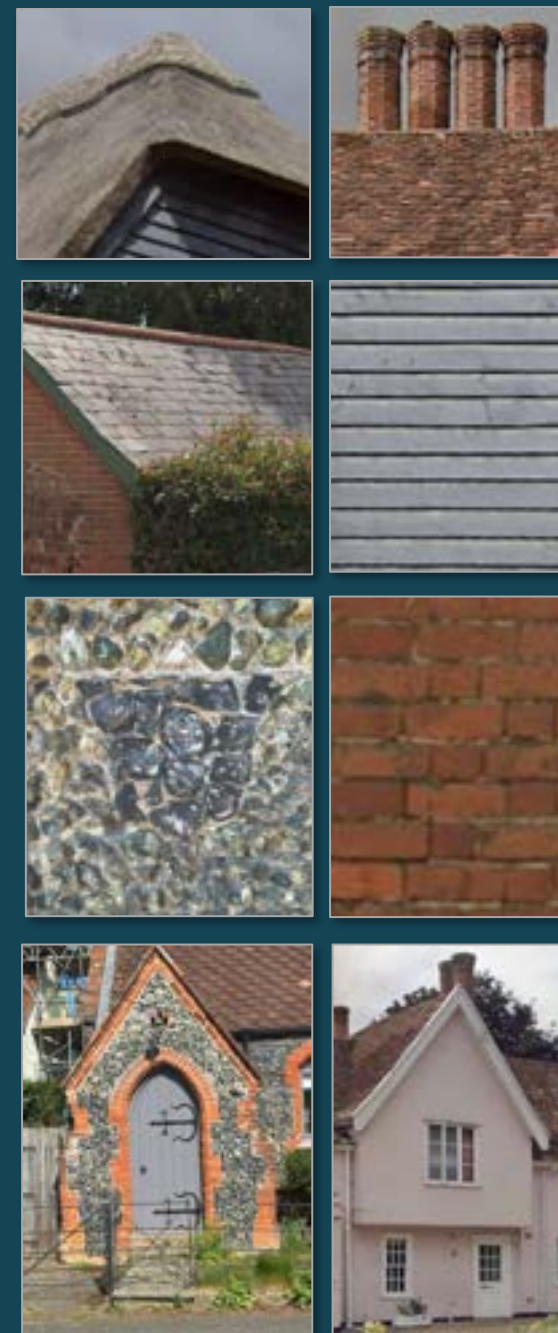


figure 108: Materials from the traditional vernacular found in Character Area A



Landscape

Church Lane is bordered by sections of established green hedgerows as well as open grassland at the churchyard, giving it a rural feel. This part of the conservation area is also considerably screened by vegetation, but this time characterised more by mature trees. On the northern and eastern edges of this area, despite the general sense of enclosure, there are views of the wider rolling agricultural valley landscape, particularly in winter, providing a link between the area and its wider context.

The River Gipping is an integral feature of the area, flanking the Church and forming a clear divide between the Millennium Green and Church Lane. The landscape is mostly flat, with a gentle slope down toward the river.

The northwestern edge includes an area of historic grazing land east of Loriane Way that demonstrates the particularly close historic functional links between many of the historic buildings within this area and agriculture. It also provides an important longstanding view both into and out of the centre of Sproughton.

Another area of historic meadow, across the Gipping from Sproughton Mill, is included for this reason, despite some more modern changes to its boundaries, and its somewhat overgrown nature at present. They also form part of the wider historic agricultural setting of the core of Sproughton, alongside similar landscape to the northwest and east.



figure 109: The Water Mill across the Mill Pond and through the trees

Spirit of the Place

During the day, this area is active with both pedestrians and vehicles, particularly at peak times when narrow lanes and school traffic on Church Lane can cause congestion. As evening falls, the pace slows noticeably: traffic eases, the street grows quiet and dark, and the mature tree canopy and subtle, timed lighting contribute to a peaceful atmosphere. The sounds of the river and the scents of the valley become more prominent, reinforcing the area's natural tranquility.

Sproughton's role as a route into Ipswich brings commuter traffic, but outside these hours the village reclaims its rural calm. The rhythm of daily life—shifting between bustle and stillness—shapes the local character. Historic buildings, open spaces, boundary walls and hedges create a strong sense of continuity and place, with the Grade II* All Saints Church standing at the heart of the village. Its presence, along with the surrounding open land and its elevated position, offers both visual focus and varying views.

The valley's low floor, gently rising ground and winding roads add to the layered experience of the place. Hidden corners, trees and community landmarks contribute to a lived-in, timeless quality where history, nature and neighbourliness converge to create a distinctive and enduring sense of place.

Topography and microclimate shape everyday experience: mist and low fog gather at the east end of Lower Street, bringing a damp, earthy scent that intensifies near the river.

The shift from activity to serenity reflects the changing nature of the environment, with light and dark, noise and peace, constantly shifting the atmosphere. Typically, the spirit of the place is one of community, with areas of open space, historic buildings, trees, and hidden corners. The valley's low floor, rising sides, and winding roads add to the area's charm. This area embodies a timeless English countryside spirit where history, nature, and community converge to create an atmosphere of warmth and continuity.



Annual Beer Festival



Coronation Event



Community Shop – Tithe Barn



BURNS NIGHT
 Sat 25th ..la
 aruRCH HALL, SPROUGHTON

7:30pm TICKETS 1:15

SCOTTISH HANBY DRESS (NOT COMPULSORY !!)

- Piping in & addressing
- Haggis, Neige & Tart
- Quiz
- Raffle
- Free glass of punch
- BYO drink

TICKETS FROM: 30 LOWER STREET SE 0479 742746 Email: hach@sproughton.com

PROCEEDS TO ALL SAINTS SPROUGHTON CHURCH FUNDS & THE SPROUGHTON & BURSTALL JUNIOR SCHOOLS & SPROUGHTON PLAYERS

FAYRE
 Fis for FREE afternoon
 For the whole family, a gaithe ensemble, and merrymaking light market stalls adorned in traditional dress
 Try your hand at some of these:

at Point
 Sproughton Mill
 Saturday 14th S
 12.30 to 1

SPROUGHTON CHRISTMAS FAYRE
 STALLS + GAMES
 SHOPPING + FOOD
 RAFFLE + FESTIVE FUN

JOIN US 10-2 SATURDAY 15TH NOVEMBER

TITHE BARN, LOWER STREET, SPROUGHTON

CELEBRATING 25 YEARS

1st Sproughton *F*A*B*
 B is for Brilliant Bands on the Millennium Green
 Evening Tickets £10
 FEATURING THE VIGOROUS BAND
 Saturday 14th September 17:30 to 21:45



Busy roads at peak times – Google Maps Traffic



HGV's to and fro' A14

figure 110: Spirit of Sproughton

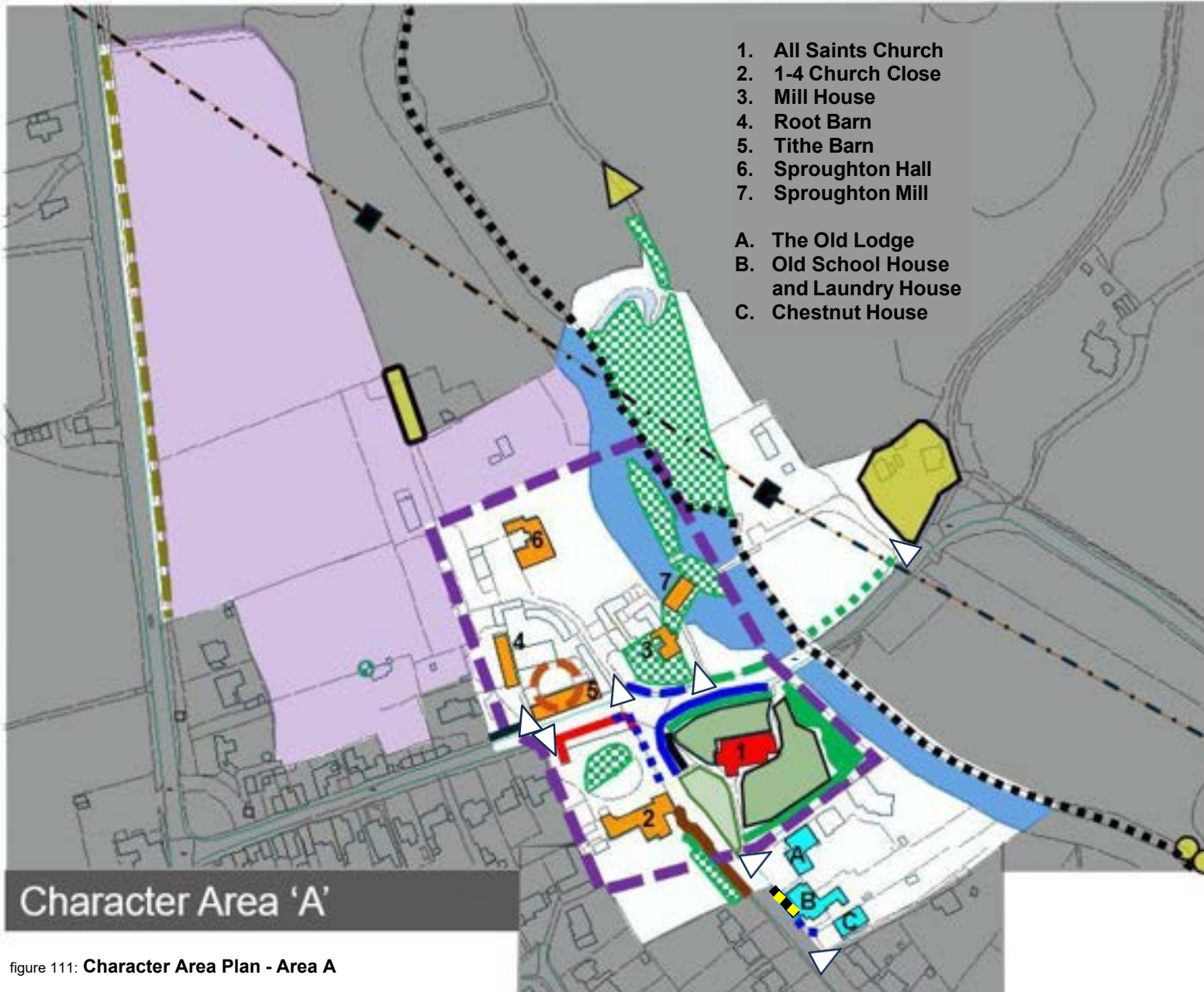


figure 111: Character Area Plan - Area A

LEGEND

- grade II* listed building
- grade II listed building
- non-designated heritage asset
- ancient built core [positive]
- farmland associated with Sproughton Hall / historic built core [positive]
- walls provide sense of containment [positive]
- high red brick building wall on back edge of footway [positive]
- mid-height flint wall with red brick piers [positive]
- high flint wall with red brick upper half [positive]
- low flint wall with red brick piers [positive]
- close boarded fence [negative]
- metal 'estate' railings [positive]
- trees and hedgerow behind ranch style fencing [positive]
- trees [positive]
- trimmed hedge [positive]
- intermittent field edge trees and hedgerow [positive]
- TPO in CA [positive]
- TPO adjacent to CA [positive]
- Churchyard [sense of enclosure] [positive]
- Churchyard [open to street] [positive]
- pylons and high-power cables [negative]
- riverside/footpath walk - PRoW 22 [positive]
- Community hub [positive]
- River Gipping [positive]
- important gap [positive]





Character Area B: Lower Street

This area focuses on the Wild Man junction, where Lower Street meets Loraine Way and the High Street, as well as the western half of Lower Street itself and a smaller section of Loraine Way. It forms the main pre-19th century residential area of Sproughton, but also had a strong commercial and institutional character, with historically there being a number of shops and communal facilities, such as The Reading Room and the old Police House present, as well as The Wildman public house. In contrast to Area A, this area is characterised by smaller properties such as cottages, generally located directly on the street frontage. There is also more in the way of post-1919 development and alteration. Some of the historic buildings have been lost from this area. For example, a 1906 photo shows the old smithy where the village green is today. There is also another building to the right of the Wild Man Pub, also now lost.

Loraine Way is thought to refer to the Loraine family, from the neighbouring village of Bramford. Sir Lambton Loraine, 11th Bt., Rear-Admiral, 1838-1917 and his wife Lady Loraine were significant landowners in the area.



figure 112: **Wild Man and Old Smithy**
David Kindred

The 1906 photo above shows the old smithy where the village green is today. There is also another building to the right of the Wild Man Pub, also now lost.



figure 113: **The Village Green from the air** - Google





figure 114: Lower Street (western end, south side)



figure 115: Lower House and The Stores



figure 116: Striking Chestnut tree on the Village Green



figure 117: Street gate to Rectory Cottage



figure 118: Lower Street enticing view towards Reading Room Cott.



Spaces

In general, buildings in this area are close-up against the street frontage. However, there are a few notable open spaces.

Opposite the Wild Man Pub is a popular open public space with three distinctive sweet chestnut trees. This open space has two benches that are often frequented by walkers or bikers to stop and enjoy a break. Outside of the rush hours it is a spot to enjoy watching the world go by. It is regarded as the Village Green and is home to the Sproughton Village sign with its distinctive Wild Man insignia. The area is protected by small bollards as cars park on the surrounding edge. The distinction of this area from that of the surroundings may be a modern creation, as there were buildings here in the 19th and early 20th centuries (before this it is not clear), but it nonetheless provides a central point to the village.

Elsewhere open space adjacent to the road is more a reflection of C20 infill residential development that has not followed the prevailing historic character of this area. This is restricted to the fringes of Area B, in areas that were not developed pre-20th century.

There are some spaces between the older Grade II listed and other significant buildings that are intimate; these being mainly surrounded by Suffolk red brick walls. The more modern infill areas have more distinctive paved, tarmac or gravel driveways. The plots are small and narrow and, on the north side of Lower Street, no more than one plot deep. This area is more densely built than Area A, with continuous facades and narrower road sections.

The pattern of development and visual relationship between buildings creates varying degrees of enclosure along Lower Street and Lorraine Way. There are variations in the positioning of buildings which are sometimes located directly onto the street or set back with small or more generous open frontages, reflective of their ages. The older buildings have small plots with no or small front areas, directly abutting Lower Street. The more modern buildings have larger areas facing the road, setting the building back from Lower Street or Lorraine Way. These front gardens give a feeling of openness, especially along Lorraine Way.



figure 119: **Village Green in spring**

The street furniture lining Lower Street clearly reflects the tight spatial arrangement here—a narrow carriageway bounded by footpaths on both sides. While benches, bins and signage provide essential resting points and wayfinding cues, their cumulative presence can clutter the public realm.

There is a gentle uphill gradient along Lower Street, moving westward. In a number of areas, the pavement is notably raised above the road, and then the buildings raised further above the pavement, with shallow steps to the historic doorways, adding to the sense of enclosure. A continuous run of railings from the Reading Room past Rectory Cottage on the south side both reinforces pedestrian safety and further emphasises the contrast between the lower position of the road and the raised position of the buildings and pavements, though the present railings are not the most sympathetic in design.





figure 120: **Church Hall** [note the inelegant functional access safety railings]



figure 121: **Patch of green – visibility splay (Lower St/High St)**
[lacks visual interest and creates poor townscape opposite the Village Green]



figure 122: **Municipal Safety barrier Lower Street**
[visually unsympathetic]



figure 123: **Visual blight caused by wheelie bins on street**



figure 124: **as figure 122**



Buildings

This area is characterised by a range of C15 to C19 buildings that offer a classic feel of an old historic village, with some later infill. Lower Street is a small, intimate street fronted with many historic buildings. Notable ones include 2 and 4 Lower Street, the Reading Room and associated cottage, a village hall that is of a 1910s prefabricated construction, the Old Lock Up, and Almshouses. Toward the centre of Lower Street there are some late C20 bungalows, forming a break between this area and Area A. The historic maps show that this area was undeveloped pre-late C20. Along Loraine Way, north of The Wildman Pub, the older buildings give way to a small group of buildings of C20 date, though at least one of these, the Old Police House, also has some historic interest.

Historically Lower Street would have been the hive of village life. This is reflected in the number of buildings in this area that historically performed community functions. This included:

1. The Old Village Lock Up
2. Reading Room
3. The Shed – Formally an engineering works
4. The village Community Shop
5. Old Bakery (Walnut Cottage)
6. The Wild Man Pub
7. Almshouses
8. Church Hall, which may also have functioned Historically as a school.

Although many of these buildings are no longer in a community use, with many converted to residential, in some cases these historic uses are still evident within the surviving fabric of the buildings relating to these functions, such as the old shop front on the Lower House & Stores and Reading Room. Some of the purpose-built residential buildings in this area also demonstrate important community functions, such as The Almshouses.

The Wild Man public house is a key building within this character area, as it is a focal point visually, facing eastward down Lower Street and prominent in views up Lower Street from the west. This reflects its important function historically, as a resting place for travellers. Similarly, Rectory Cottage, believed to be the former rectory for the Church, probably taking over from 1-4 Church Close (which is noted in the listing to have formerly been 'The Old Rectory') at some point), provides a connection to the ecclesiastical history of the village with its unusual ecclesiastical style door and stonework embellishment.



<https://www.eadt.co.uk/news/21392204/gallery-kindred-spirits-rekindles-memories-village-life-sproughton/>

figure 127: **The Old Store circa 1906**



figure 128: **The Old Store circa 1965, with Rectory Cottage**



figure 129: **The scene today**



figure 125: **The Shed [retail]**



figure 126: **The Old Bakery [residential]**



Materials

There is a wide range of traditional material used in the earlier buildings within this area, mainly:

- Timber - Oak timber frames form the core of the oldest houses. This is often rendered over. An exception is seen at Rectory Cottage, where there is exposed framing, but this appears to be later, applied, framing rather than structural. A small area of the timber frame of 2 and 4 Lower Street is visible within the first-floor jetty.
- Render - traditionally this would have been lime-based, but in many cases, this has been replaced with cement. Most of the render is finished smooth; an exception is at 2 Lower Street, where the render is ashlar scribed. Weatherboarding on houses is generally uncommon in this part of Suffolk, but there are a number of examples in this area - this may be of a relatively late date.
- Flint – Flintwork is more limited in this area, but small panels of field-knapped flint appear in boundary walls and occasional gable repairs.
- Suffolk Soft Red Brick - Local clay bricks feature on a number of buildings in this area, particularly those of a C18-C19 date, including the Reading Room the Almshouses. Flemish is the most prevalent bond, though sometimes in the Monk Bond derivatives, with two stretchers to every header, or two of both. Sometimes the bond is not consistent across a single building, such as on the Almshouses.
- Roof Coverings – Red clay plain tiles are prevalent on medieval and early modern cores, while red clay pantiles are typical of Georgian and later roofs. There has been some intrusion of cement tiles, both on earlier buildings, and on later C20 buildings.
- Windows – Due to the number of unlisted buildings, modern UPVC units are more common for windows; listed buildings generally retain traditional timber windows. The Shed retains distinctive metal windows, reflective of its more industrial character. Side hung casements are again the most common style, for both historic and modern windows, but there are also some historic sliding sashes, and more modern forms of glazing, such as top-hung casements.
- Hardstanding – This is generally asphalt, with some use of gravel and brick for driveways.
- Street Furniture – A variety of materials are used for the street furniture, including bare metal for the railings and road signs, concrete for the bollards on the village green and timber for the benches and village sign.



figure 130: **Varied roofscape - Lower Street** – google earth



figure 131: **The Almshouses**



figure 132: **Jetties at 2 & 4 Lower Street**

Sproughton Almshouses

Built 1876 and renovated in 1976. The Almshouse charity caters for residents of Sproughton with priority first to 'widows and spinsters, then to single women and then to elderly couples'.



Landscape

There are distinct clusters of trees at the eastern part of this area along Lower Street, giving a verdant appeal and open aspect. Towards the centre, the area is largely confined streetscape. Lower Street forms the principal feature flanked by traditional designated and non-designated heritage assets on both sides. Lower Street rises uphill heading westward at this point, exaggerating the prominence of The Wild Man Pub at the western end, on the junction with Loraine Way. The private areas are mainly to the rear with only the more modern properties having lawns to the front.

At the junction of Lower Street and Loraine Way, the landscape opens-up again, with the village green and three impressive, sweet chestnut trees. This area is a welcome and colourful space, with the landscape further opening up beyond to the north, over the valley and towards Bramford.



figure 133: The Church Hall, and imposing pollarded Lime trees



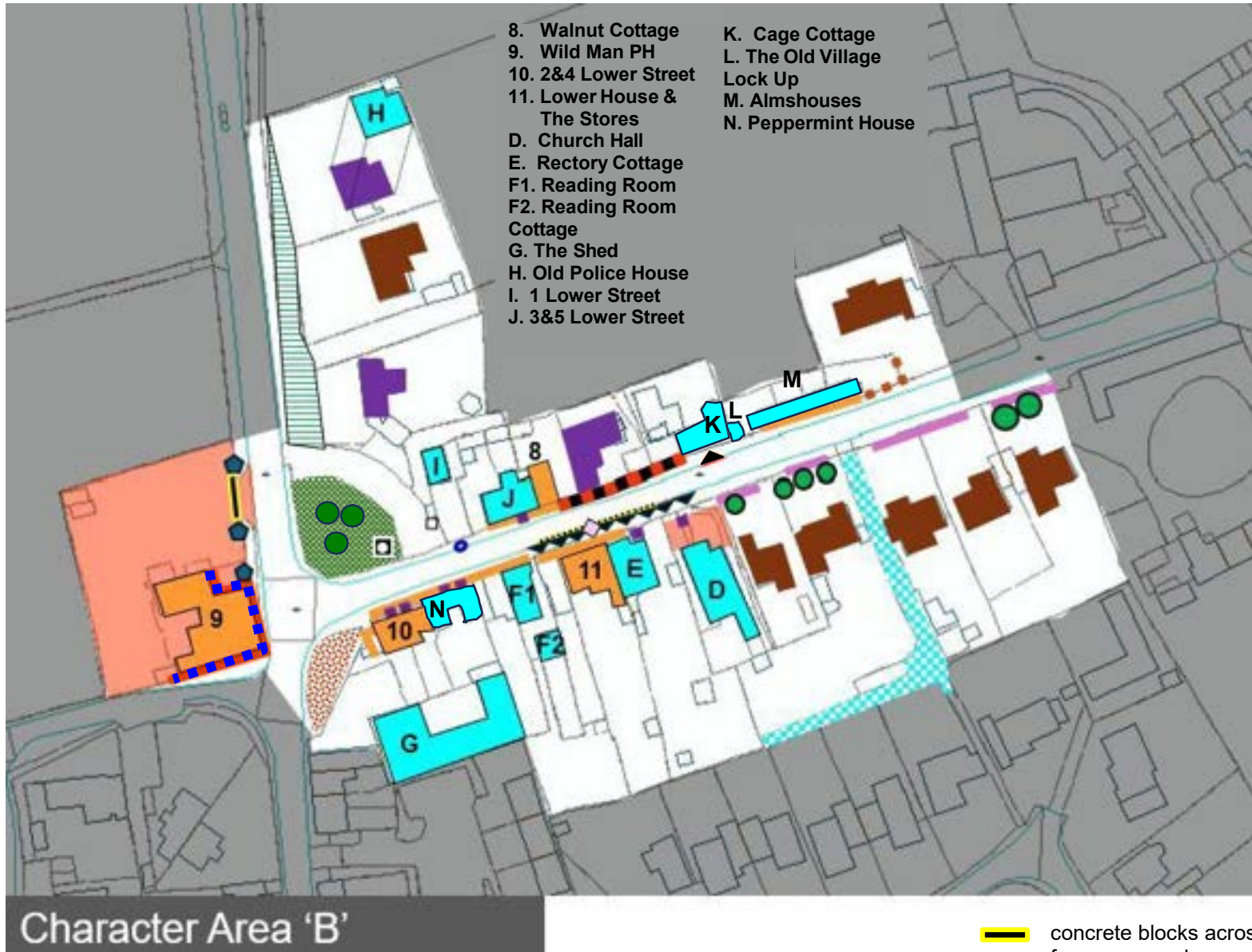
figure 134: Uphill towards the Wild Man P.H.

Spirit of the Place

At peak times Lower Street takes on a busy, urban edge character: traffic level rises, bringing a noticeable increase in noise, exhaust smells and a general sense of bustle that contrasts with the village at rest. Because Sproughton sits on the edge of Ipswich, the street often functions as a commuter route, yet in quieter periods the centre calms and reverts to a distinctly rural rhythm.

The road's gradual rise westwards toward the pub and later historic buildings shifts the atmosphere toward the Wild Man junction once passing into Area B from the east. At night, reduced lighting and dark skies restore a quieter, more intimate character. Small gestures of community life — drivers sounding polite acknowledgements, people walking to church, residents popping to the community shop — repeatedly assert the Lower Street's social identity and make this short stretch of road feel both lived-in and locally grounded.

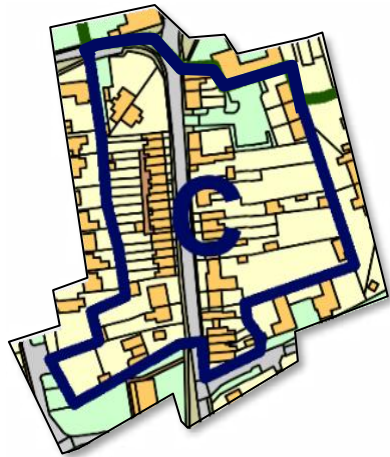




LEGEND

- grade II listed building
- non-designated heritage asset
- C20th bungalow infill building
- C20th two-storey
- uninviting alleyway/path [neg]
- continuous built frontage [positive]
- municipal style safety railing [neg]
- steps [positive]
- steps from pavement to road
- raised front garden above pavement [neutral]
- prominent trees in street scene [positive]
- prominent trees in street scene [positive]
- weak townscape [negative]
- greensward [neutral] grass
- grassy patch [negative]
- stranded/redundant signage [neg]
- concrete blocks across former car park access [negative]
- boarded up [negative]

figure 135: Character Area Plan – Area B



Character Area C: The High Street

The High Street was originally part of a Roman road. It developed as the village's principal linear spine, following an ancient route that organised settlement and plot formation.

By the 16th–18th centuries the High Street functioned as a local artery for travellers and trade; inns such as the Wild Man operated as waystations for travellers and drovers, reinforcing the street's role as a stopping place and social focus for the parish.

Today, this portion of the High Street primarily consists of late Georgian, Victorian and Edwardian terraced houses in traditional Suffolk soft red brick. Any earlier buildings have largely been cleared. There are few front gardens, and most houses face directly onto the road. There are long reaching views along the road in both directions, but limited views to the east or west, as the houses create a near-continuous built edge with narrow plot frontages directly addressing the roadway.

The High Street's significance is its evidence of the late 18th - 19th century expansion of the village, its continuity as the village's main thoroughfare, the survival of historic frontages and plot patterns, and the variety of traditional building forms and materials that together establish its distinct local identity.



figure 136: Chantry Row [top and bottom]

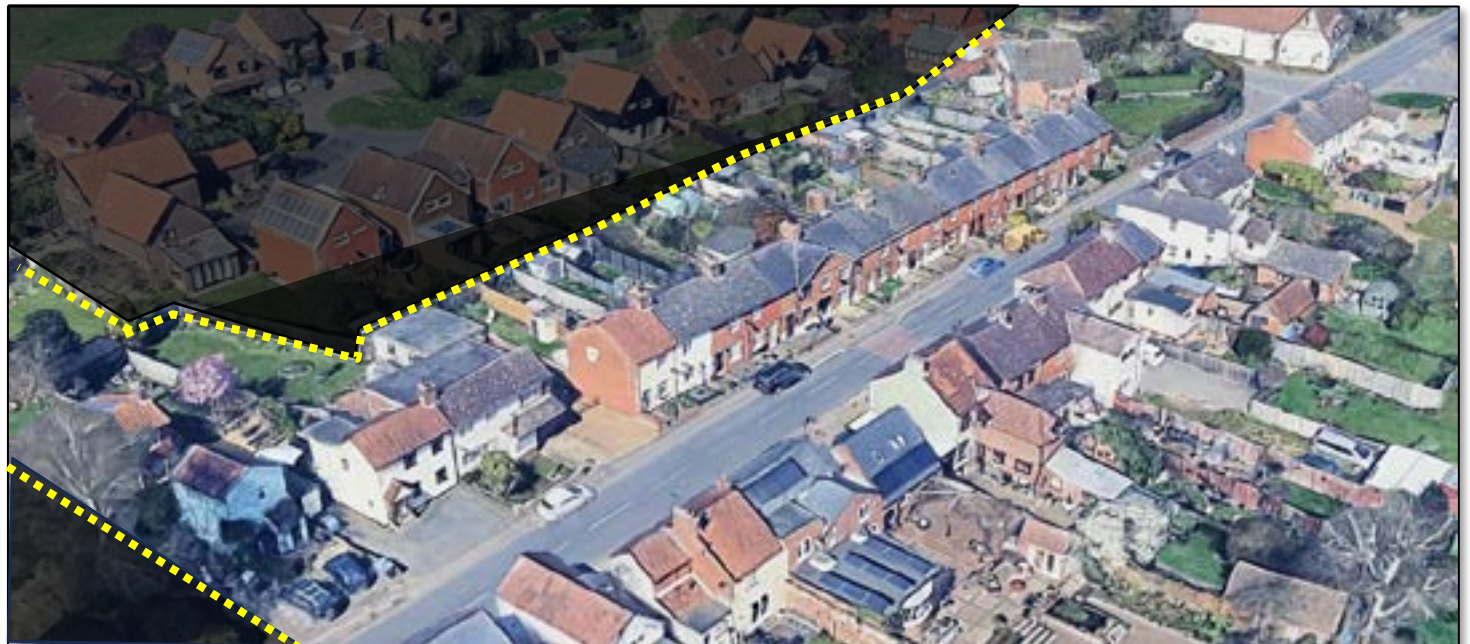


figure 137: High Street within the Conservation Area from the air – Google Earth



Spaces

The defining characteristic of this area is the High Street, running straight through the middle. The building line on either side of the High Street is near continuous but is punctuated by some gaps leading to rear yards, and one notable larger gap leading to The Old Stables and providing an enticing view of this building. Buildings are largely set directly on the street frontage or set only slightly further back. The properties on Chantry Row have intimate front gardens defined by an impressive set of railings. However, elsewhere some front gardens have been converted into drives.

The combination of tightly packed dwellings, relative lack of greenery and modern street furniture, such as lampposts, give a more suburban character to this area. This is then coupled with an often-busy road, typically lined with parked cars, and narrow pavements, resulting in an intimate and enclosed feel.

Buildings

This area mirrors the broader societal transformations in Britain during the Victorian era. The Industrial Revolution brought advancements that reshaped rural life, even in a quaint village like Sproughton. The High Street character area reflects this, as it comprises of many typical Victorian soft red-brick detached, semi-detached and terraced houses running parallel to the road. Roof pitches are generally shallower than in the other parts of the conservation area, reflecting the later date of the majority of the buildings; as slate, the typical roof covering material of the 19th century, is suitable for use at lower pitches.

This part of the conservation area has managed to preserve a reasonable degree of its historical character, as seen in buildings along the High Street, where the facades remain reasonably unaltered, preserving their authentic character, despite some unsympathetic changes. While modern adaptations appear at the rear of some properties, they generally blend with the old, reflecting a community that respects its past while adapting to the needs of the present.

The most notable landmark that adds to the character of this part of the conservation area is the striking row of houses called Chantry Row, built in 1855, with a Latin inscription:

TURRIS FORTIS MIHI DEUS
“A tower of strength to me: God”

It is formed of 16 cottages with outhouses and coal bunkers. The windows are decorated with stone detailing, and most properties still have their wrought iron railings.



Another notable building is the Coach House on the east side of the High Street, identifiable by its large gates. Roughly opposite this is 'The Hobbit House,' a property of unusual footprint, being of two storey but on a small footprint, and location, being directly in front of 46 High Street. It appears on the 1902 OS Map but is not present on the 1837 Tithe Map. It too may once have been a coach house historically, but it is less obvious now.

Further along there are the Old Stables which is understood to be associated with an old farm which was located there. They still retain a link to this area's agricultural past, despite later development severing it, and this area as a whole, from agricultural land.

Buildings are generally 1.5 or 2-storey and generally uniform in height. Most properties are modest in scale, providing a notable contrast to those in character Area A. The long, unbroken roof of Chantry Row is a predominant feature.

In total there are currently three identified non-designated heritage assets along the High Street, but all the 18th - 19th century buildings positively contribute toward the character of this part of the conservation area as a whole. There are no listed buildings.



figure 138: Railings to street – Chantry Row [positive] wheelie bin clutter in gardens [negative]



figure 131: 46 High St. 'Lemon Tree Cott.' with 'The Hobbit House' in front



figure 139: Victorian Terrace 1-5 High Street



figure 140: Positive contribution to street scene of wall and hedge to street frontage corner of High St. and Burstall Lane



figure 141: Typical elevation Chantry Road [positive]



figure 142: Shallow front gardens Chantry Row [positive] and railings [positive]



Materials

This area has characteristics from Georgian through to Edwardian, with a concentration of characteristic red brick houses. Some of these have later been rendered in white or Suffolk pink render. Around this time, Suffolk became a prosperous industrial county, thanks in no small part to its brickearth, a clayey alluvium particularly suitable for making bricks. In the 19th century almost every village, and certainly every town, in Suffolk had its own brickworks. Elsewhere, render likely obscures timber framed buildings, where the frame was always covered over. Wrought iron fencing along Chantry Row is impressive though in need of repair.

Roof coverings are mostly slate, which was a popular material in the Victorian period. There is also some clay pantile, along with a considerable intrusion of modern cement tiles, which have replaced the earlier roof coverings. Originally, windows would largely have been timber. The majority of windows in this area are now modern UPVC, but the odd building still retains timber fenestration.

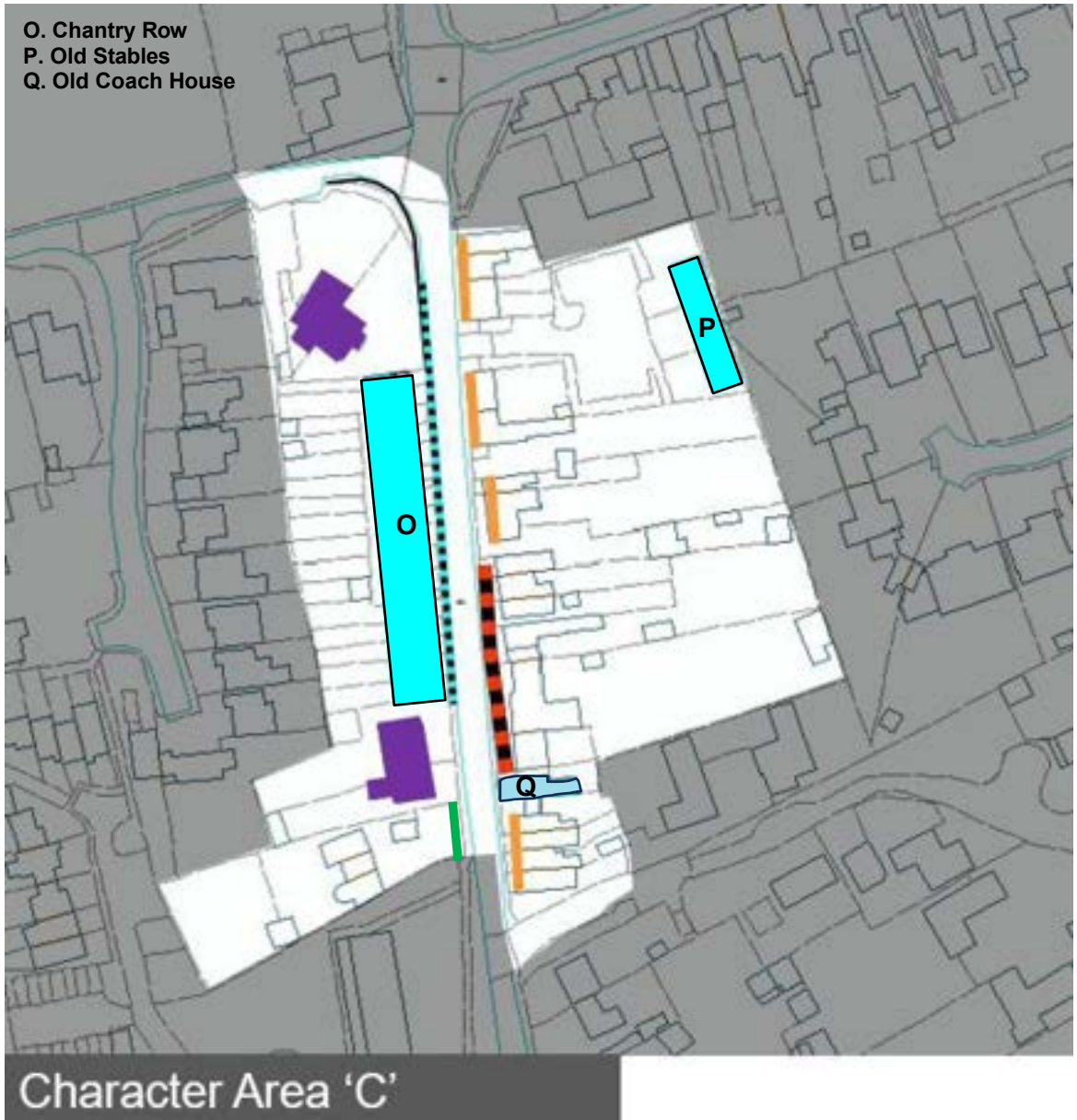
Landscape

In landscape terms the High Street exhibits a tightly constrained linear urban fringe typology, with a narrow carriageway, built frontage abutting the public realm and high pedestrian/vehicular activity producing an enclosed streetscape. This narrowness and the close proximity of buildings to the road, and its bustle, particularly during peak times, means this area has a more suburban feel and quite intimidating as the cars rush past. The local landscape structure is dominated and exacerbated by a series of narrow infrastructure elements —low wall verges and iron railings, small front-garden planting. To the south, beyond the Conservation Area, a mature tree canopy forms a vegetative terminus that signals the transition from built form to countryside. Overall, the area's landscape value lies in its linear infrastructure, boundary treatments and intermittent views that mediate between the enclosed streetscape and the more distant rural landscape.

Spirit of Place

Despite modern additions and alterations, Sproughton High Street can still take a viewer back to a specific point in time, with each worn slate and weathered brick whispering stories of late 18th and 19th-century village life. Beyond the scuffed road surface lies a chapter of growth when Sproughton began to stretch from its medieval core into a bustling village community. Narrowed further by roadside parking, the High Street can feel almost tunnel-like in places. Front doors and gabled roofs hover close to passing cars, casting long shadows by day and turning corners into shaded alcoves. This intimacy strengthens this area's character but also creates pockets of dimness even in midday. As dusk falls, traffic ebbs and Sproughton exhales. Streetlamps glow on red brickwork, and the silhouettes of trees frame the evening sky. Footsteps echo on pavement where once only horse hooves passed. In the silence, the High Street reclaims its pastoral calm. Housing that lines the street gives the thoroughfare an intimate, channelled character while the extensive tree canopy to the south creates a leafy, sheltered atmosphere. To the north the built edge yields to more open countryside, reinforcing a clear transition from the village core to the surrounding rural landscape. Together these elements establish the distinctive spirit of this part of the village.





LEGEND









-  non-designated heritage asset
-  C20th two-storey
-  continuous built frontage [positive]
-  continuous built frontage [highly uniformed appearance] [positive]
-  weak townscape due to open frontages and accesses [negative]
-  brick wall and hedge [positive]
-  frontage railings [positive]
-  set-back buildings [positive]

figure 143: Character Area Plan – Area C



Issues and Opportunities (Section 9) these include:

1. Church Hall Railings

Although the Church Hall itself is considered to be a non-designated heritage asset, the railings that edge the access ramps are visually unattractive and have a negative impact on the quality of the street scene.

The Church Hall was opened on 27th February 1911 and was built at a cost of £80; this sum being raised by public subscriptions and the efforts of the Rev. A. W. Callis, the Rector who was living in Rectory Cottage.

It was built in what was the garden of Rectory Cottage.

Its corrugated tin exterior and utilitarian appearance is typical of the period in rural areas, and the building is a valuable reminder of pre-war (WWI) village life.

Ideally replacing the railings with something less crude would enhance the character and appearance of this part of the Sproughton Conservation Area.

2. Unsympathetic Municipal Safety Railings – Lower Street

Whilst the need for safety railings is not disputed from a highway safety and pedestrian safety point of view, the standard County Council railings have a negative impact on the character and appearance of the Sproughton Conservation Area.

Discussion with Suffolk County Council might identify better alternatives (visually) that continue to offer suitable levels of safety.



figure 144: Unattractive railings in front of the Church Hall



figure 145: Unattractive municipal railings – Lower Street





figure 146: **Might cast iron style railings be more suitable?**



figure 147: **Railings 1965** [*visually these look sympathetic*]

3. Random bollard – Lower Street

Seemingly inexplicable bollard adding to street clutter.



figure 148: **Random bollard – Lower Street**

4. Telecommunications cabinets at corner of Lower Road / Church Lane (adjacent To outbuilding wall – 1-4 Church Close) may be causing damp issues for adjacent wall. Weeds in unsurfaced strip adjacent to footway hereabouts



figure 149: **Telecommunications cabinet – Lower Street**



figure 150: **Adjacent footway (weed strip)**



5. Weak townscape at west end (north side) of Lower Road caused by untypical set back of frontages and vehicular accesses

This is what it now is. The OS Map of 1881 (published 1880), shows this area as being a yard and the presence of buildings onto the street was more pronounced than today.



figure 151: **Weak townscape – Lower Street71**

6. Vacant Wild Man Public House

The fact that this Grade II listed building is empty and boarded up is a concern for a number of reasons:

1. No longer being in use may in time result in the deterioration of building's fabric
2. The building occupies a prominent position as the focal point in views up (westwards) Lower Street and its current appearance detracts from the character and appearance of the Sproughton Conservation Area.
3. The Wild Man was the only pub in the village and its closure represents a loss of a traditional community facility, one that once played a major role in the life of this rural village.

Its restoration is a priority in terms on enhancing the character of this part of the Sproughton Conservation Area – ideally remaining a community facility.



figure 152: **Boarded-up grade II, Wild Man P.H.**



figure 153:
Stranded and redundant signage



7. UPVC windows

Within the Sproughton Conservation Area it will be appropriate to encourage the use of timber joinery and traditional window forms. With modern slim-line double glazing, timber windows can now be made to be thermally efficient.

9. Wheelie bins on street and in front gardens

This issue is not unique to Sproughton or its conservation area but is nevertheless a negative contributor. With Babergh District Council increasing the number of wheelie bins per dwelling to four + from June 2026, unsightly clutter on the street/pavement is likely to become more ever more prominent. The issue is understandably more prevalent in continuous terraces with little or no front garden or direct access from the rear as there is a natural reluctance to trundle wheelie bins from the back garden through the house.

Perhaps in some cases where there is a small front garden [eg: Chantry Row] it might be possible to agree a design for a sympathetic bin enclosure that would screen bins within a sympathetic structure.

Any future Management Plan for the Sproughton Conservation Area should consider this matter.

8. Materials

Within the Sproughton Conservation Area it will be appropriate to encourage the use of traditional materials from the vernacular Suffolk palette, such as

clay plain tiles / pantiles
natural slate
thatch

soft red clay stock bricks
Suffolk Gault stock bricks
Black feather edged weatherboarding
Lime Plaster



figure 154
**Wheelie bin
prominence**



10 Parking on footways and lack of parking spaces

The small front gardens to dwellings in places like Chantry Row enhance the character of the Sproughton Conservation Area by allowing opportunities for planting. Moreover, these gardens are not deep enough to accommodate hardstandings for cars which prevents the charm of this unified terrace from being eroded. On the other hand, that means that occupiers of those properties need to park on the road and as roads in Sproughton are narrow there is a temptation to park over the footway to avoid a vehicle getting struck by passing vehicles. As well as posing a hazard to pedestrians and mobility scooter users, it also detracts from the character of the Sproughton Conservation Area. Compact country villages such as Sproughton were never designed or expected to accommodate such widespread access to modern popular private transport. The Neighbourhood Plan and or Management Plan should consider this further.



figure 155:
High Street
parking on the
pavement –
lack of
off-street
parking

11. Restore and manage three corners meadow

This meadowland occupies a prominent position within the street, adjacent to the Riving Gipping and Sproughton Water Mill. Managing it as riverside meadow would help to restore its historic importance as well as providing enhanced opportunity for habitat creation.

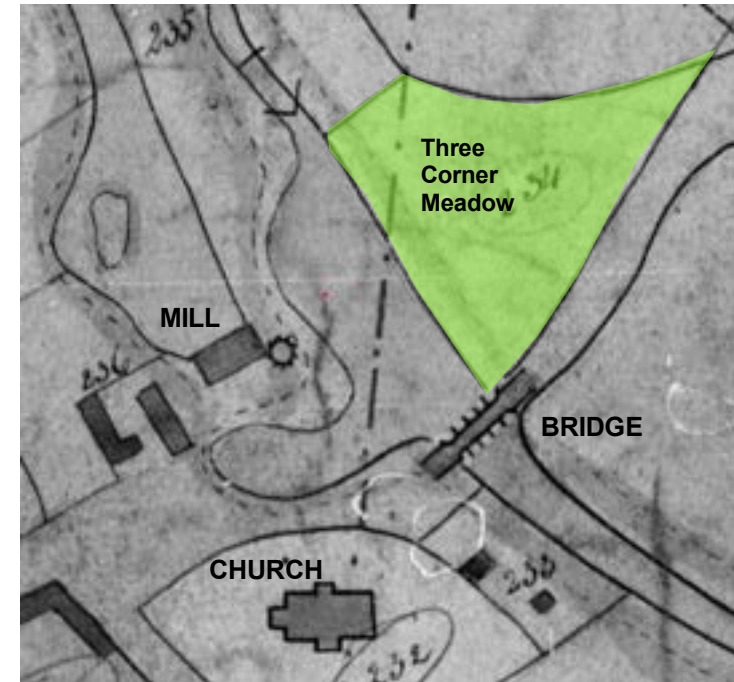


figure 156:
Three Corner
Meadow 1837

12. A need for appropriate historical interpretation

Save for signage such as that on the door of the old lock-up or the decorative plaques fixed to buildings such as those in Chantry Row and the Almshouses there is little to no historic interpretation around the village to add to the enjoyment and understanding of the place. Any future Management Plan should consider this matter.





figure 157 :
Tithe Barn
Lower Street

Appendices





Early C20th Painting Lower Street



Appendix 1: Bibliography

Secondary Sources

Author	Date	Description
Alison Farmer Associates (AFA)	Feb 2021	Landscape Appraisal
AECOM	March 2021	Sproughton Design Guidance & Codes
Sproughton Parish Council	Nov 2020	Index of Listed Buildings
Sproughton Parish Council	Aug 2022	Appraisal of Non-Designated Heritage Assets
Sproughton Parish Council	Feb 2021	Local Green Spaces Assessment
AECOM	May 2021	Site Options & Assessment Report
Alison Farmer Associates (AFA)	Sept 2019	Land at Red House, Chantry Vale: Landscape Appraisal
The Landscape Institute	Feb 2021	Copy of Technical Guidance Note 02/21: Assessing landscape value outside national designations
BMSDC	Aug 2021	Copy of ... H25: Historic Environment Concept Statements - JLP Allocation Sites
Roy Lewis	Nov 2020	Hopkins Homes Appeal
Sproughton Parish Council	Nov 2023	Adopted Version Sproughton Neighbourhood Plan
BDC	2006	Babergh District Council Local Plan and new JLP Part 1
Jane Fitzgerald-white	2025	View and Gaps assessment for revised Neighbourhood Plan 2025
Ian Petchley and The River Gipping Trust (RGT)	2022	Book - <i>The Ipswich to Stowmarket Navigation</i>

Description
Miss Doreen Bradbury – Sproughton Parish Activist and Historian until Jan 2025. Historic Documents. All documents are being relocated to Suffolk Archives for admission to public archives.
Francis Firth Collection Copyright – Historic Photographs, copied from the website in low resolution with permission.
David Kindred – Historic Photographs.
Mrs Rhona Jermyn – Photos.
Babergh and Mid Suffolk District Councils – Maps and photos.



Appendix 2: Official Listing Descriptions

Sproughton Hall:

Late C16 or early C17 and later. Timber framed, rendered, brick, plaintile roofs, the front range hipped. L plan. 2½ storey front range, 2 storey rear range. Cellars. 3 windows 2- and 3-light C20 timber cross casements. Central French window formerly the main entrance. 2 gabled casement dormers with shaped finials. External stepped brick stack to right hand gable, c1600 in English bond, and with tile- roofed link to main roof. Left hand return. Resited doorway. Door with 2 lower raised and fielded panels, the upper part glazed, in moulded doorcase with ramped cornice and between reeded pilasters. Timber porch with flat canopy on 2 fluted timber posts on tall square bases. Rear range. Large external brick stack in Flemish bond, c1700, on base of earlier brick stack. Added C17 one bay 2 storey dairy with first floor louvred window. Interior: Cellar of 2 two-bay cells beneath right-hand front and part of rear range, both ceiled with horizontal joists, the front with bar stops, the rear with lamb's tongue stops to the main beams. C18 panelling, fireplace surround and flanking alcoves installed 1950's. Deep chamfered main beam and horizontal joists to rear range. Front range, clasped purlin roof. Rear, wind braced side purlin roof, much repaired.

Tithe Barn:

C17 and C18. Timber framed, weatherboarded, brick plinth, thatched roof half-hipped at east end. 8 bays with doorways to south and midstreys opposite to north. Some reused timber in the walls. Tie beams with straight braces and knees. 2 tier butt purlin roof. Barn restored by the parish 1985 and used as a sports hall.

2 and 4, Lower Street:

House, divided in two. C16 with C19 facade. Timber framed, rendered, plaintile roof. 2 storeys, continuous long wall jetty, lower C20 extensions to north and rear. Jetty has moulded bressummer supported on plain brackets. 2 C20 doors, that to No 4 beneath rectangular hoodmould. 2 ground floor small paned 2-light casements both beneath similar hoodmould. External gable end stacks. Interior of No 2. Remains of diamond mullion windows with shutter grooves to ground and first floors. Chamfered beams with bar stops. Late C16 stack. Clasped purlin roof. Interior of No 4 not inspected.



Sproughton Mill

Late C18. Red brick in Flemish bond, hipped glazed Black pantile roof. 4 storeys, 5 bays, the left and right bays having blind recessed brick panels beneath segmental arches. The 2nd and 4th bays have 12-light timber casements beneath similar arches. The central bay has a boarded door to the ground floor and first floor, that to ground floor beneath flat arch, and a 2 storey Lucum above. 4 round iron ties to 2nd and 3rd floors. Left hand return. Double boarded doors. 3 blind recessed brick panels. Ties to 1st, 2nd and 3rd floors. Rear. Arranged as the front elevation but the central bay is plain, without openings. Mill race beneath mill, fed through 2 brick arches beneath brick wall with stone parapet, set forward from the mill building. No internal fittings or machinery. Mill in use until 1947.

Walnut Cottage:

Cottage, formerly used as a bakery. Early to mid C16. Timber framed, rendered, the ground floor rear being colourwashed brick, stepped flint and rubble plinth, plaintile roof, gabled to road (south) gabletted to north. 2 cells. 2 storeys. Offset internal brick stack. Large external brick stack against north wall, with brick oven. East elevation. Brick porch with double leaved boarded door leading to single boarded door. Ground floor and first floor 2 light timber casements. South gable wall. 2 ground floor casements, one C20, one first floor casement. Interior: Stairs against north-west wall of rear cell. Fireplace with early C19 reeded surround to front cell where also C18 cupboard doors. First floor 2 blocked diamond mullion windows with shutter grooves on east wall. 2 blocked windows thought to be the same on west wall. Arch braced open truss. No access to roof.

The Wild Man

Public House. Early and later C16, altered, with extensive C20 additions, to rear. Timber framed, rendered, gabletted tile roof. L plan, with former 2 bay hall and crosswing. 1½ storeys and cellar. 3 C20 timber casements. Off centre blocked doorway with 6 panel door beneath flat canopy on brackets. 3 dormer casements to left and right of 2 lights, that to centre of 3 lights. Inserted brick stacks to rear of ridge and in left hand return. Interior: Much of rear ground floor frame removed though main posts remain. Brick stack, much altered C20, with stair behind. To left of stack stop chamfered spinal beam and horizontal joists, to right the joists replaced or ceiled over. First floor frame partly exposed, particularly in the crosswing. Tall square crown post with slender braces and some smoke blackened rafters. Crosswing, tie beam with one straight and one cranked brace, similar cranked braces to closed truss, clasped purlin roof with some windbraces.



Inside the Wild Man
Pub at Sproughton
Sketch 1926



Lower House and the Stores:

House and shop. Early to mid C16, of two separate builds. Timber framed, rendered, plaintile roofs. 2 bay range forming shop and store, and 2 bay crosswing (Lower House). Late C19 shop front central glazed doors flanked by windows with glazing bars some of which are brass, all beneath cornice. 2 first floor horned sashes of 4 panes. Lower House. Door set back under Jetty exposing stud of framework. One ground and first floor 6-paned horned sash. Interior: First floor of the stores has 2 front and one rear former diamond mullion windows with shutter grooves. 4-centre arched doorway formerly between the 2 builds now reset in C20 rear wing. Chamfered bridging joist across ground floor of crosswing. The stores said to have clasped purlin roof replacing crownpost roof of which tie beam and square post in gable survive. Crosswing has side purlin roof.

1-4, Church Close

House, formerly the Old Rectory, divided into four houses and flats 1961. Late C15, C17, c1836. Timber framed, rendered, lined as ashlar, brick, some colourwashed, plain tile roofs. Complex plan, gable to road.

A long range, of late C15 end jettied range and jettied crosswing, C17 range, with early C19 wing at right angles, and wing to rear of c1836, partially on line with medieval crosswing. One and a half, two and two and a half storeys, cellars. Late C15 range. Three first floor leaded casements. Brick porch in Flemish bond, painted, parapet of c1836 reuses c1500 carved spandrels in arch. C20 door. Blocked doorway to left. Crosswing. Horned sash, and C19 door reset from rear of house, replacing C19 window. First floor three-light timber casement. C17 range. One and a half and two storeys, timber framed, encased in brick, rendered and lined as ashlar. Scattered fenestration of C19 and C20 casements and one horned sash. Three half-dormers with casements beneath carved bargeboards. One leaded casement. Two C20 doors, that to right beneath porch incorporating cusped brattishing in the gable, carved spandrels and tall octagonal crown post with moulded cap and base and two braces, probably from the earlier range and set up c1836. Painted brick two storey range to right, of scattered fenestration. Axial stacks of grouped polygonal shafts with moulded caps mostly C19 and later, including one between hall and crosswing, one to left of C17 range, one inserted in jettied roadside gable.

Rear: two first floor leaded casements, one C18 cross casement, one as those to front. 1836 brick wing, two storeys. Three first floor leaded casements one probably early C18, reset.

Interior: late C15 range of two unequal bays, crosswing of two or three curtailed bays (now part of No 2). Mutilated crown post roof with one octagonal post with embattled cap, and longitudinal braces. Crosswing. Open truss with renewed braces, probably renewed c1836. 1836 stair of stick balusters, wreathed handrail, turned newel. Two six-panel doors with egg and dart moulding to raised and fielded panels. Cellar beneath crosswing and 1836 wing said to have early brickwork.

Roof not inspected but described from photograph.



Church of All Saints

Early C14, later medieval, restored 1863-68 by Frederick Barnes of Ipswich and 1870 and 1884. Flint with stone dressings, glacial boulders in plinth and footings, tile roof. West tower, aisled nave, south porch, partly aisled chancel, north vestry. Square unbuttressed tower in 3 stages with embattled parapet. Restored 3-light west window with intersecting tracery. Single lights to north, south and west ringing chamber, with clock on north and south faces. Y-traceried bell openings, partly restored. 3 bay nave. South aisle has one 2-light Decorated window, much restored, one 3-light Perpendicular window, probably C19 or much restored. Similar Perpendicular style window to 1870 chancel aisle. 2-light windows with Geometric tracery to west and east walls of aisle, that to west c1300 much restored, that to east c1870. 3 2-light clerestorey windows of cusped Y-tracery. South doorway, early C14, 2 orders of filleted shafts with flat bases and moulded capitals, the arch in 3 orders of rolls, with fillets or keel. C19 door. South porch mainly C19 with diagonal buttresses, 3 centre arched entrance, 2 orders of shafts to each side, on early C14 bases. Doorway to chancel aisle, continuous moulding beneath hoodmould. North aisle. 2 2-light Y-tracery windows, early C14, restored. 2 3-light perpendicular windows that to east 1870, that to west restored. Blocked north doorway with continuous chamfered moulding. West aisle window, 2 lights of cusped Y-tracery, c1300 altered C19. Chancel C19 5-light Perpendicular style east window; above a small blocked lancet 3 light Perpendicular style south window. Diagonal buttresses. Interior: 3 bay north and south arcades, early C14, the western responds rebuilt C19. Quatrefoil piers, bases and moulded capitals, the 4 principal shafts filleted, the intermediate shafts with narrow fillet or keel. The arches of multiple moulded orders. Tower arch rebuilt C19. Chancel arch largely rebuilt C19. 4 centred rear arch to south doorway, north doorway blocked. Rear arches of decorated aisle windows have moulded hoods. South aisle piscina with cusped head beneath crocketed canopy. North aisle piscina beneath hoodmould, with octofoil drain. Nave roof. 6 bay arch braced hammer beam roof, restored 1867-8, each alternate bay with angels, moulded cornice, collars and purlins. C19 aisle roof. Chancel, enriched 1884. Squint to vestry, formerly a chapel. Doorway with continuous hollow chamfered moulding beneath similar hood, the stops in the form of cherubs. Double piscina with traceried head divided by a central Y-shaft, octofoil drain to left, and beneath canopy with worn figure stops. Stepped sedilia. C19 canted roof retaining medieval moulded cornice. Benches in chancel incorporate C15 poppyhead benchends. Octagonal font, C15, the panels mostly recut, with symbols of the Passion. Octagonal stem, each face a paired lancet with cusped head. Octagonal base. Monuments: to Mrs Bull, died 1634. Marble. A kneeling figure facing east supported by angels to each side holding drapes of canopy, contained within aedicule. The cornice carries an achievement between console brackets; to either side an obelisk finial, the apex a further achievement. The angels are supported on pendant bosses, beneath which an inscribed apron with putto's head beneath. To Edmund Beeston, died 1713, Mary his wife, d. 1724 and children. Stone rectangular lugged aedicule with urn finials to each side of achievement. To Revd Joseph Waite, Rector of the Parish in 1655. Rectangular marble monument with moulded cornice above eared architrave, to side of which a husked vertical moulding. Marble slab with inscription: Behold I come Rev 16.15, below encircled Chi Ro symbol, beneath it, skull bearing winged hourglass, over I Waite Job 14.14



Root Barn:

Barn about 50 metres south west of Sproughton Hall 22.2.55 GV II Barn, aligned north-south. C16. Timber framed, weatherboarded. Half-hipped thatched roof. Probably 5 bays with 3 to 4 bay barn and storeyed bay to north. West side. Large pair of doors. Small door and window to left hand bay. Halved braced frame with curved braces to the beams. Clasped purlin roof with one row of collars, and some wind braces.

Appendix 3: Descriptions of non-designated heritage assets

Almshouses - Two Almshouses built in Suffolk red brick on Lower Street. Striking uniform building that faces Lower Street. The two old doorways (now blocked) under a single porch make a statement, being unique along the street. These houses hold an intrinsic purpose and cultural heritage within the parish as they have provided accommodation for the poor widows and spinsters since 1876, replacing earlier almshouses on the site dating from 1634 and a charity founded by Elizabeth Bull.



: Memorial to Elizabeth Bull All Saints Church

Village Lock Up - Small Village lockup with inscription. One of only six remaining lockups in Suffolk. It is brick built with sloping tiled roof and the single door has a grille. It probably dates to the late 18th or early 19th century. Very small and rustic with a heavy timber door featuring distinctive iron wear. 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.

Cage Cottage - Dominated by its black weather boarding on the front elevation, which since the adjacent photo, has been continued down to ground floor. Tall striking building on the right side of lower street as you travel up the hill towards the Wildman Pub. Striking in its dominant tall façade. Forms a path-side frontage to Lower Street, one of several non-designated and listed buildings in a group. Early C19.



5 Lower Street - Small early C18 cottage. 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. C18. To the right is the Grade II listed Walnut Tree Cottage which was the village bakery

3 Lower Street - Small early C18 cottage, one of three cottages and their outhouses, which in combination with the Grade II listed properties in that location form a historic group within this part of the conservation area.

1 Lower Street - Most probably the smallest property in the village and parish. Tiny cottage, part of the group of historic buildings in this part of Lower Street that together form an important historic cluster. A unique and individual small scale and detached house. Suggested age of late C17 from building placement on C18 map.

Peppermint House - Originally 2 cottages, this beautiful timber framed cottage is a standout feature on Lower Street. A wooden clad building with a number of original features. It faces onto the village green, and it occupies a prominent position on Lower 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. C16-17.

Reading Room - Village Reading Room, red brick, small wooden plaque by front door and stone carved crest on the gable end. Large (now modern) window to allow light for reading. C19. Huge significance to the village as it gave access to books and reading for the whole community. Reading rooms were originally imposed upon the working classes by the upper classes, mainly the Church and local landowners.

Reading Room Cottage - Small Victorian Suffolk red brick cottage. Tucked away from Lower Street, it is an intriguing sight down a small alleyway behind the Reading Room.

Rectory Cottage - Believed to be the Old Rectory for the Church, probably therefore superseding 1-4 Church Close. A striking building with visible timber frames on the south side. Associated with the Grade II listed building to the right. Grand doorway and brick arch,

reminiscent of ecclesiastical design. 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.

Church Hall - Built 1911. Corrugated iron and timber frame, similar in material to a Nissen hut. Very striking building reminiscent of a Nissen Hut. Unusual building in the mainly C16-C18 Lower Street, again adding an interesting historical addition to the street scene. 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. There is anecdotal evidence that it historically functioned as a school, as well as a Church Hall.



The Old Police House - Classic Suffolk Police House with inscription on the front, now a private dwelling. The Police House is the first house on Loraine Way when entering the core of Sproughton and is a significant house due to its 20th century contribution to society. Built in the 1930s just before WWII. There are a number of similar buildings throughout Suffolk, where the main entrance door to the house is on the centre of the front elevation, while the separate door to the police office is in an extension to the side. The house would have been occupied by the constable and his family.

The Shed - A large semi-industrial style building with striking ornate metal windows to allow light to enter into a working engineering space. C18. Formally an engineering works now an antiques centre and tearoom. Surrounded by a flint stone wall and forming a prominent building on the Wildman junction.

The Old Coach House - C18. Formally a coach house, now a dwelling, 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.

Chantry Row - Suffolk Red Brick, windows with brick and stone lintel details, Commissioned by a wealthy landowner for tenants. 16 houses in total with outhouses and coal bunkers. They are a standout feature of the High Street. The windows are decorated with stone detailing; most still have their wrought iron railings. Provided accommodation for the workforce on a local estate. Built in 1855.



Chantry Row [date uncertain , circa early 1900's] – David Kindred



Old Stables - Converted Stables, now dwellings, potentially with some connection to the earlier Coach House on the High Street. It is unknown to which, if any, farmhouse it related. Set back from the main High Street between No5 and No 9, the building is now a set of 3 cottages. Known now as Stephenson's Cottage, Russell Cottage and Booth Cottage. Early C20.

The Old Lodge - C18 Grand house, of which little is known. It sits beside the River Gipping. Evident on the ordnance survey maps dated 1886. 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 old village school and old Laundry Cottage. An impressive house with possible ecclesiastical connections.

Chestnut House - Originally a pair of Victorian cottages, now one dwelling. The house structure is of Suffolk red brick and clay pantiles. Original red brick garden wall on left hand side. The right-hand side wall has original red brick and flint. The long garden extends to the river Gipping. One of a handful of historic buildings in Church Lane. A landing stage in the garden was used when the river was navigable.

Laundry House - The Old Village laundry, situated behind the old school. Little is known about the old village laundry. They were very common in Victorian times providing a laundry service to the village. Potentially sited due its proximity to the river and water for washing. Traditional old cottage backing on to the River Gipping.

Old School House - It is ecclesiastical in appearance and typical of a school in this period. Grand flint and red brick building with decorative ogee drop tiles. Set on Church Lane near to the Grade II* listed All Saints Church. C1860. It was described as "a national school for both sexes." The National Gazetteer of Great Britain and Ireland (1868). It is now a private residential house.



Appendix 3: Selection of Historic Photographs

Photographs:
 Francis Firth Collection Copyright: copied from the website in low resolution with permission. (A-H)
 David Kindred (I-N)
 The Ipswich and Stowmarket Navigation, Ian Petchley, 2022 (O)



A



B



C



D



E

- A. Sproughton Mill c1965
- B. Cattle drove - Lower Street junction Church Lane c1955
- C. The Old Stores Lower Street, Rectory Cottage to the left c1965
- D. High Street c1955
- E. Church Lane c1965





F © Francis Frith



G Online Copy Protection, © The Francis Frith Collection



H Online Copy Protection, © The Francis Frith Collection



I

F. Sproughton Bridge c1955
 G. Lower Street looking towards The Wild Man Pub - Date Unknown

H. Wild Man Pub C1965
 I. Chantry Row Date Unknown





J



K



L

J. Sproughton Mill 1906
 K. Lock Gates and Sproughton bridge in the distance Date Unknown
 L. Repairs to Sproughton Bridge 1906
 M. Wild Man Pub and Old Smithy Date Unknown



M





N. Lower Street looking towards the Wild Man Date Unknown





O. Lower Street looking towards the Wild Man c.1848



Appendix 4: More about the Gipping Navigation

<https://rivergippingtrust.org.uk/history-and-more/john-rennies-first-project/>

https://gropikipedia.com/page/ipswich_and_stowmarket_navigation_act_1790#ref-4

The Ipswich to Stowmarket Navigation – John Rennie's First Canal Project

Introduction

The river Gipping was canalised in the 1790s with 15 locks built. In the days before rivers like the Gipping were converted, many of our inland rivers were already being used to transport raw materials, such as coal, limestone and timber. These stretches of navigable rivers were known as navigations. The Gipping was a navigation many years before it was canalised, but until it was canalised it could only be used when the river levels were perfect.

Men called Navigators dug out the canalised sections of the navigation by hand. In later years this name was shortened to Navvies. It is believed the workforce employed during the Ipswich to Stowmarket Navigation construction was around 200. Most of these men would have been Navigators.



The River Gipping in Suffolk rises from a small spring near the radio mast at Mendlesham but it gets its name from the village of Gipping close by. It is joined by several small streams and the River Rat just below Stowmarket. From Stowmarket it flows down 16 miles towards Ipswich into the tidal River Orwell. Stowmarket is 90 feet (27.5m) above Ipswich.

It is reasonable to assume that the River Gipping was used by the Romans to supply the settlement of Combotovium near Bayham. It was certainly navigable in AD860 when the Danes used it to establish the village of Rattelsteden (Rattlesden).

In 1634, the river was used to transport one of the bells of Stowmarket church from Ipswich after it had been recast. The first proposal for the construction of a canal between Ipswich and Stowmarket was in 1715, but the traders of Ipswich objected, fearing loss of trade.

Work started to convert the river into a canal in 1790 with the construction of 15 locks starting at the Ipswich end. The navigation to Stowmarket was expected to be completed within a year, but they soon ran into legal problems with trespassing, resulting in dismissals of key personnel, extra costs and the stoppage of construction work.



4

The Ipswich to Stowmarket Navigation – John Rennie's First Canal Project

One year after starting work only three locks and around two miles of river had been completed, all at the Stowmarket end.

John Rennie was called in to sort out the problems. His involvement began in 1791 and the fifteen lock, sixteen-mile canal was opened a little over 18 months after his initial surveys. The experience helped to develop his expertise and early reputation in bridge and canal engineering.

The Ipswich to Stowmarket navigation (owned by the Stowmarket Navigation Company) was almost certainly the first canal project to be constructed under John Rennie's design and direction on his own account as a consulting engineer.

John Rennie was one of Britain's greatest engineers and after the Ipswich to Stowmarket navigation, went on to design many canals and bridges including the Kennet and Avon canal, both Waterloo and London bridges (the one relocated to USA), London's East India and West India docks, Chatham dockyard and Bell Rock Lighthouse. He was buried at London's St Paul's Cathedral.

Some of the remaining locks and bridges along the River Gipping which were constructed as part of this project are most probably the oldest John Rennie designs still in existence. Of the fifteen locks built, fourteen lock chambers remain with water flowing through them.

The River Gipping Trust aims to restore and improve the towpath alongside the river and reinstate limited navigation to enable and encourage leisure pursuits to aid well-being, increase biodiversity and preserve its historic heritage.

Since the river Gipping was canalised in 1793 it has often been referred to by quite a few different names. Newspapers in the mid 1850s seemed to mostly refer to it as the river Gipping. But around the turn of the century it was often referred to as being a canal. In 1906, the Ipswich Star referred to it as a canal and the 'Gipping Canal' in its editorial. In 1907, they suggested that the "canal between Stowmarket and Ipswich should be restored". In 1979, John Marriage, the well respected Essex historian, referred to it as the Gipping Navigation - as being its more usual title. More recently it has been called the Stowmarket Navigation. The navigation company was called the Stowmarket Navigation Company. In this book we have generally referred to it as the Ipswich to Stowmarket Navigation, as this seems to best reflect the historic heritage of the then navigable river.



5

Ipswich and Stowmarket Navigation Act 1790

The **Ipswich and Stowmarket Navigation Act 1790** was an Act of Parliament passed on 1 April 1790 that authorized the improvement and canalization of the River Gipping in Suffolk, England, to create a navigable waterway connecting Stowmarket to Ipswich over approximately 16 miles. The Act established a Board of Trustees to oversee the project, empowering them to raise £14,300 in capital (with provisions for an additional £6,000 via mortgage) for the construction of essential infrastructure, including 15 locks to overcome a total rise of about 90 feet, a towpath, and channel upgrades to accommodate broad barges up to 52 feet 6 inches long and 13 feet 6 inches wide. It also permitted minor enhancements to the adjacent River Orwell from Handford Bridge to Stoke Bridge in Ipswich, though a planned lateral cut in Stowmarket to the turnpike road was never built.

The primary purpose of the Act was to facilitate efficient water transport of bulky goods such as coal, manure, gun cotton, corn, and hops, thereby reducing land carriage costs—for instance, lowering the price of a chaldron of coal by four shillings—and boosting trade for mid-Suffolk farmers and Stowmarket manufacturers. This initiative followed earlier unsuccessful proposals, including one in 1719 halted by the South Sea Bubble crisis, and stemmed from a 1789 survey by Norwich engineer Isaac Lenny, endorsed by William Jessop, which highlighted the river's potential for regular navigation despite seasonal challenges. Construction began promptly under surveyor James Smith, though initial contractors Dyson & Pinkerton were dismissed amid disputes, leading to John Rennie's 1791 inspection that recommended durable brick and stone materials for locks and bridges; these overruns necessitated a second Act on 28 March 1793 to raise an extra £15,000.

The navigation opened fully on 14 September 1793, enabling horse-drawn lighters of 30–40 tons to complete the journey in about eight hours, with tolls set at one penny per ton per mile downstream and half a penny upstream (minimum charge equivalent to a 35-ton load). Manure transport was toll-free to support agriculture, and the first full year's tolls reached £937 10 shillings against £380 in expenses, marking initial profitability that lasted until railway competition from 1846 prompted a 42-year lease to the Eastern Union Railway (later Great Eastern). By the 1930s, declining traffic and disrepair led to effective closure, with trustees dissolving in 1934 and rights extinguishing thereafter, though modern restoration efforts by groups like the River Gipping Trust have revived sections for leisure and heritage.



Economic Drivers in Suffolk

In the 1780s, Suffolk's economy was overwhelmingly dominated by agriculture, with the county emerging as one of England's leading producers of arable crops such as wheat, barley, and oats, alongside the malting of barley for brewing and export. Advanced farming practices, including the Norfolk four-course rotation of turnips, barley, clover, and wheat, supported high yields on rich loams through innovations like marling and enclosure. Ipswich, as the county's principal port and an emerging centre of light industrialization including malting and shipbuilding, handled much of this output, exporting grain and malt primarily to London markets and continental Europe while importing coal and timber to support local agriculture and manufacturing.

The inefficiencies of pre-1790 transport systems severely hampered these economic activities, creating a pressing need for improved inland navigation between Ipswich and Stowmarket. Goods like grain, coal, and timber from inland Suffolk depended on rudimentary roads that were notoriously poor, particularly on heavy clay soils where deep mud ("sloughs") rendered them nearly impassable during wet seasons, and on the shallow, meandering River Gipping, which frequently flooded and limited reliable barge traffic to sporadic, small-scale use. These limitations resulted in exorbitant carriage costs—often exceeding the value of low-bulk commodities like grain—and substantial spoilage, with perishable harvests damaged by delays or exposure; contemporaries like Arthur Young highlighted how poor infrastructure prevented agricultural surplus from reaching markets efficiently, contributing to economic pressures including rising poor rates in some parishes.

Local landowners, who controlled vast estates reorganized through enclosure and marling for maximum productivity, and merchants in Ipswich and Stowmarket played a pivotal role in advocating for navigation enhancements along the River Gipping. Recognizing that reliable waterways could slash transport expenses, minimize spoilage, and expand trade in grain and other staples, these stakeholders formed committees and petitioned Parliament, drawing on surveys to highlight the economic potential of linking inland farms directly to Ipswich docks for export. Their lobbying underscored the broader regional push for infrastructure amid rising commercial pressures, positioning the navigation as essential for sustaining Suffolk's agricultural prosperity.

Scope and Authorization

The Ipswich and Stowmarket Navigation Act 1790 authorized the improvement of approximately 16 miles of the River Gipping, extending from Stowupland Bridge near Stowmarket to Handford Bridge in Ipswich, to establish a navigable waterway for commercial traffic. This scope encompassed enhancements to facilitate barge navigation, connecting inland Suffolk trade routes to the port of Ipswich on the River Orwell. The Act specifically permitted the trustees to undertake necessary modifications along this stretch, including the upgrading of adjacent sections of the Orwell from Handford Bridge to Stoke Bridge. Powers granted under the Act included dredging the riverbed to achieve sufficient depth, repairing and strengthening embankments to prevent flooding and erosion, and constructing up to 15 locks to address the total rise of 90 feet along the route. These measures aimed to overcome natural obstacles such as shallow waters and elevation changes, enabling reliable passage for vessels carrying goods like coal, lime, and agricultural products. The trustees, appointed by the Act to oversee execution, were empowered to acquire lands compulsorily where needed for these works. A second Act in 1793 allowed raising an additional £15,000 due to cost overruns.

Engineering Design

The engineering design for the Ipswich and Stowmarket Navigation, initially led by William Jessop, emphasized improvements to the existing River Gipping channel rather than constructing an entirely new canal, incorporating targeted dredging, straightening of bends, and short cuts to enhance navigability while minimizing disruption to the natural waterway.

Jessop's 1789 survey, conducted with assistant Isaac Lenny, outlined these modifications to accommodate local barge traffic for agricultural goods and coal, with the Act of 1790 authorizing works from Stowupland Bridge near Stowmarket to Handford Bridge in Ipswich, including upgrades to the River Orwell. However, Jessop's plans were critiqued for insufficient detail on the river's profile, prompting John Rennie to assume oversight in 1791 and refine the design through a comprehensive resurvey, advocating for durable brick construction over initial turf and timber elements to ensure longevity against flooding and wear. Key specifications included a channel depth sufficient for barges drawing 3 feet 4 inches (1.02 m), achieved via dredging to maintain consistent low-water navigability over the approximately 17-mile (27 km) route, which rose 90 feet (27 m) overall. The 15 broad locks were standardised at 55 feet (16.8 m) long by 14 feet (4.3 m) wide to handle 30-ton vessels, with the upper three built in temporary turf and timber per Jessop's early plan, while Rennie mandated brick for the remaining 12 downstream locks, including bored foundations for stability. This design prioritized efficiency for east Anglian trade, allowing paired dumb barges towed by a powered vessel in later operations, though optimized from the outset for horse-drawn traffic-integration with local features involved adapting existing structures like Stowupland and Handford bridges for clearance, with Rennie specifying brick arch designs for approximately 25 new road crossings to support towpaths and prevent navigational obstructions; notable examples include the humpbacked Creting Lock and Bridge, constructed in 1793. Cost estimates under Rennie's refined plan allocated £550 per brick lock, totalling £6,600 for the 12 principal structures, while earthworks for dredging and cuttings contributed to the overall project expenditure of £26,263 upon completion, nearly double the initial £14,300 authorization. These allocations reflected a balanced approach to capitalizing on the river's natural course while investing in robust infrastructure for sustained commercial use.



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Locks and Infrastructure

The construction of the Ipswich and Stowmarket Navigation involved the creation of 15-pound locks along the River Gipping between 1791 and 1793, enabling navigation over a total fall of 90 feet from Stowmarket to Ipswich. Each lock was of broad construction, measuring 55 feet long by 14 feet wide, designed to accommodate barges with a draught of up to 3 feet 4 inches, and typically raised vessels by 5 to 7 feet to manage the river's gradient efficiently. These locks were primarily built of brick, with early timber and turf structures later replaced under engineer John Rennie's recommendations to ensure durability. Key infrastructure included wharves and associated warehouses at the terminal points in Stowmarket and Ipswich to facilitate cargo handling. At Ipswich, the Maltings building was adapted from a malthouse into a warehouse serving the navigation, supporting the loading and unloading of goods such as coal and agricultural products. Local contractors, including Samuel Wright of Ipswich who built six locks between June 1791 and June 1792, undertook much of the work under the initial supervision of engineer William Jessop, later succeeded by John Rennie in December 1791. Rennie oversaw the completion, estimating additional costs and directing refinements to the design. The navigation was fully completed and opened on 14 September 1793, marked by the first passage of three coal-laden barges from Ipswich to Stowmarket. Construction faced challenges from legal disputes with early contractors Dyson and Pinkerton, causing delays and cost overruns that doubled the original estimate to £26,263, necessitating a supplemental Act of Parliament in 1793 for further funding. Flood-prone sections were addressed through measures such as raising the towpath in vulnerable areas, as recommended by Rennie, to stabilize the waterway against inundation and prevent erosion along the banks.



Commercial Navigation

Upon its opening in 1793, the Ipswich and Stowmarket Navigation facilitated commercial trade along the River Gipping, connecting inland areas around Stowmarket to the port of Ipswich and the Orwell Estuary for onward sea voyages. The primary cargoes transported included agricultural products such as corn and hops downstream from Stowmarket to Ipswich, while upstream traffic consisted mainly of coal from the port and toll-free manure for farmland fertilization. Gun cotton also featured as a specialized cargo in later years.

The navigation's peak commercial usage occurred in the early 19th century, prior to the arrival of the Eastern Union Railway in 1846, which caused a large decline in waterborne trade and prompted a 42-year lease of the navigation to the railway company. In its inaugural full year of operation (ending July 1795), the navigation generated £937 10s in toll revenues, reflecting substantial initial trade volumes despite ongoing repairs from flooding. Traffic to Stowmarket largely ceased around 1910, with limited use persisting to intermediate points like Needham Market until 1928.

Tolls were structured on a graduated basis according to direction and distance: 1d per ton per mile for cargoes traveling from Stowmarket to Ipswich, and 0.5d per ton per mile in the reverse direction, with a minimum charge equivalent to a 35-ton load, resulting in a round-trip cost of approximately £3 10s. This system made the navigation economically viable, notably reducing coal transport costs from Ipswich to Stowmarket by 4s per chaldron (roughly 1.4 tons). The trustees oversaw toll collection and maintenance to ensure reliable operations. Vessels on the navigation were typically horse-drawn lighters or barges capable of carrying 30-40 tons, measuring up to 52 feet 6 inches in length and 13 feet 6 inches in beam to fit the locks, with journeys between Stowmarket and Ipswich taking about 8 hours. These independent carriers integrated seamlessly with Ipswich's port facilities at Stoke Bridge, enabling efficient transshipment to larger seagoing vessels on the Orwell Estuary.

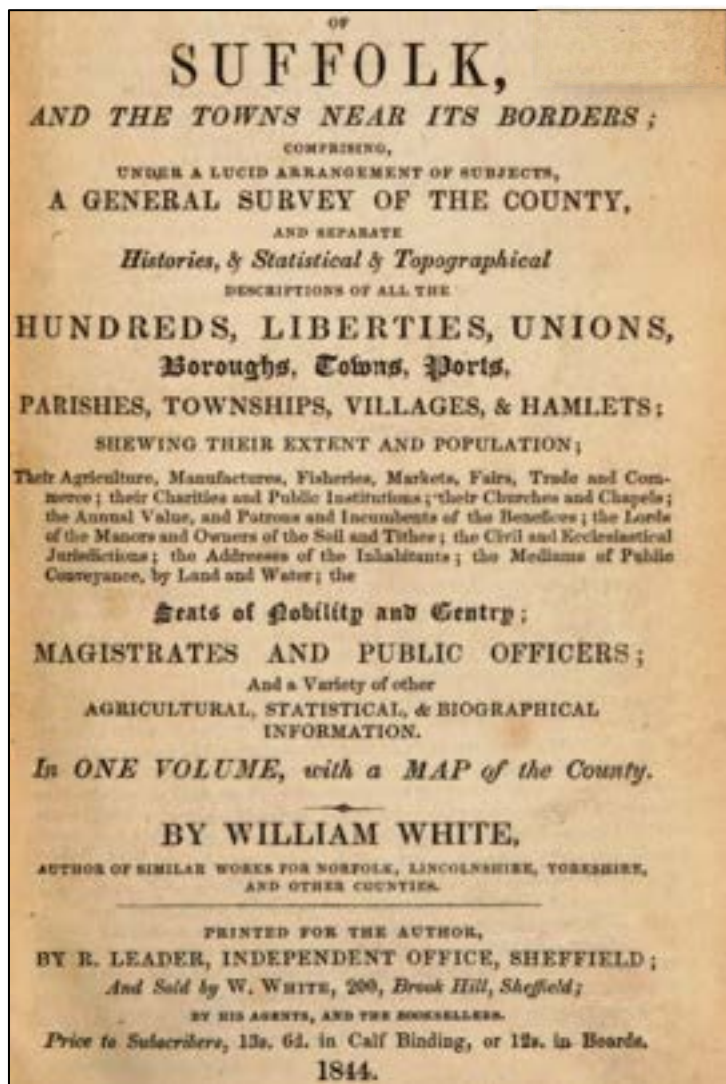
Economic Impacts

The Ipswich and Stowmarket Navigation provided a vital boost to agriculture in the Stowmarket area by enabling more efficient transport of produce to market. This improvement facilitated the downstream carriage of agricultural goods, including grain, and upstream manure for farmland fertilisation, thereby supporting local farming communities. Industrial growth in Ipswich and surrounding regions was stimulated through the navigation's role in importing coal upstream, which supplied fuel for breweries, forges, and other manufacturing operations. The waterway's connection to the port of Ipswich allowed for cheaper access to heavy goods. The navigation created employment opportunities in maintenance, lock-keeping, and boating. Local industries contributed to upkeep in exchange for preferential tolls, sustaining jobs in the local economy. Over the long term, the navigation contributed to economic expansion in Suffolk during the early 19th century by enhancing trade links between inland areas and coastal ports.

Operational Challenges

The Ipswich and Stowmarket Navigation faced significant maintenance challenges throughout its operational life, primarily due to siltation in the River Gipping and periodic flood damage that eroded banks and infrastructure. Annual dredging efforts were essential to maintain navigable depths, straining the trustees' finances and requiring ongoing repairs to locks and towpaths. Competition from emerging rail networks posed a major threat to the navigation's viability, particularly with the opening of the Eastern Union Railway in 1846, which provided a faster alternative route between Ipswich and Stowmarket, diverting bulk cargo such as coal and agricultural goods away from barge traffic. By the 1850s, the railway's lease of the navigation shifted maintenance responsibilities but accelerated the decline in independent commercial usage, as shippers preferred rail's reliability and speed. Environmental factors, including droughts, limited the navigation's usability by reducing water levels in the Gipping.





White's History, Gazetteer and Directory 1844
 Source babel.hathitrust.org

SPROUGHTON, a pleasant village, with several neat houses on the west bank of the river Gipping, 2½ miles W. by N. of Ipswich, has in its parish 585 souls, and 2380 acres of light but fertile land, of which two farms and 16 souls are in the Borough of Ipswich. The manor and advowson were held by the Feltons, and passed with Shotley to the family of the Marquis of Bristol; but the soil belongs to Charles Lillingston, J. B. Smyth, Mattw. Wood, J. Josselyn, J. Rawson, and R. Woodward, Esqrs.; the Rev. G. Capper, Mrs. Wyse, and a few smaller owners. The CHAUNTRY, nearly 2 miles W. of Ipswich, is the beautiful seat of *Charles Lillingston, Esq.*, and had its name from the estate being part of the property given by Edmund Daundy, for the endowment of a chantry in St. Lawrence's Church, Ipswich. The house was erected in the early part of last century, by Edward Ventriss, Esq., of whose heirs it was purchased by Sir J. Barker, whose son, the late Sir John Fytch Barker, Baronet, resided here. It passed in 1836 to the present worthy proprietor, who has greatly improved the mansion, and the extensive and beautiful grounds by which it is surrounded. The house stands on an eminence, commanding fine views of Ipswich, the vale of the Gipping, and the surrounding country, and encompassed by green slopes, pleasure grounds, luxuriant shrubberies, and flower gardens, all tastefully laid out. In the vicinity is a large and elegant conservatory, abounding in the choicest exotics, and teeming with the richest offerings of Flora. In another part of these enchanting grounds is a fine lake, called *Beech Water*, formed a few years ago, and covering several acres. This lake is studded with little islands covered with shrubberies, and is skirted on all sides by fine beech and other trees, with a broad walk round the margin, commanding delightful prospects. In the spring of 1843, C. Lillingston, Esq. gave a grand *rural fete* here, in honour of the birth-days of two of his children, and the grounds were thronged by upwards of 1500 visitors. *Sproughton Church* (All Saints) is an ancient structure, with several interesting monuments. The *rectory*, valued in K.B. at £20. 18s. 9d., and in 1835 at £519, is in the patronage of the Marquis of Bristol, and incumbency of the Rev. Edward Gould, M.A. In 1836, the tithes were commuted for a yearly modus of £510, free from poor rates. In 1618, *Elizabeth Bull* left a double cottage here for the residence of two poor widows. For a distribution of bread, the poor of Sproughton have a yearly rent charge of 26s. out of a field at Whitton, left by an unknown donor.

Daldry Thomas, bricklayer and vict.	White Thomas, carpenter
<i>Wild Man</i>	Woodward Rev John
Gould Rev Edward, M.A. <i>Rectory</i>	FARMERS.
Gunnell George James, Esq.	(* are owners, & † in Ipswich Boro'.)
Josselyn John, Esq.	† Ashford Robert
Knights Elizabeth, schoolmistress	† Howard Thos. <i>Sproughton Villa</i>
Lillingston Charles, Esq. <i>Chauntry</i>	* Kersey Clement Woodgate Wm.
Marshall John, blacksmith	* Ranson John, <i>Poplar House</i>
Neeve Henry, corn miller	Ward John Thos. <i>Sproughton Grove</i>
Plumb Henry, carpenter	SHOEMAKERS.
Robinson Samuel, cattle dealer	Green James Phillips Obadiah
Smith Wm. and John, wheelwrights	Whinney Jonathan White George
and blacksmiths	





Lower Street early C20th



Sroughton Conservation Area Appraisal

June 2026



**Directorate of Place
Babergh and Mid Suffolk District Councils**

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