

SPROUGHTON PARISH

CONSERVATION AREA APPRAISAL

January 2026



Contents

1. Introduction.....	4
2. Legal and Planning Policy Context.....	5
3. Conservation Area Boundary and Setting	7
4. Origins and Evolution	11
Archaeology	18
Topography.....	19
Geology.....	20
5. Features of Architectural and Historic Interest.....	21
Listed Buildings	21
Non-designated heritage assets	22
6. Green spaces, landscape features: corridors, features and gaps	25
Landscape Character	29
7. Key Views	30
8. Character Areas - Analysis	38
A. Church Lane, Church Close, All Saints Church and Sproughton Mill	40
B. Lower Street.....	49
C. High Street	58
Appendix 1: Bibliography	65
Appendix 2: List of 11 Designated Heritage Assets within the Conservation Area	67
Appendix 3: List of 21 Non-Designated Heritage Assets within the Conservation Area	73
Appendix 5: Historic Photographs.....	81

Updating and reviewing this document should take place yearly and in conjunction with planning applications with or adjacent to the conservation area. The updated document will be approved by the Parish Council and published on the Parish Council website for public access. It may be appropriate to update more regularly given the changes to government guidance.

Part of the management plan is to monitor and review: Establish a system to regularly review the conservation area's condition and the effectiveness of the management plan. This ensures that the plan remains relevant and responsive to changing needs.

Date of review	Update	Approval by PC date	Updated PC Website	SPC Chair
February 2025	Initial Draft			
March 2025	General updates			
April 2025	Copy to Sproughton Parish Council	Complete	NA	
April 2025	First Draft to BDC	Complete June 2025	NA	
August 2025	Second draft to BDC	Complete August 2025	NA	
September 2025	Third draft to BDC	Recommendations and updates from Thomas Pinner emails dated 1 st and 20th August 2025 complete. Highlighted show text changes all formatting and movement of text to other section complete.	NA	
October 2025	BDC Draft 4	Amendments from Thomas Pinner and Katherine Pannifer	NA	
October 2025	SPC Draft 5 21.10.2025	Rhona Jermyn - SPC	NA	

1. Introduction

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 21 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 core centred around the Grade II* listed Church
- Historic Landscape and buildings of 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.

N.B. All photographs are the authors' own, unless otherwise specified.

2. Legal and Planning Policy Context

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 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 concluding section of this report provides a management plan for the area, the purpose of which is to provide a vehicle for reinforcing the positive character of the area as well as for avoiding, minimising and mitigating negative impacts identified as affecting the area. Opportunities to better reveal or enhance the significance of the area are also provided.

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 2023).

The proposed Sroughton 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 Sroughton 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.”

3. Conservation Area Boundary and Setting

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, are nestled on 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

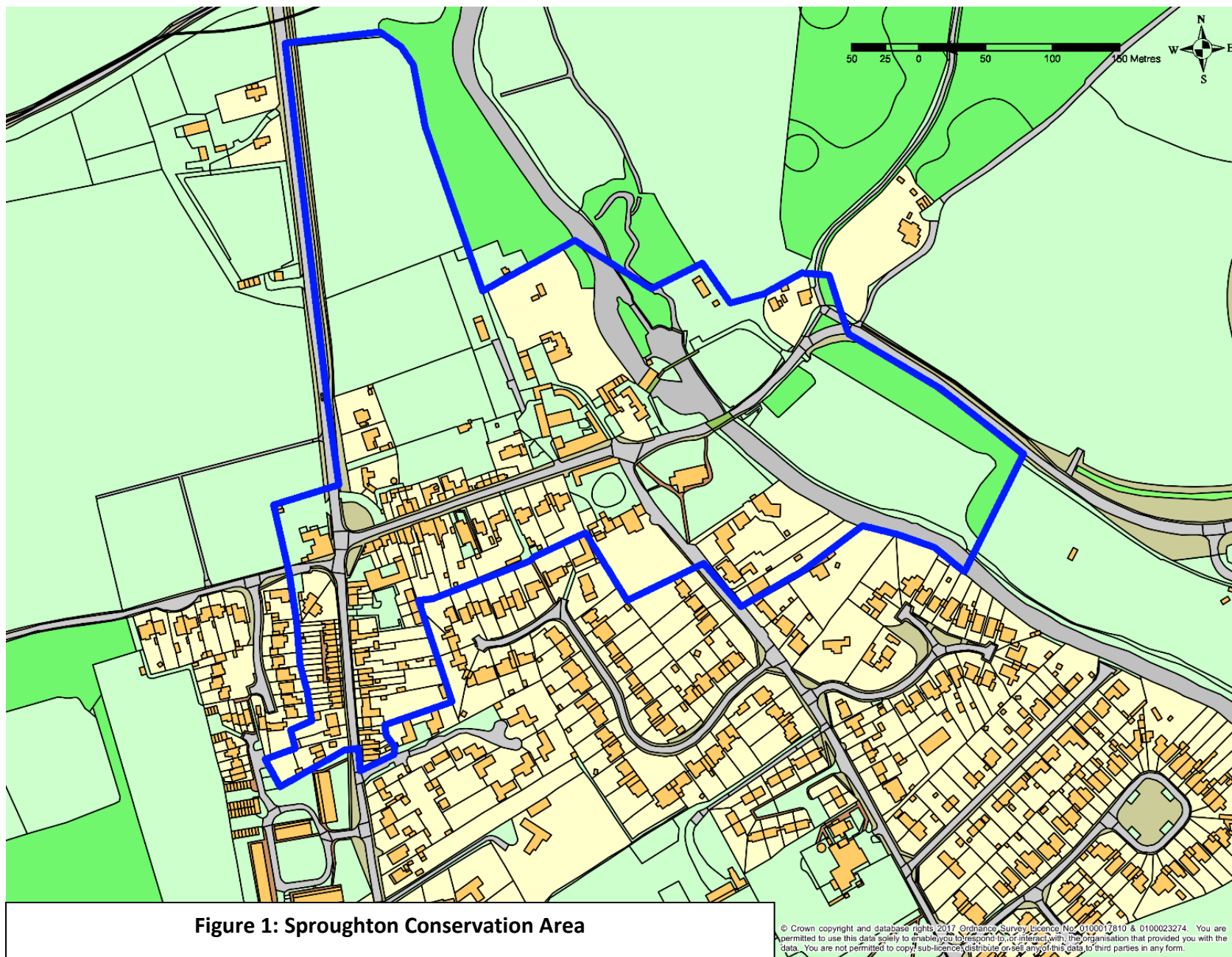
The historic core of Sproughton is clustered around the Church and Sproughton Hall, extending along Lower Street, reflecting the origins and oldest parts of the settlement close to the river. This area contains the majority of the parish’s listed buildings – 11 in total. A predominately 19th century 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 basis of the Conservation Area. Beyond this, the remaining village is largely post-1919 development of no special architectural or historic quality. 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, 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 area.

The meadowlands along the valley floor are particularly sensitive where they function as a setting to the historic buildings on the northern edge of the Conservation Area.



Wild Man Pub, village green and junction of High Street & Lower Street



The Sproughton Historic Core Conservation Area is then divided into three 'character areas' as follows:

Area A - To the north, the boundary of the Conservation Area extends to include the historic pastureland strongly associated historically with Sproughton Hall, including the Tithe and Roots barns.

Following on to the northeast, Manor Lodge, the lodge house to Sproughton Manor, is included within the boundary, as it is experienced in the same context as Millenium Green and in the historic approach to Sproughton historic core along Lower Street. Sproughton Manor and the rest of its grounds are not included, because it is considered too separate, its physical size would result in it being the larger than the rest of the Conservation Area and therefore considerably change its prevailing character, and as protection is already provided through the listed status of the Manor. Nonetheless, there is still a historic relationship between the Conservation Area and Sproughton Manor, and the latter forms an important element of the setting of the Conservation Area. Area A continues to the southeast, 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 there is nothing of particular value in this area.

Area B –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.

Area C- 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.

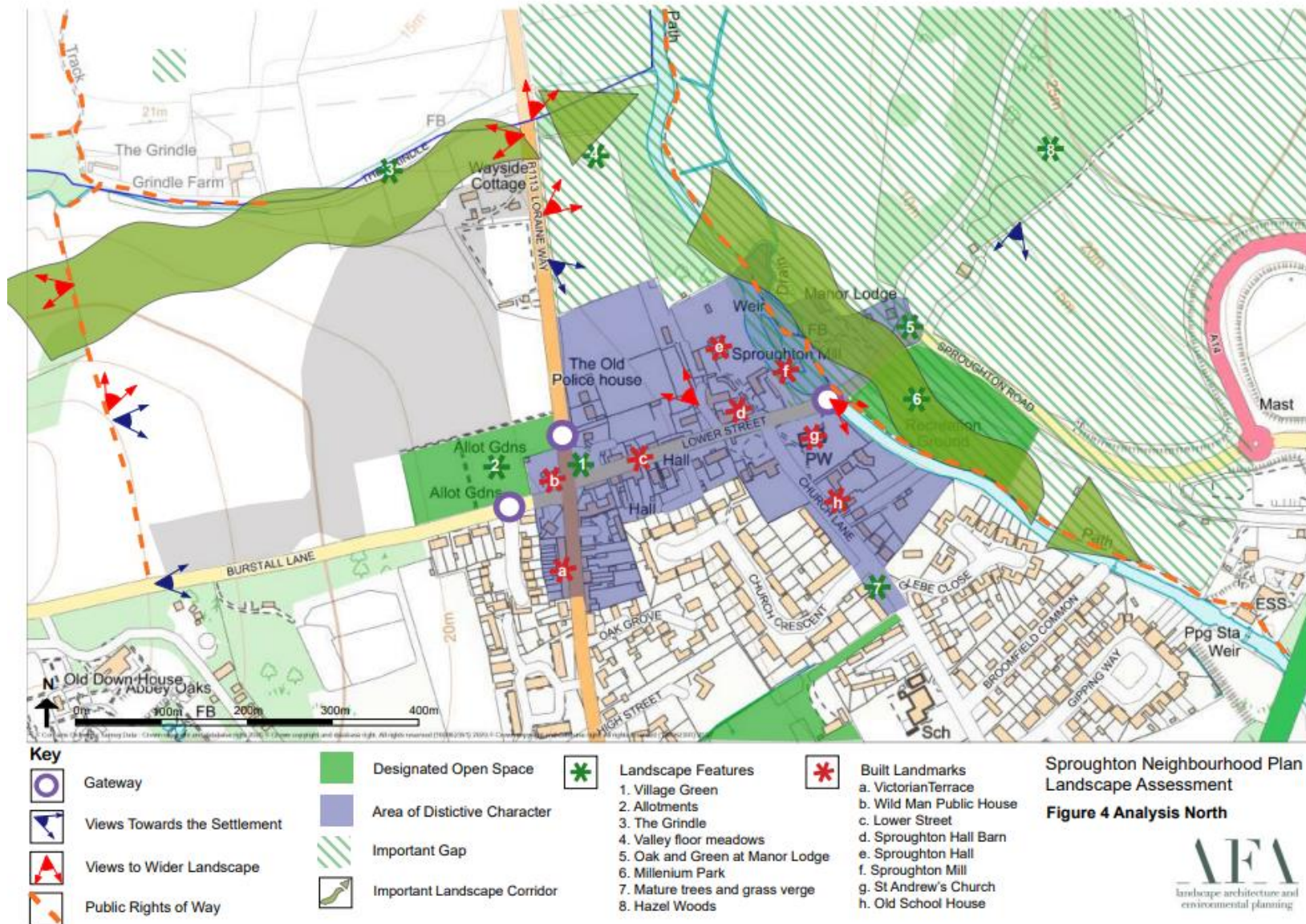


Figure 2: Alison Farmer Associates Landscape assessment -
https://www.babergh.gov.uk/documents/d/babergh/sproughton_np_landscape_appraisal_feb21

4. Origins and Evolution

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

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

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

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

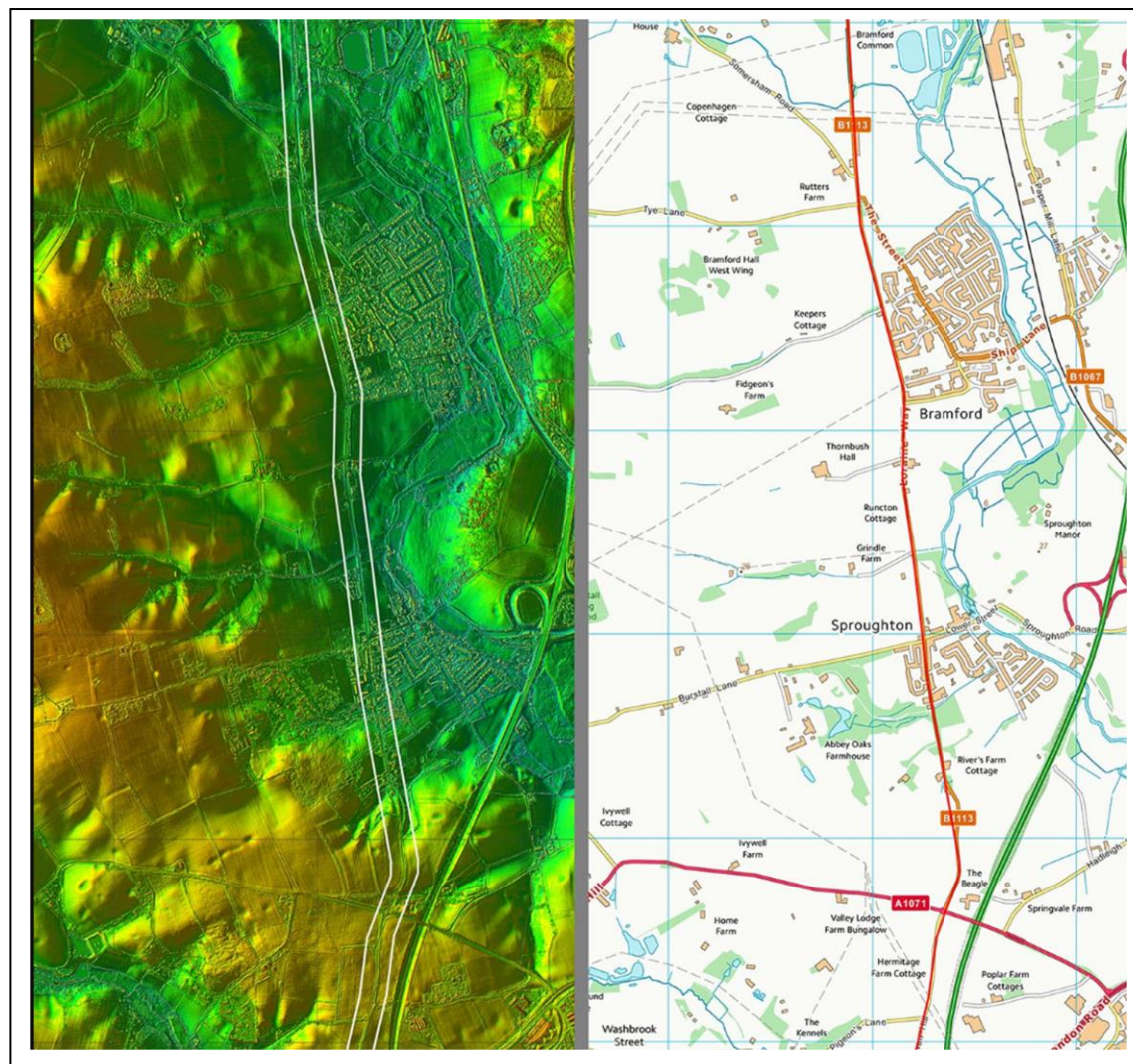


Figure 3: Roman Roads - [Roman Roads in Suffolk \(www.twithr.co.uk\)](http://www.twithr.co.uk)

The name “Sproughton” is thought to have Saxon origins (“Sprowes Tun”). In medieval times, Sproughton was almost exclusively an agricultural, rural village defined by rolling green arable fields and the meandering River Gipping which still winds through gentle, 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.

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

The earliest surviving building within the Conservation Area is the Grade II* All-Saints Church, which dates from the early C14, with later medieval fabric (restored 1863-68 by Frederick Barnes of Ipswich). It would always have been an integral part of the working community. The river was already likely used for trade at this time, being the main source of transportation for grain and wool. By the 16th century, other existing important buildings that related to the church and/or trade had developed in this area, including Sproughton Hall, Root Barn, and 1-4 Church Close (the former rectory).



Gipping River, Sproughton Bridge and All Saints Church – Francis Frith Collection



Map 1 – Saxton, 1575

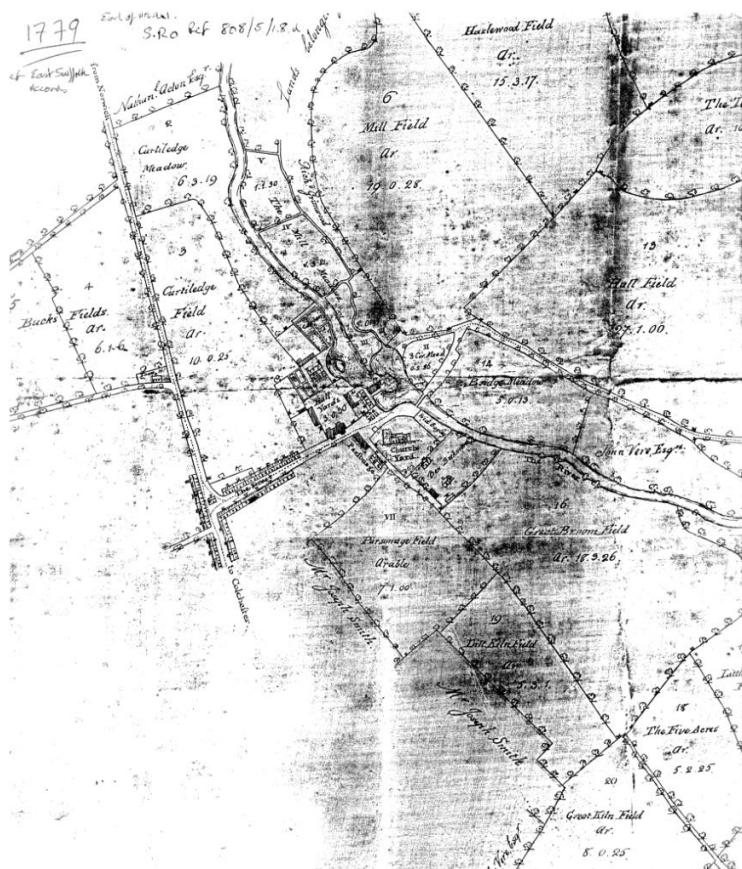
<https://digital.library.ucla.edu/catalog/ark:/21198/zz002cf7cj>



Map 2 – Bowen, 1755 -

<https://gallica.bnf.fr/ark:/12148/btv1b530572485/f1.it>
[em.zoom](#) with inset from map key

The 1575 Saxton map (Map1) 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. However, Bowen's map of 1755 (Map2) displays an expanded and clearer road network, with more detail on the boundaries and buildings, some of which, like a mill, likely the same one as now exists had developed in the 17th–18th centuries and the growth. An area of development is also depicted along the old Roman road, either side of Lower Street. 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 depicts a bridge over the Gipping.



Map 3 – 1779 - Copied from Proof of Evidence on Hopkins Homes Appeal, Roy Lewis -
https://www.babergh.gov.uk/documents/d/babergh/sproughton_np_bmsdc_proofofevidence_hopkinsappeal



Map 4 –1837 Tithe Map – The Genealogist - [Map Explorer](#)

The 1779 map provides a more detailed depiction of the buildings within Sprooughton. As well as the church, other notable buildings are picked out including Sprooughton 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 Sprooughton Hall, hence the particular focus on the form of the grounds of Sprooughton Hall. 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 and High Street/Loraine 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 Tithe Map (Map 4) shows the 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. 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 Wilman had gone by this point.



Map 5 - 1902 25-inch OS – National Library of Scotland



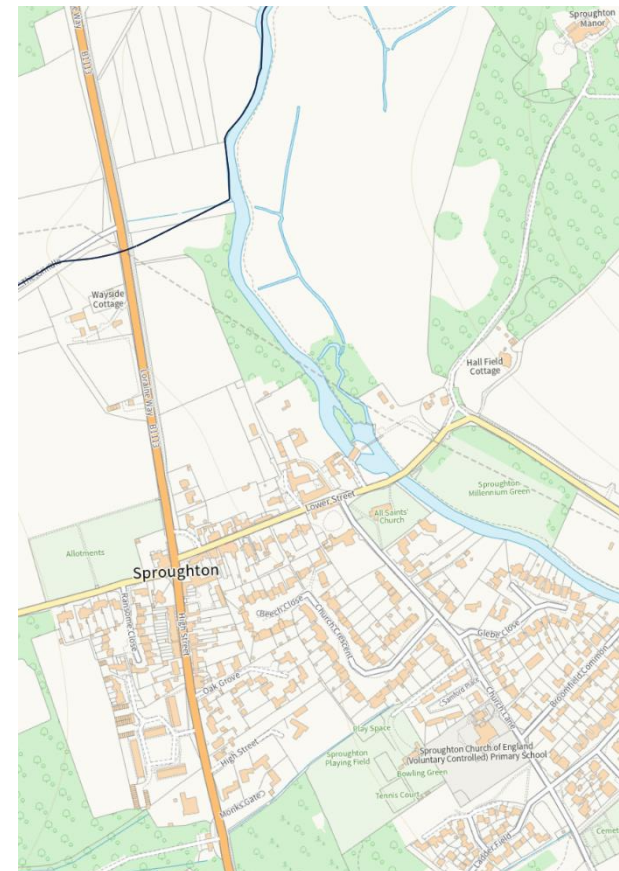
Map 6 - 1924 25-inch OS Map – National Library of Scotland

By the 1902 OS map (Map 5) 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 is Sproughton Manor (built 1863) and its associated lodge building.

There is very little change in the 22 years to the 1924 map (Map 6), 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.



Map 7: Extract from two maps stitched together – the top half from 1951-1964, and the bottom from 1966. (source – National Library of Scotland)



Map 8: BMSDC Interactive Mapping 2025

By the mid-20th century time (Map 7), 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. A towing path is now identified alongside the river. A number of 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.

Map 8 (2025) 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.

Archaeology

There has been one archaeological investigation within the Conservation Area, with a standout find from it being a Denarius of Septimius Severus (AD 197), uncovered beside the High Street's Wildman Pub on the line of the Roman road.

Seven further sites are recorded in the Historic Environment Record, clustered on the Conservation Area's north side: prehistoric ring ditches, a Saxon enclosure, the 1755 undershot-wheel water mill, medieval ridge-and-furrow earthworks, All Saints Church, Manor Lodge, and associated boundary ditches.

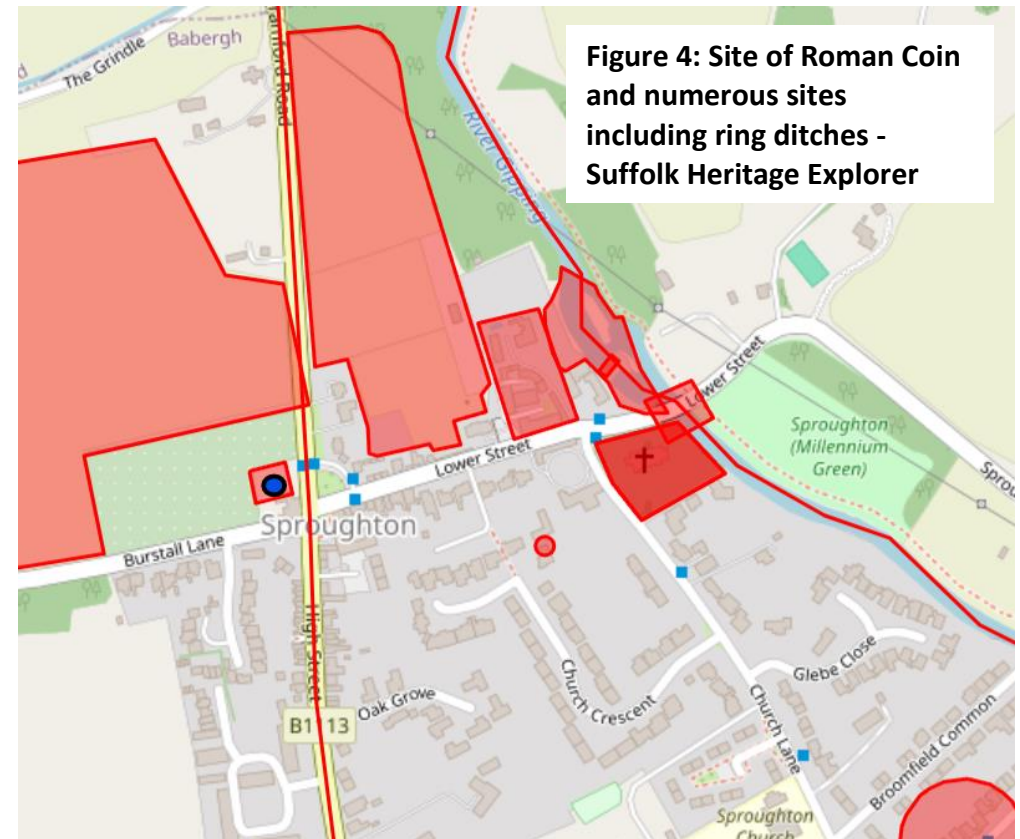
Within these sites have been several finds including a later Prehistoric (4000 BC to 42 AD) flint scraper and 3 flakes from the back garden of 26 Church Crescent.



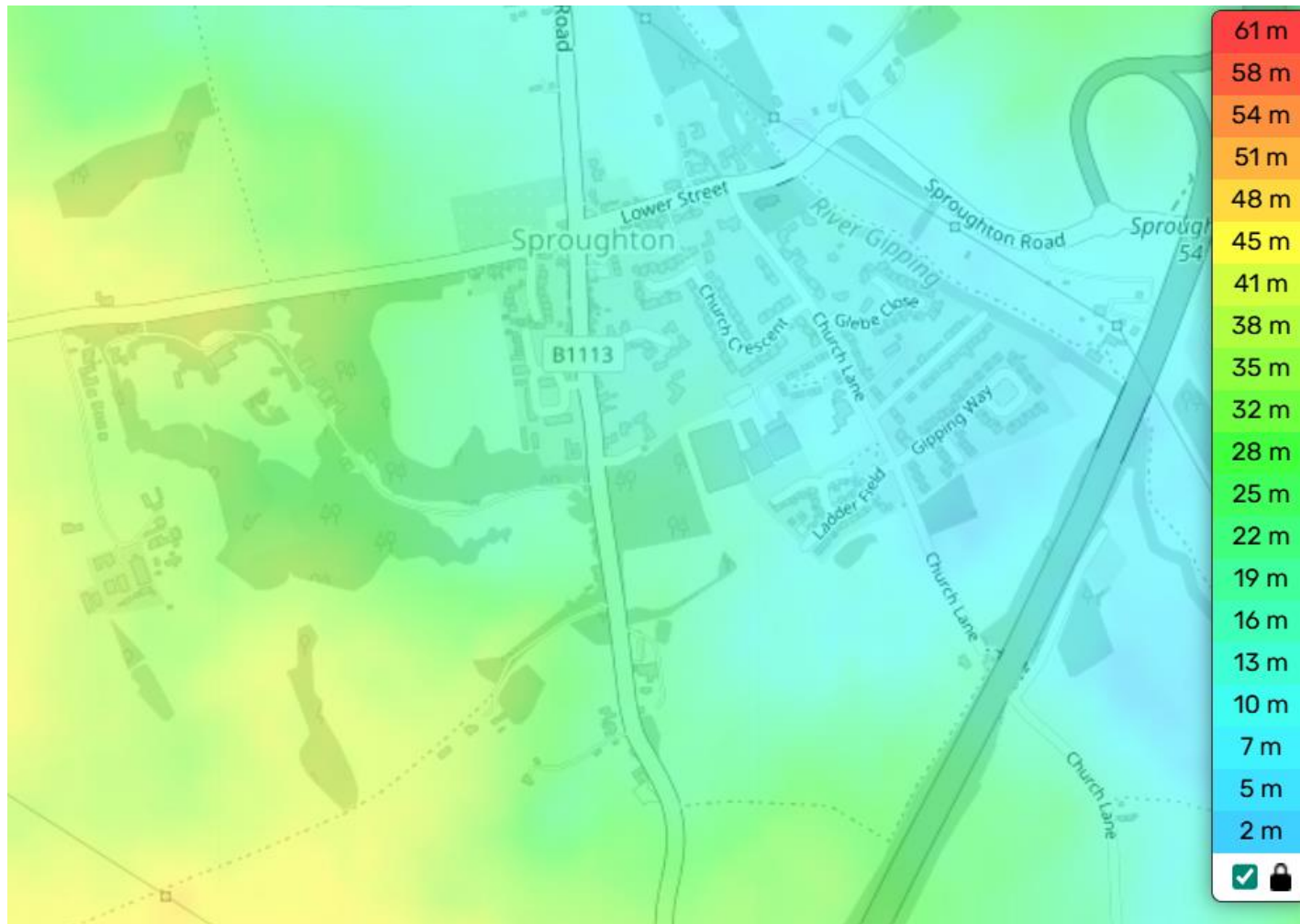
Within the grounds of Sproughton Hall, pottery ranging from the Romans to the 16c was discovered, along with a Bronze age flake, medieval roof tiles and animal remains from the late Saxon period. Within the grounds of the Church, a bottle dating from around 1066 was discovered.

These sites and finds together chronicle Sproughton's evolving manorial estate and riverside heritage. Geophysical surveys, evaluation trenches, and targeted excavations confirm that long before the medieval village formed, Sproughton's gently sloping valley hosted prehistoric communities engaged in farming, ceremony, and settlement—giving the parish its unique and enduring historic character.

Left: Example of a Denarius of Septimius Severus (AD 197) Roman coin.



Topography



The conservation area resides mostly in the 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 5: Sproughton topographic map, elevation, relief - <https://en-gb.topographic-map.com/>

Geology

Superficial deposits of the conservation area include: -

- A. Sand and Gravel on the westerly slopes towards Sproughton Manor and easterly end of Lower Street.
- B. The middle and lower sections of Lower Street are river terrace deposits of clay & silt plus alluvium clay & silt deposits.

Bedrock deposits of the conservation area include: -

- A. Clay, sand, and silt on the westerly slopes towards Sproughton Manor and easterly end of Lower Street.
- B. The middle and lower section of Lower Street rising up towards Sproughton Manor is classified as Newhaven Chalk formation.

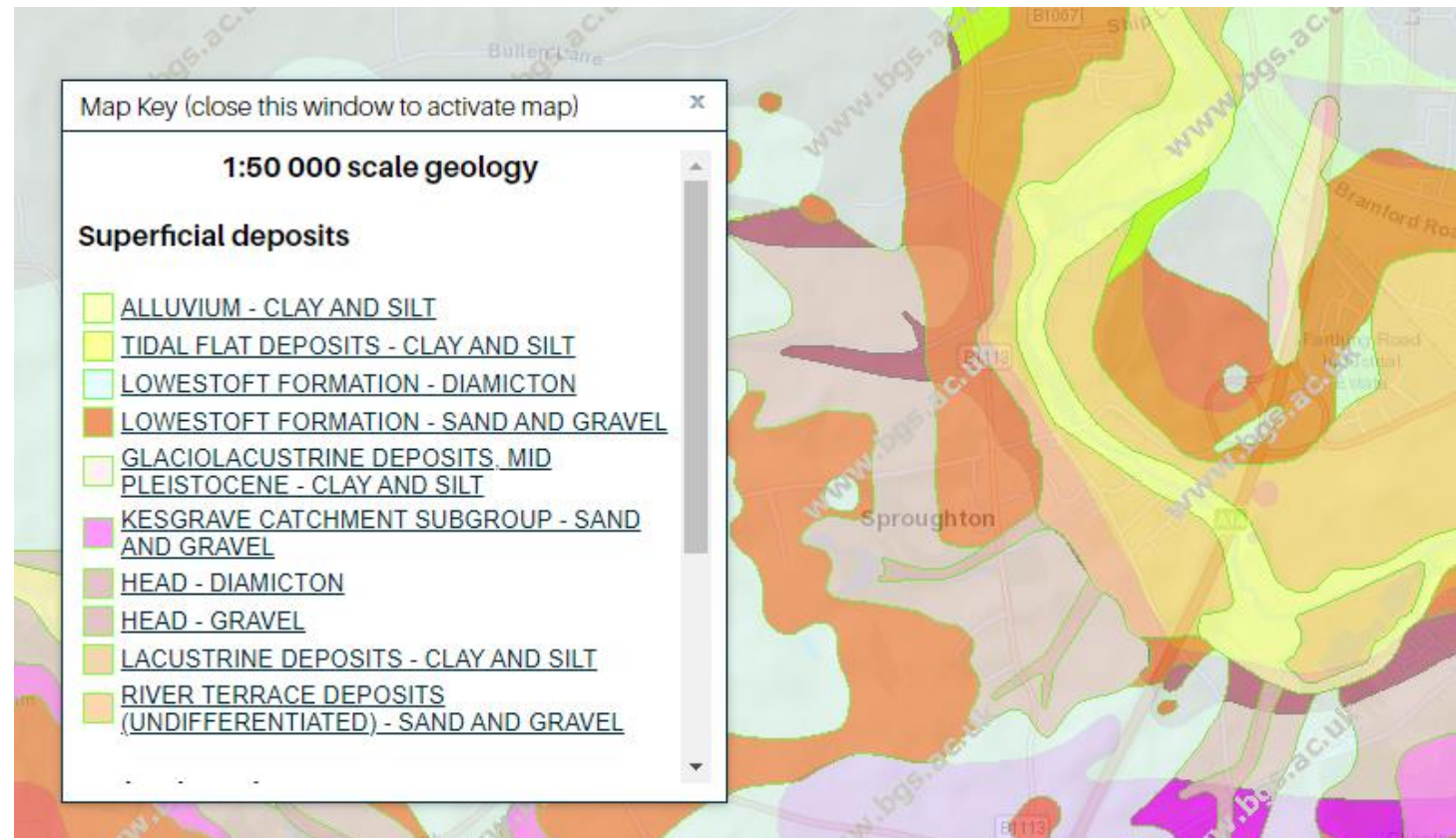


Figure 6: [Geology of Britain viewer | British Geological Survey \(BGS\)](https://www.bgs.ac.uk/geology-of-britain/viewer/)

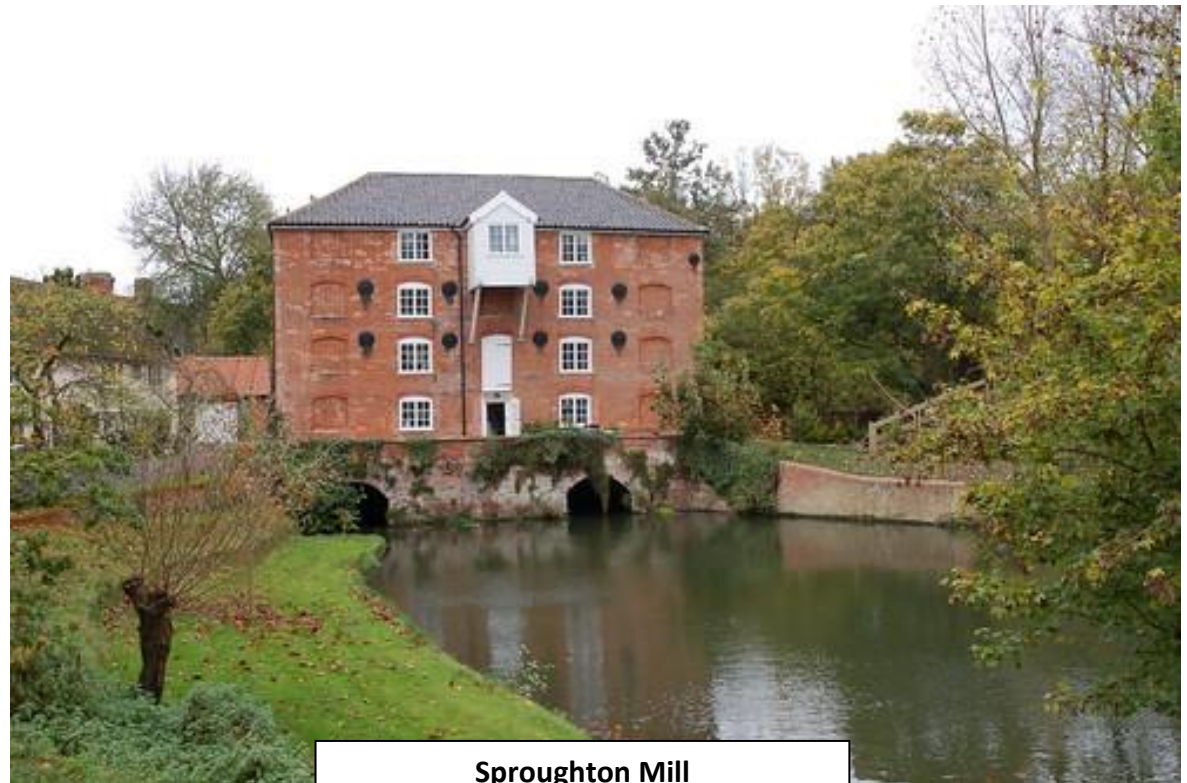
5. Features of Architectural and Historic Interest

The 11 listed buildings are clustered within a compact 5.5a area, reflecting the organic growth of the development of the village, built around the mill, Church, and river. In addition, the Neighbourhood Plan identifies 36 non-designated heritage assets, of which 21 are located within the Conservation Area (See page 19), collectively amounting to 32 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.

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



Sproughton Mill

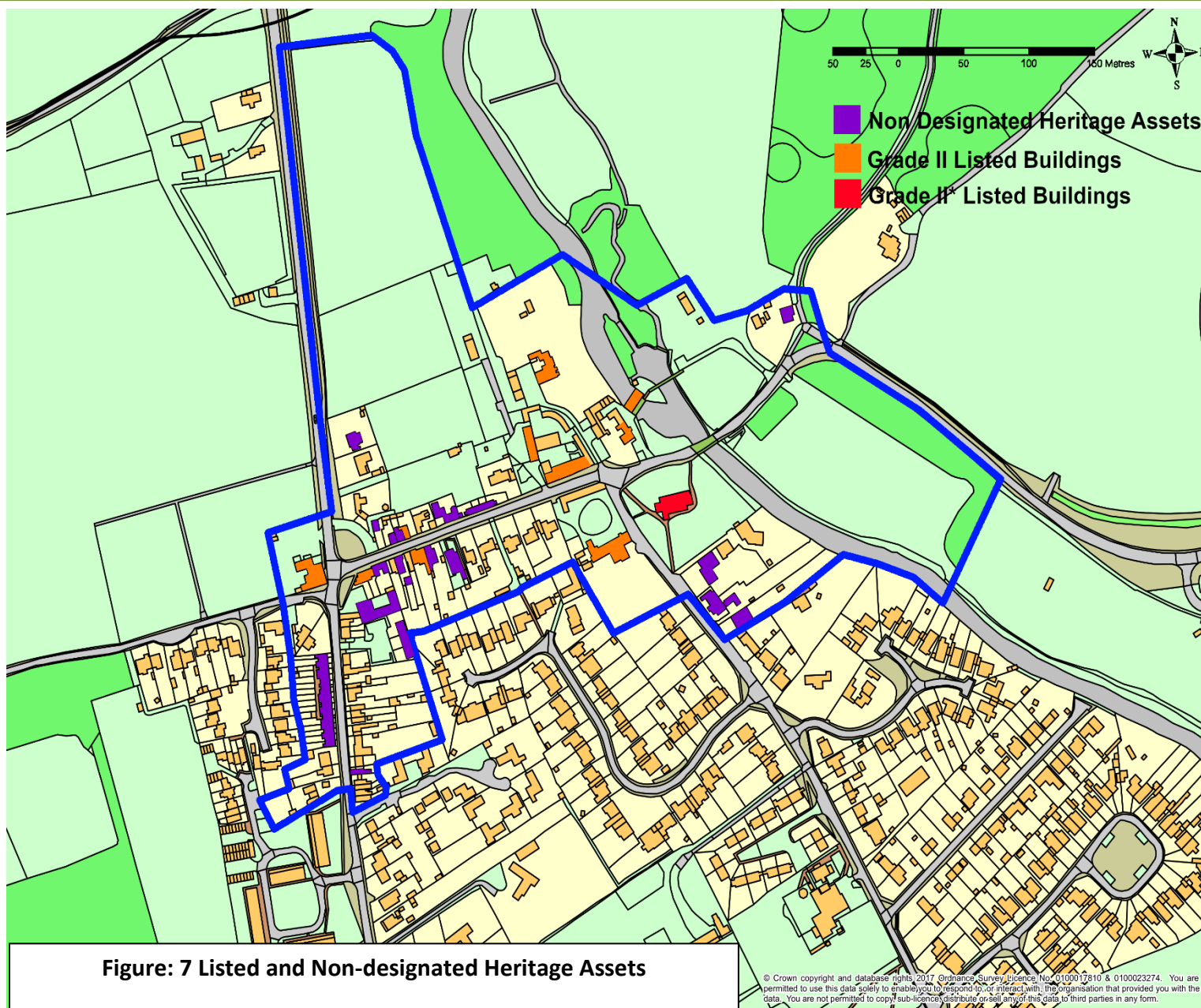
Non-designated heritage assets

There are 21 Non designated heritage assets in the Conservation Area identified in this appraisal, as follows:

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



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.



6. Green spaces, landscape features: corridors, features and gaps

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

Green infrastructure – including open Green Spaces and veteran and mature trees, which structure the landscape, support wildlife and soften built edges.

1. Village Green
2. Green and mature Oak tree at Manor lodge known as Oak Triangle.
3. Millennium Green
4. Lime trees on Lower Street
5. Meadows adjacent to the Tithe Barn, Root Barn and Sroughton Hall
6. Portion of valley floor meadows and River Gipping Valley Long Distance Path within Conservation Area

Public realm and social value - village amenity spaces and meeting places that underpin community life, memory and social cohesion.

7. Allotments behind the Wild Man Pub

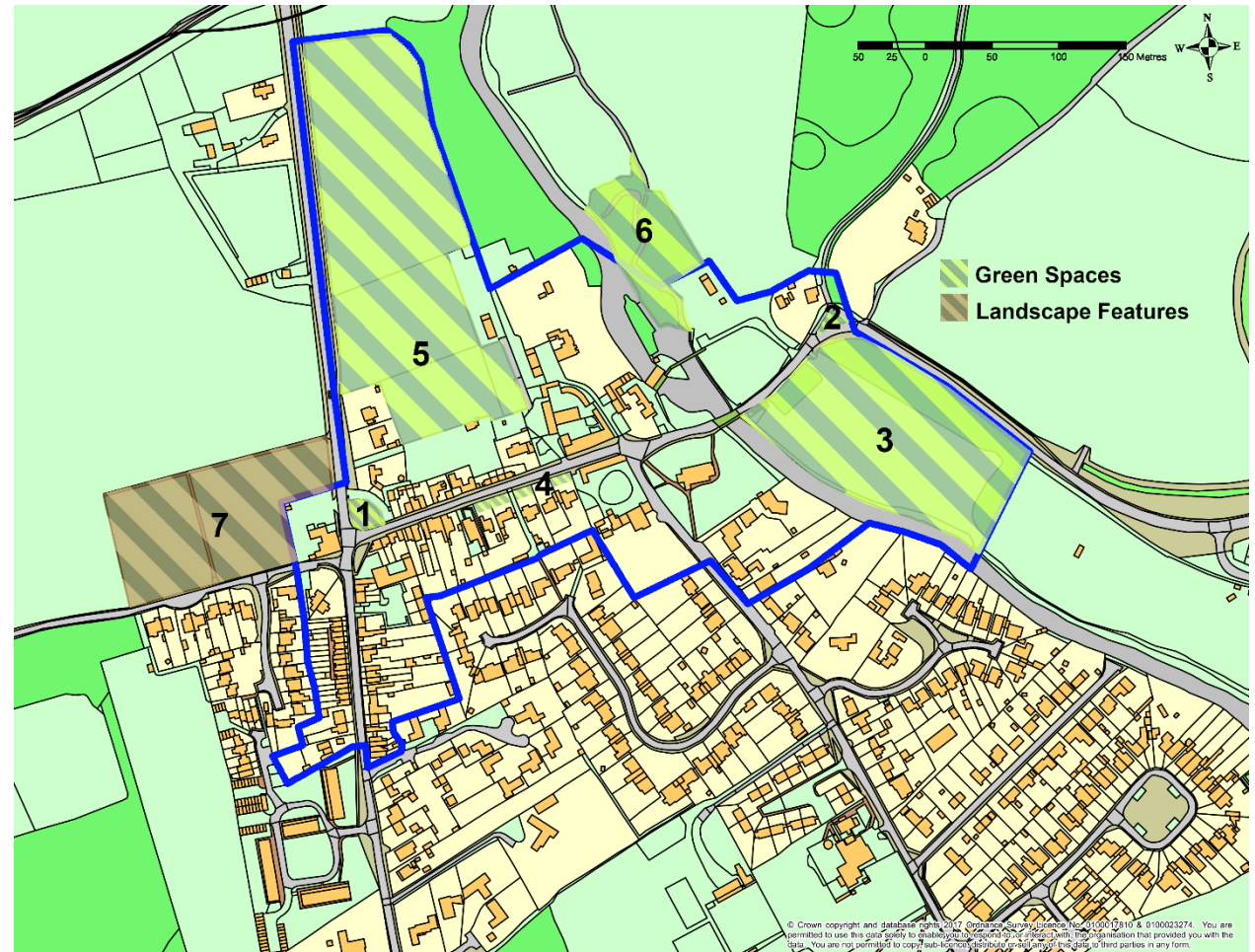


Figure 8: Significant Green Spaces and Landscape Features



The Village Green

Manor in 1863.

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 fairly 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. **Oak Triangle** - Green and mature Oak tree at Manor lodge (the gate house to the entrance to Sproughton Manor) acts as a focal point on arrival into Sproughton Conservation Area on a tight left-hand bend when approaching from Ipswich, leading over the bridge into the village. Shown on the 1837 Tithe Map, prior to the building of The Lodge and Sproughton



Oak Triangle

3. **Millenium Green** - The Millenium Green adds toward the more undeveloped, rural and verdant characteristic of this part of Sproughton Conservation Area. It 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



Millennium Green

development of greens to celebrate the turn of the millennium. Millennium Greens are areas of green space 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 in Sproughton. 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.

4. **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 village core. They have in recent years been pollarded and two unfortunately have been removed.



Lime Trees



Sproughton Hall meadows

5. **Meadows adjacent to the Tithe Barn, Root Barn and Sproughton Hall** – These agricultural meadows had an important historic link with Sproughton Hall as part of its agricultural holdings since at least 1779, and this use is 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 largely now been eroded, as well as provide opportunity for good, long-distance views of historic buildings, particularly Sproughton Hall the tower of All Saints Church, in an agricultural setting. Further information can be found in the following document: [Roy Lewis - Hopkins Homes - Heritage Sproughton](#) - particularly paragraphs 4.22 - 4.37

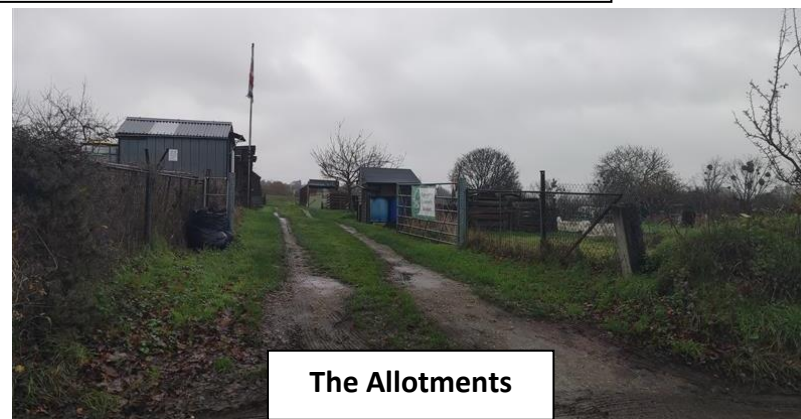
6. **Portion of valley floor meadows and River Gipping Valley Long Distance Path within**

Conservation Area - The valley floor meadows east of the River Gipping form a continuous and highly legible riverside landscape that frames the Conservation Area's northeastern edge. These traditionally managed water meadows, historically recorded as "The Mill Meadows" in the 1928 Sproughton Hall sale brochure, sit immediately behind the mill and lock and therefore retain a direct physical and functional relationship with the village's historic milling and riverside economy. Their flat, open character provides an essential foreground to views of the Church of All Saints, Mill House and Sproughton Hall, so that the Conservation Area is experienced not as an isolated cluster of buildings but as a settlement set within an identifiable river valley corridor. Visually and perceptually, the meadows moderate the transition between built form and open countryside. The open skyline, low planting and pattern of hedgerows and ditches ensure that the built area is read against a rural foreground, preserving the Conservation Area's soft rural edge and preventing the village from appearing abruptly urbanised when viewed from the river's public footpaths. The presence of the mill, lock and associated water-management features also creates a strong cultural association with the river that reinforces local identity and collective memory.



Meadows associated with Sroughton Hall to the west (centre of image) and valley floor meadows to the east (bottom of image) - Google Earth data © 2025

7. **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, and one having been in the same family for over 50 years



The Allotments

Landscape Character

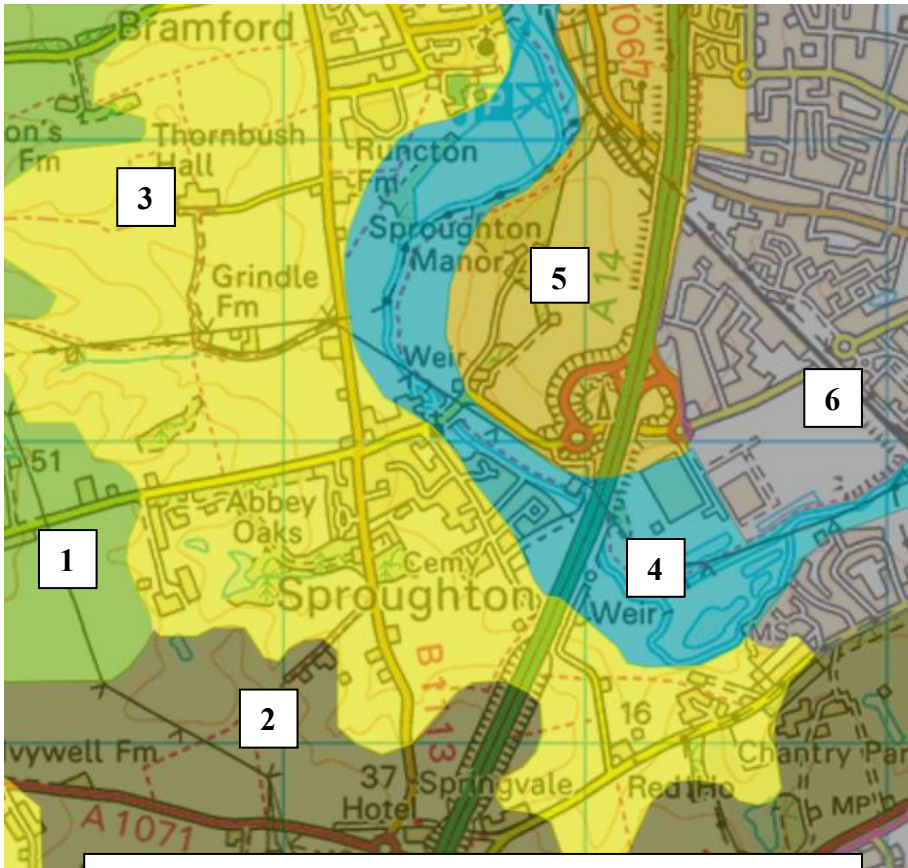


Figure 9: Suffolk Landscape Character Assessment for Sprooughton – Suffolk County Council
<https://suffolklandscape.org.uk/map/>

The new JLP Part 1 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 tranquillity, dark skies and strong rural character.

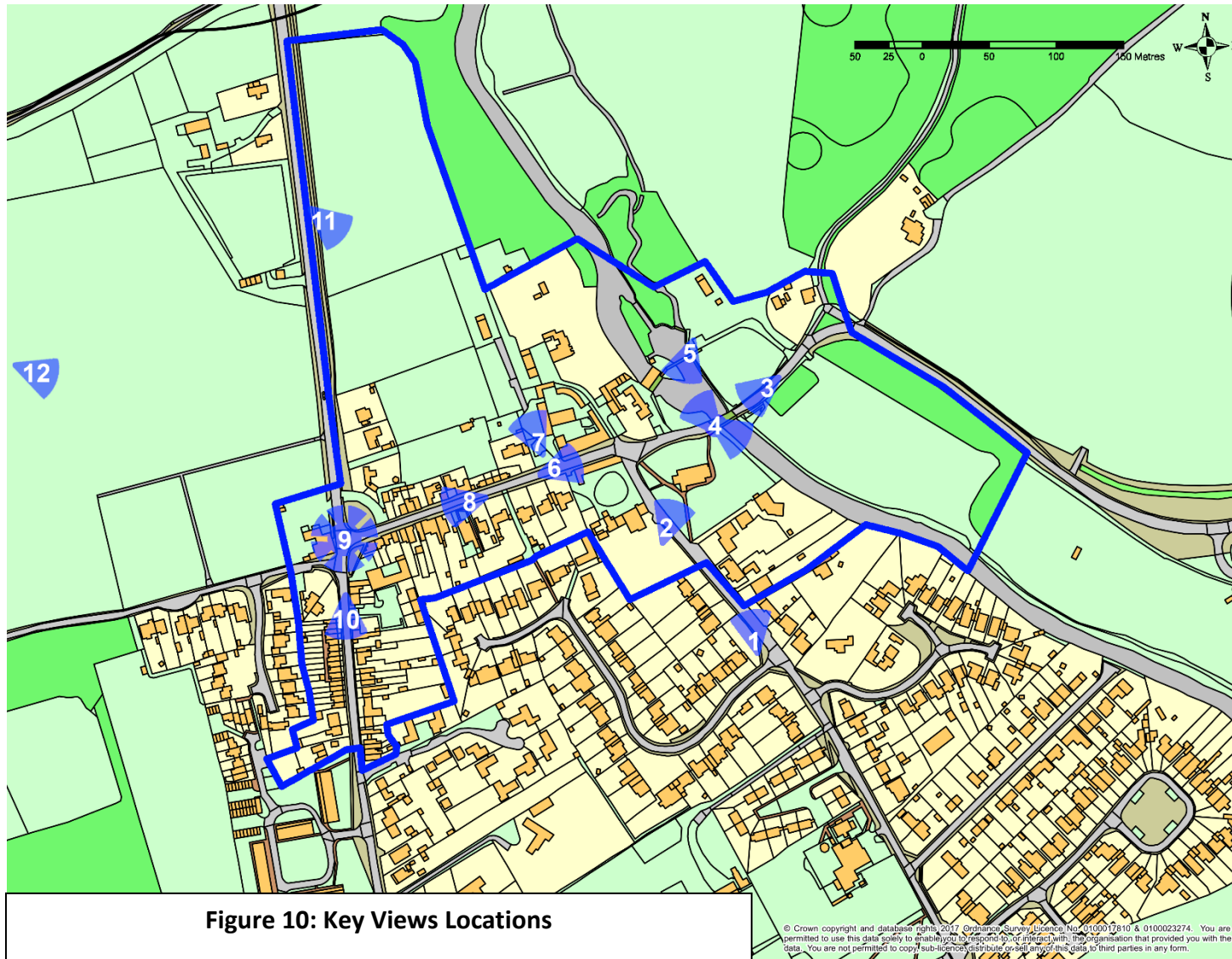
The Suffolk Landscape Character assessment classifies the parish landscape areas to include:

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 is namely Sprooughton 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.’

7. Key Views



1. Church Lane - north View 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 Loraine 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

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 as well are relisted 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 down the lane the more the view teases as each building reveals itself. The overhead wires are an unfortunate intrusion but are fairly discreet.



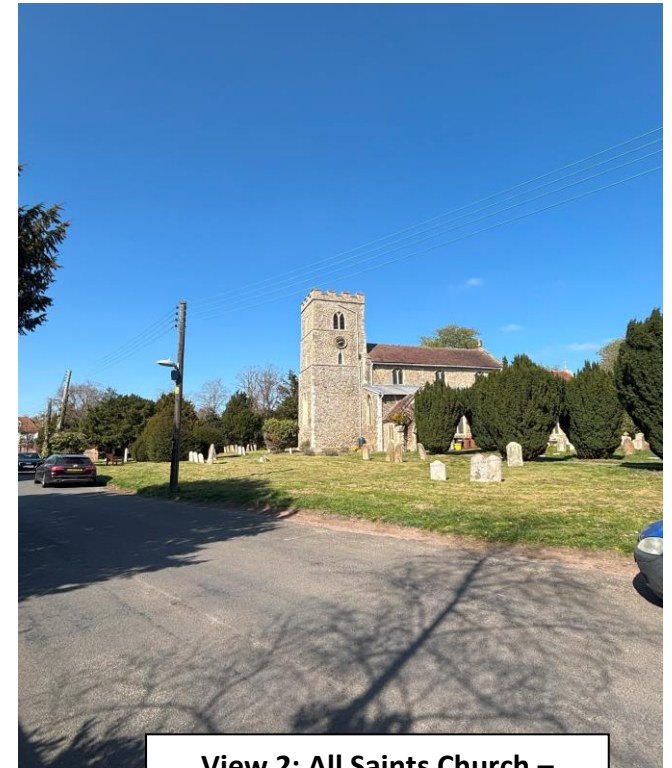
View 1: Church Lane towards the church

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 village. The view is short but enticing as you pass over the hump.



View 3: Sproughton Bridge looking west



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

View 4: Views of the river from Sroughton Bridge to both the north and south. The former reinforces the historical links between the river and industry, with Sroughton Mill prominently positioned. The latter view reinforces the verdant characteristics of this part of the Conservation Area, with the river adjacent to green meadows, providing a pleasing contrast.



View 4: South: River Gipping from Sroughton Bridge



View 4: North: River Gipping from Sroughton 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 viewpoint 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.



View 6: View of Lower Street eastward from Tithe Barn

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.



View 5: Looking over Sproughton Mill Pond towards the Church from PRoW



View 7: Lower Street, Tithe Barn looking towards the Sproughton Hall Meadows

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.

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 backdrop along Loraine Way. The Wildman is also again a prominent feature in close proximity.



View 9: East down Lower Street



View 9: South down High Street



View 8: Lower Street, toward the Wildman pub

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.

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.



View 11: Loraine Way looking towards Sproughton Hall, Tithe and Root barns and Church



View 10: Chantry Row

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, framed by the slopes associated with Sproughton Manor to the left (north).

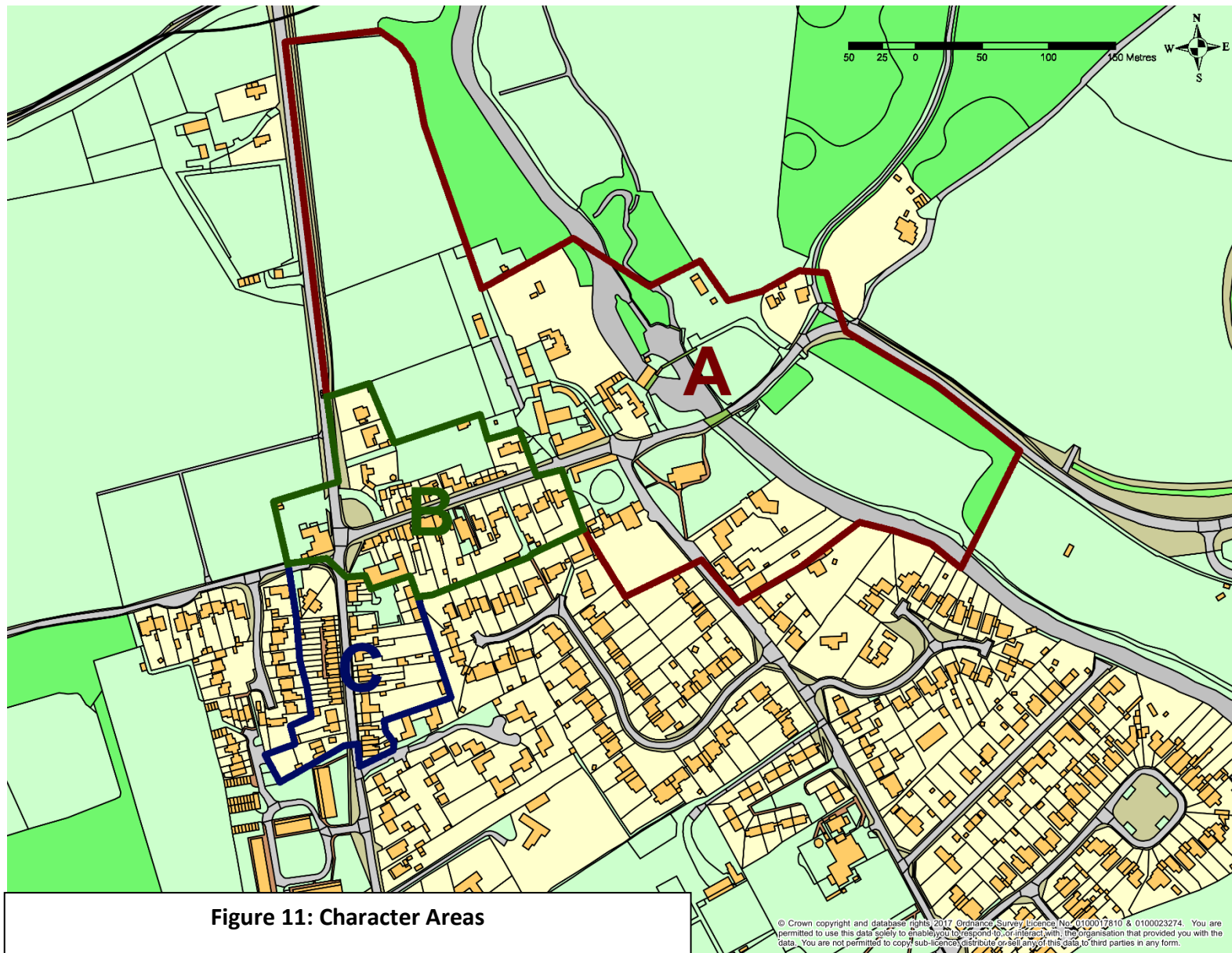


8. Character Areas - Analysis

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:

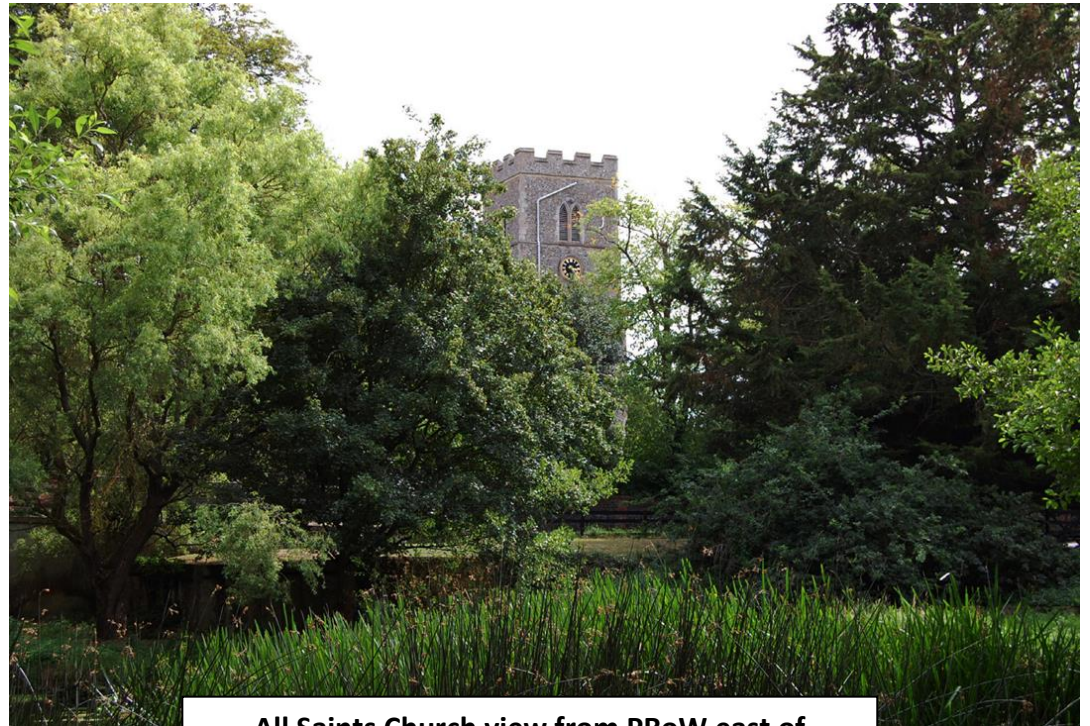
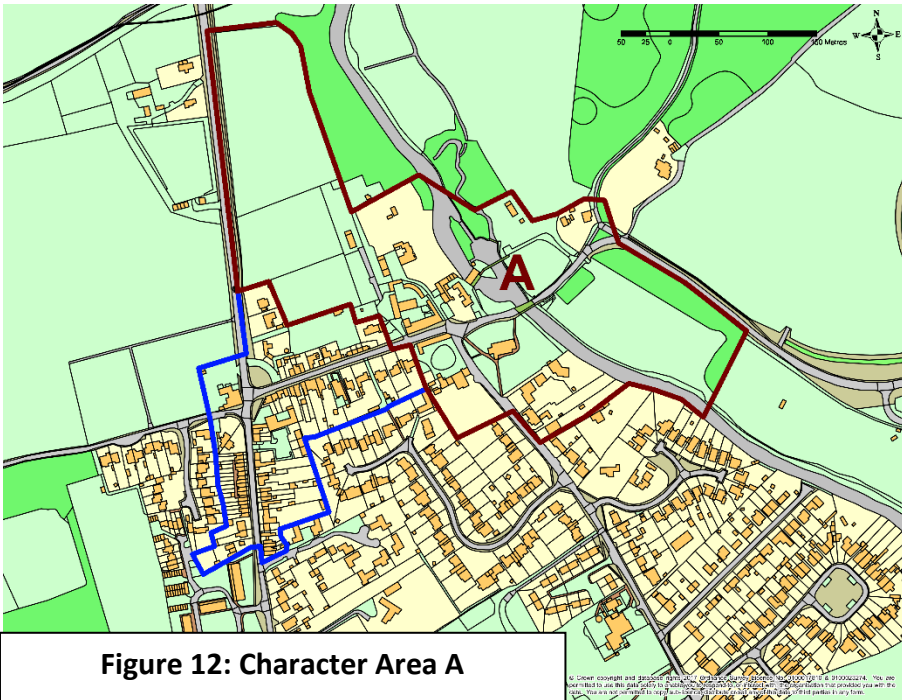
- A. Area A includes the Millenium Green, church and buildings with ecclesiastical connections, based around the river such as Sproughton Mill.
This area is also the historic employment area with links to trade and navigation via the river and river crossing, and grounds and land historically belonging to Sproughton Hall.
- B. Area B includes the rest of Lower Street & the built-up part Loraine Way. This area is based around the main residential and commerical 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 with 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.



A. Church Lane, Church Close, All Saints Church and Sproughton Mill

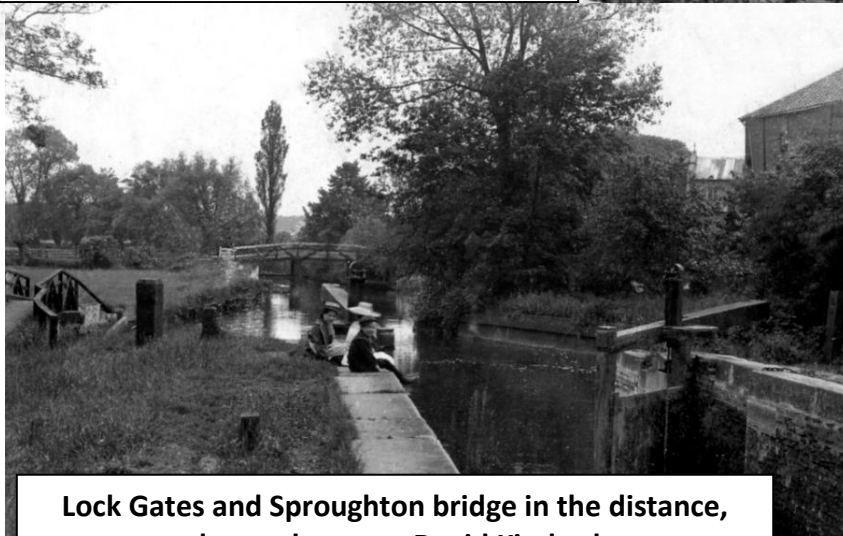
This area demonstrates a strong historic relationship between trade and religion, with connections between All Saints Church and the River Gipping. There is significant historical evidence that the river crossing at Sproughton Mill was the catalyst for the development of the village, as a point where goods could be loaded and unloaded from boats and transported both east and westward. The church may have played a role in controlling the movement of goods at this point. Many of the surrounding historic buildings originally had strong functional relationships with this industrial and/or religious focus of the area, including Sproughton Mill, the Root and Tithe Barns, 1-4 Church Close (the former rectory) and the Old School House. Together these buildings 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.





Sroughton Mill 1906 – David Kindred

The church also controlled the produce from the mill and surrounding agricultural land. 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. This functional relationship is preserved in the physical proximity and intervisibility of the church, mill and riverside agricultural meadows. Historically, the glebe land south of the church would also have formed part of this relationship, but this was built over



Lock Gates and Sroughton bridge in the distance, date unknown – David Kindred



Repairs to Sroughton Bridge 1906 – David Kindred

with a modern bungalow development close to the conservation area called Glebe Close. The most recent Rectory resides on the entrance to Glebe Close.

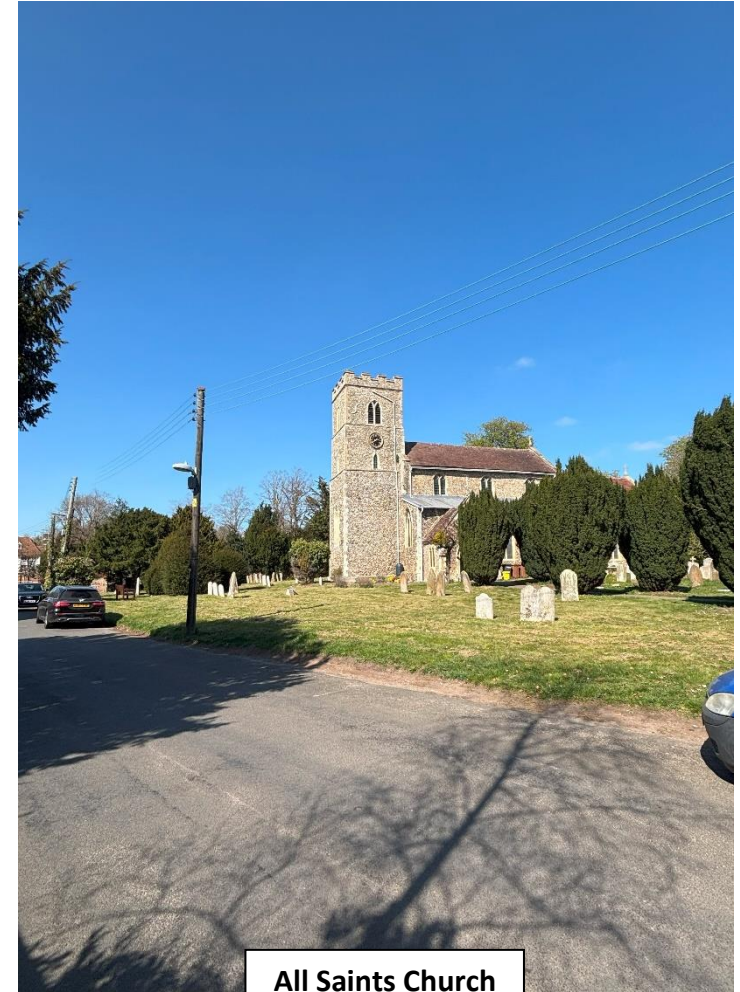
Spaces

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.



Important gap on Church Lane



All Saints Church



Important gap on Church Lane

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 at the same time still providing a link to the agricultural and commercial history of this character area.

Despite the predominant sense of enclosure in this area, there are some far-reaching views out of the Conservation Area to the north and east, showcasing rolling farmland and parkland, providing a link between the area and its wider context.

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.

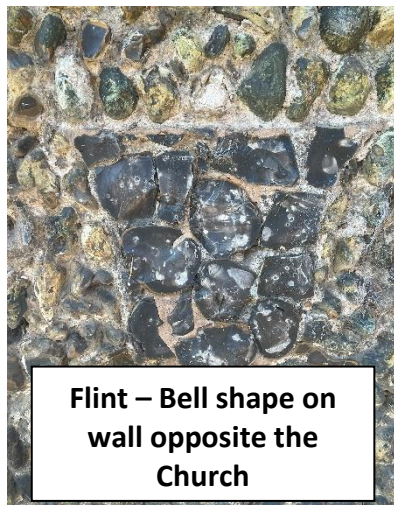


Sproughton Mill Grade II





Suffolk soft red brick



Flint – Bell shape on wall opposite the Church

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, though white brick is used on Manor Lodge.

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 fairly 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.

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.



Porch to Old School House

The Church features leaded windows with stone surrounds, but the predominate fenestration material is timber. Some of these 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.



Sproughton Hall at the rear with the old farm buildings in the foreground



Tithe Barn

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, there are views of the wider rolling agricultural valley landscape, particularly in winter.

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.



**Church Lane looking towards
Sproughton Hall**



**Loraine Way looking towards Sproughton Hall,
Tithe and Root barns and Church**

The northwestern edge includes an area of historic grazing land east of Loraine Way that contributes to the setting of Sproughton Hall as part of its former land holdings and provides an important longstanding view both into and out of the centre of Sproughton. It also helps preserve the historic agricultural setting of the core of Sproughton, alongside similar landscape to the northeast and east.

Spirit of the Place

During the day, the village 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 tranquillity.

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.



**Church to the left, Sproughton Mill to the right Tithe Barn in distance.
Sproughton Bridge to the rear.**

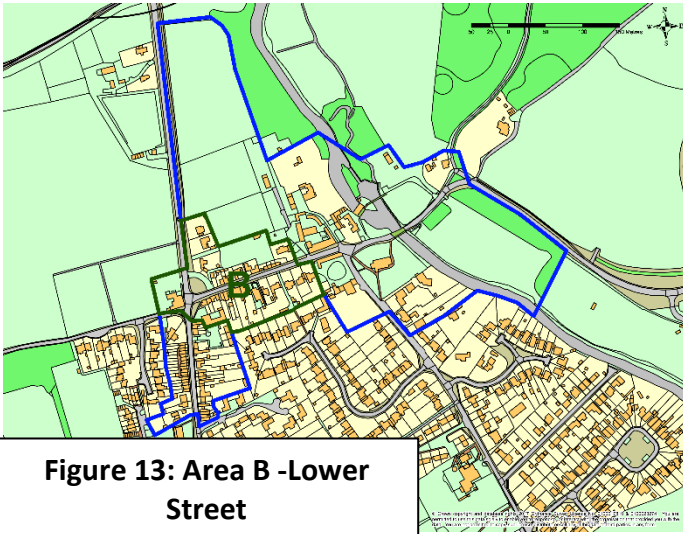


Figure 13: Area B -Lower Street

B. Lower Street

This area focuses on Wild Man junction, where Lower Street meets Loraine Way and the High Street, and continues down Lower Street. It forms the main pre-19th century residential area of Sprooughton, 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. 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.

A 1906 photo (left) 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.



The Wild Man Public House



WILD MAN INN & SMITHY, SPROUGHTON. No. 10.

Wild Man and Old Smithy – David Kindred

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 spaces between the older Grade II listed and other significant buildings that are intimate, 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 usually 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 the streets. 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. 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 Loraine Way. These front gardens give a feeling of openness, especially along Loraine Way.



Village Green



Enticing view from Lower Street

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.



Church Hall

There is a gentle uphill gradient along Lower Road, 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. 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.

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) Nissen hut 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.

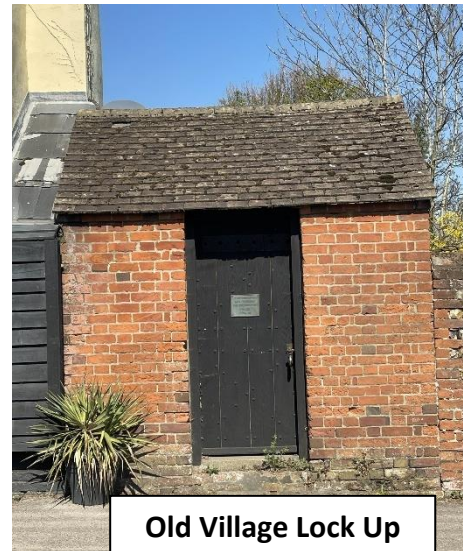
Historically Lower Street would have been the hive of village life. This is reflected in the number of buildings in this area that historically performed community functions. This included:

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



The Shed

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



Old Village Lock Up



Almshouses

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.



The Old Stores Lower Street, Rectory Cottage to the left - c1965 – Francis Frith Collection



Rectory Cottage



The Old Bakery – Walnut Cottage

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 fibre 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.



Ariel view of roof construction materials Lower Street – Google Maps



Jetty of 2 and 4 Lower Street

Landscape



Lower Street

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.



View of the village green towards the allotments

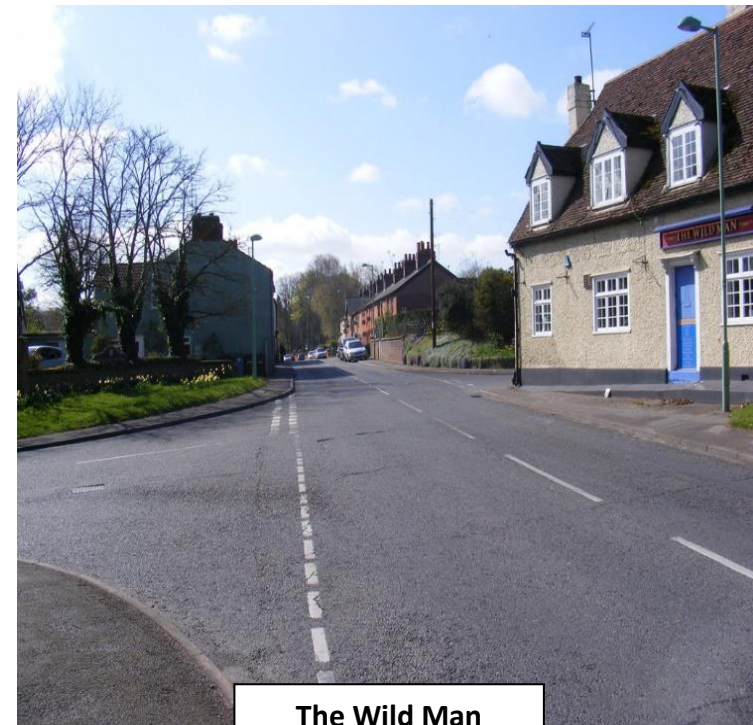
Spirit of the Place

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.



**Wild Man Pub C1965 –
Francis Frith**



**The Wild Man
Junction**



Lower House and Stores in 2025

C. High Street

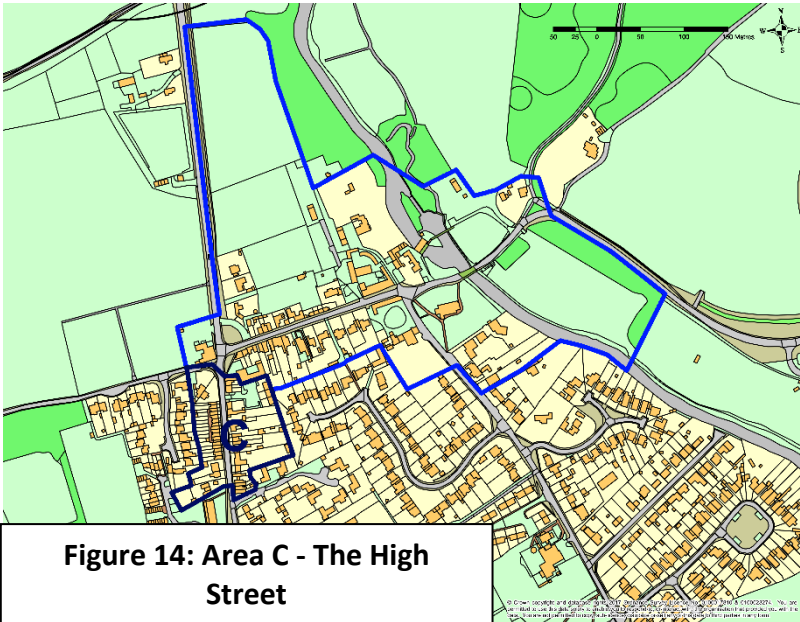


Figure 14: Area C - The High Street

Today, this portion of the High Street primarily consists of Victorian and Edwardian terraced houses in traditional Suffolk soft red brick. 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 continuous built edge with narrow plot frontages directly addressing the roadway.

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.



High Street looking south – Chantry row on the right

The High Street's significance is its evidence of the 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.

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.



The Old Stables

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



Victorian terraced house on the High Street

parallel to the road. Roof pitches are generally shallower than in the other parts of the conservation area, reflecting the latter 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



Chantry Row

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, most still have their wrought iron railings.

The Coach House on the east side of the High Street is identifiable by its large gates. 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.



Chantry Row



The Old Coach House

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



Victorian terrace – 1-5 High Street

Materials

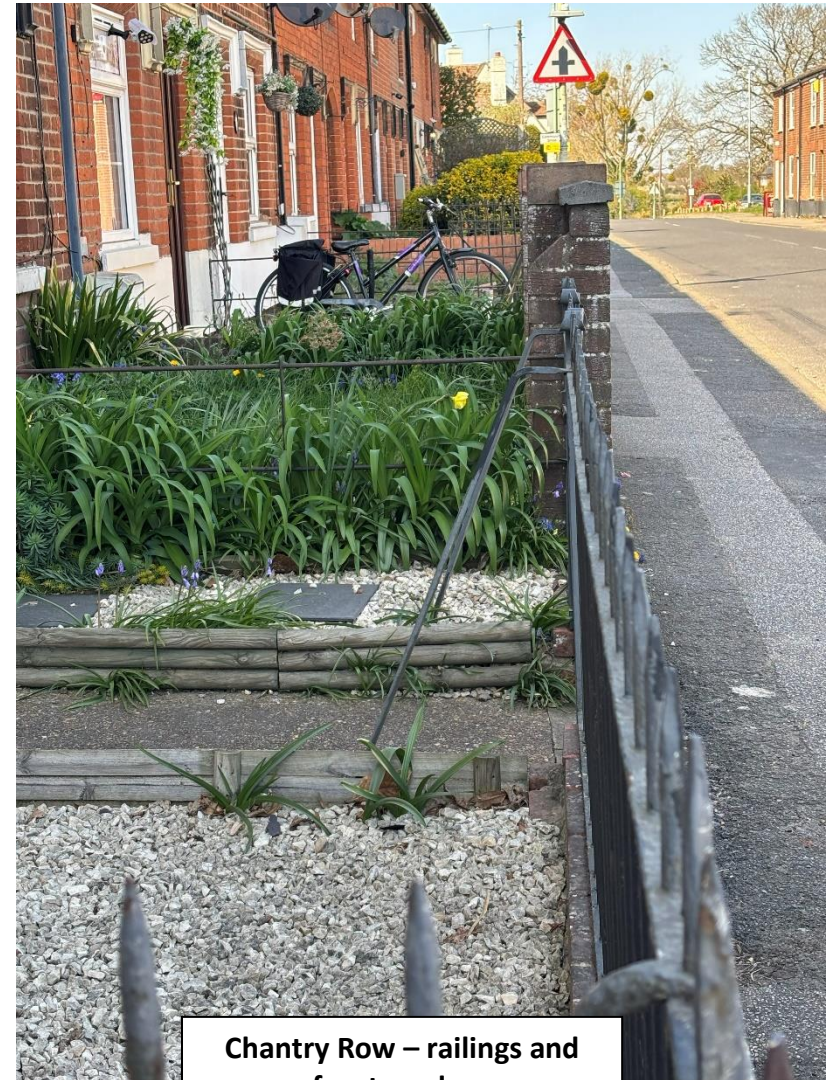
This area has characteristics from Georgian through to Edwardian, with a concentration of characteristic red brick houses. Some of these have later been rendered in white or Suffolk pink render. Suffolk became one of the most prosperous industrial counties in Britain, thanks in no small part to its brickearth, 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.



The High Street opposite Chantry Row



Chantry Row – railings and front gardens

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 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 surrounding rural landscape.



**High Street looking north
towards Bramford**



**High Street looking
south**



**Aerial view of the High Street –
Parish Maps online**

Spirit of the place

Despite modern additions and alterations, Sproughton High Street can still take a viewer back in time 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.



Chantry Row - Date uncertain, circa 1900's - David Kindred

Appendix 1: Bibliography

Secondary Sources

This document should be read in conjunction with the following which can all be found at: -

[Sproughton Neighbourhood Plan - Babergh District Council - babergh.gov.uk / midsuffolk.gov.uk](https://www.babergh.gov.uk/)

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

Primary Sources

Description
Mrs 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.
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Appendix 2: List of 11 Designated Heritage Assets within the Conservation Area

Entry Number	List Entry number	Name	Grade
1	1285915	Sproughton Hall	II
2	1036926	Tithe Barn	II
3	1193924	2 and 4, Lower Street	II
4	1036927	The Mill, Sproughton	II
5	1193937	Walnut Cottage	II
6	1193955	Mill House, Sproughton	II
7	1351646	The Wild Man (Public House)	II
8	1036925	Lower House and the Stores	II
9	1036923	1-4, Church Close	II
10	1285956	Church of All Saints	II*
11	1351647	Barn about 50m southwest of Sproughton Hall (Also known as The Root Barn)	II



1. Sproughton Hall C16-C17- The statutory list entry describes Sproughton Hall as a late sixteenth or early seventeenth-century timber-framed house, with rendered brick walls and plain tile roofs. Parts of the external walling are exposed brickwork. The L-plan house has a two-and-a-half storey front range with a hipped roof which incorporates two gabled dormers and a two-storey rear range projecting to the north. The south-facing front range has a clasped purlin roof, whilst the rear range has a side-purlin roof. The entrance door, which has been re-sited to the western end of the front range, is sheltered by a timber porch with a flat canopy.

2. Tithe Barn C17-C18.- The Tithe Barn is a magnificent structure that stands aligned west-east immediately alongside Lower Street, to the south of Sproughton Hall and its associated farm group including the Root Barn. A large prominent thatched building opposite the Church. Installs a sense of place and history to the junction to Church Lane as you enter into the village. The timber-framed, weatherboarded, building stands on a brick plinth. The timber structure has eight bays, with a two-tier butt purlin roof incorporating collars and tie beams. The tie beams have straight braces and knees. There is some reused timber in the walls.



**Walnut Tree
Cottage**

3. 2 and 4, Lower Street - C18 – Formally listed as two cottages, east of the Wild Man pub, the timber framed rendered and plaintile roof cottages have features indicative of their era.

4. Sproughton Mill - Late C18.- The Mill is a dominant building at the entrance to the village over the River Gipping. The 2nd and 4th bays have 12-light timber casements beneath similar brick arches. The central bay has a boarded door to the ground floor and first floor, beneath a flat arch on the ground floor, 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



**Sproughton
Mill**

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.

5. Walnut Cottage - Typical C16 crooked timber framed house. It is a two-cell, two-storey timber-framed cottage, formerly used as a bakery. The building stands end-on to Lower Street, which it addresses with a barge-boarded gable, but has a contrasting hipped roof with a gablet at the northern end. The building has rendered colour washed walls and a plain-tile roof covering and stands on a masonry plinth that accommodates changes in level in two directions. There is a small single-storey brick lean-to with a pantile roof, together with a slated, open porch to the entrance door, on the east side. Walnut Cottage is significant as a particularly good example of a vernacular cottage that has survived for almost five hundred years. It occupies a prominent position on the traditional village street and forms a tight-knit group with other historic buildings on Lower Street, both listed and unlisted.

6. Mill House - Circa 1600, later C17, C19 and later Historic Suffolk Long House. - Scattered fenestration, the ground floor mostly 3-light timber casements, the first-floor metal casements. Part glazed 4-panel door under brick gabled porch, between this range and cross wing. Taller 2 storey crosswing, the front timber framed encased in brick, early C19 when extended to rear. 3-light timber casement to ground and first floor, internally the ground floor window retains its sliding shutter. Left return. 2 sashes with glazing bars to each floor, some C20, all beneath segmental arches. Dentil course at eaves. Flat and square joists, some of pine. Formerly divided into cottages. Long 2 storey range with cellars, probably of 2 builds.

7. The Wild Man - 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



Wild Man Public House

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. The name derives from a local legend about a hermit who lived in nearby woods when the pub was built early in the 16th century. The village sign offers a hint to a legend which gave the pub its distinctive name: on it, Sproughton's water mill is shown and, running away from it is a man – rather chillingly carrying a screaming child. This is the Wild Man of Sproughton. Some think he could have been a Woodwoose, creatures that were human-like with an abundance of body hair and which can be seen carved in Churches across Suffolk, feral humans who chose or were forced to live solitary lives and stayed out of sight. Records showing a landlord in situ as far back as 1844.

- 8. Lower House and the Stores** - Early to mid C16, of two separate builds. - Two bay range forming shop and store, and 2 bay crosswing (Lower House). 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 crown post roof of which tie beam and square post in gable survive. Crosswing has side purlin roof. Significant building on the roadside, which displays its previous use by appearance.
- 9. 1-4, Church Close** - C15-C18 - Originally known as the Old Rectory, the building was divided into four houses and flats in 1961. Its construction spans several periods—a late 15th-century origin evolving through the 17th century with further additions around 1836. The overall structure exhibits a complex plan with a gable facing the road.

Architectural Composition: The building features several distinct ranges:

Long Range: A late 15th-century section with a jettied range and crosswing.

C17 Range: Adding further depth with one-and-a-half to two storeys, executed in timber framing that's encased in brick and rendered (or lined) as ashlar.

Early C19 Wing: Set at right angles to the earlier ranges.

c1836 Wing: Attached at the rear, partially aligning with the medieval crosswing.

The structure is a blend of timber framing, rendered or ashlar-lined brick, and colour washed elements. Roofs are simple tile types.

Fenestration and doors date from various eras; for example, there are leaded casement windows from the first floor of the late c15 range, horned sashes from the crosswing, and c20 doors. Decorative features include carved spandrels (some dating back to c1500) and intricate elements like carved bargeboards, tall octagonal crown posts, and moulded caps.

Interior Features: Inside, the building preserves elements from different periods:

The late 15th-century range has two unequal bays with a somewhat damaged crown post roof featuring an octagonal post with an embattled cap and longitudinal braces.

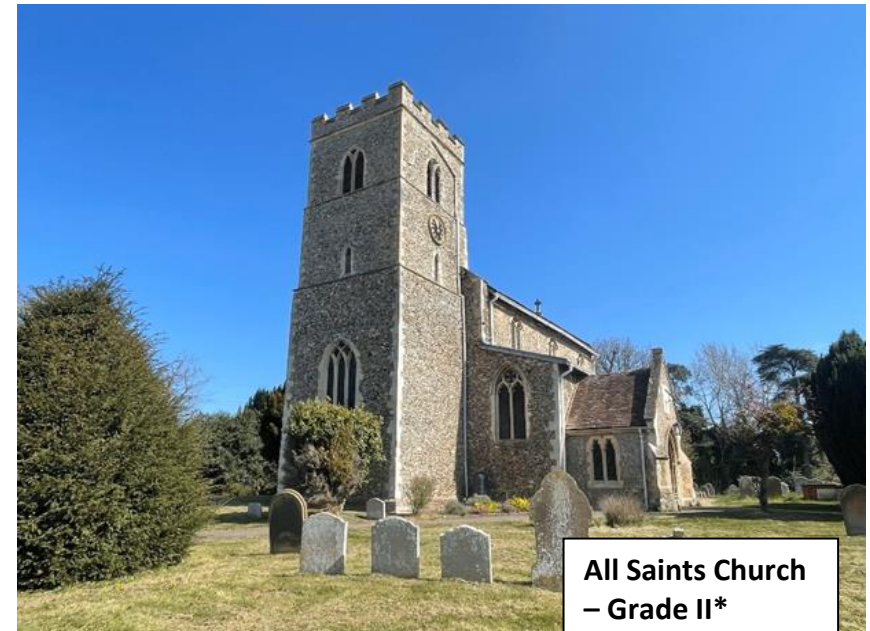
The crosswing contains an open truss with renewed braces (likely updated circa 1836).

A staircase from around 1836, complete with stick balusters, a wreathed handrail, and a turned newel, connects the levels.

Notable panelled doors with egg and dart moulding and raised, fielded panels add to the character of the interior.

Additionally, early brickwork is present in the cellar areas beneath the crosswing and the later wing.

- 10. Church of All Saints Grade II *** - C14 - Church of All Saints Grade II* Parish Church. 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. Large and imposing feature on the entrance into the village residing next to the River Gipping and the graveyard which is a County Wildlife Site (CWS) designation.



**All Saints Church
– Grade II***

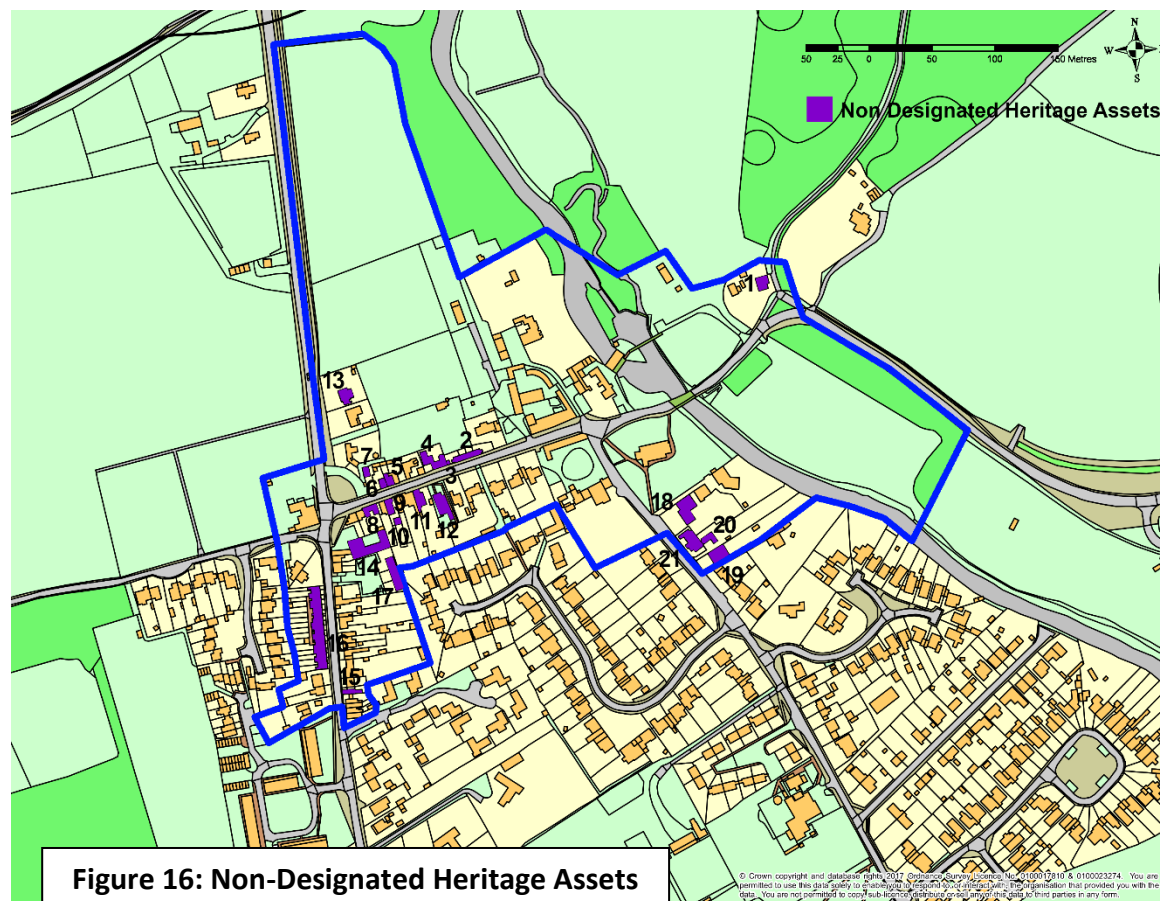
- 11. Root Barn - C17 and C18** - The Root Barn resides about 50 metres southwest of Sroughton Hall aligned north-south. It is part of the main settlement comprising the historic core and buildings such as the Church, Sroughton Hall, Tithe Barn, and Sroughton Mill which are nestled on the lower valley slopes along the B1113 and to the west bank of the River Gipping. The Root Barn is significant as a fine example of a Suffolk timber -framed and thatched barn that has survived for over four hundred years. The building has been converted to a dwelling but retains its essential characteristics. The barn makes a prominent contribution to the character and appearance of the Sroughton Hall group of former farm buildings.



**Root Barn -
Grade II**

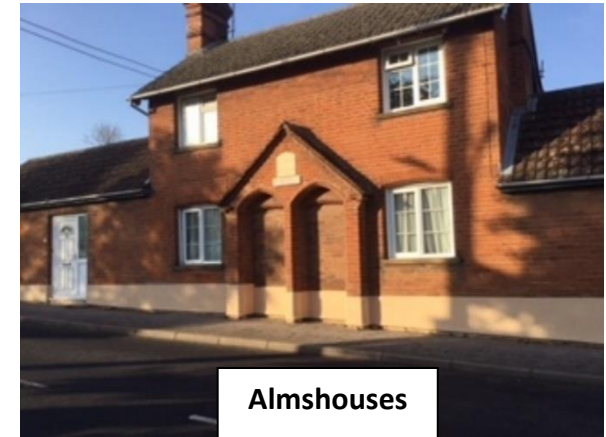
Appendix 3: List of 21 Non-Designated Heritage Assets within the Conservation Area

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



1. **Manor Lodge** – 1863 by W E Nesfield for Col Henry Phillipps. Grey brick, grey and yellow stone dressings, tile and slate roofs. The building is not only the entrance to the private driveway of Sroughton Manor, but also on a sharp bend at the entrance to the village. Creating a dramatic entrance with a designated green space to the front displaying a magnificent oak tree. Lodge or gate house to Sroughton Manor - Grade II listed Entry Number 1036922.

2. **Almshouses** - Two Almshouses built in Suffolk red brick on Lower Street. Striking uniform building that faces on to Lower Street. The two old doorways (now blocked) under a single porch make 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.



3. **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.

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.

4. **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



5. **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

6. **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.

7. **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

8. **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



5 Lower Street



1 Lower Street

9. **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**

10. **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.

11. **Rectory Cottage** - Believed to be the Old Rectory for the Church, probably 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.



**Reading
Room**



Church Hall

12. **Church Hall** - Built 1911. Corrugated and timber frame, similar in material to a Nissen hut. Very striking building reminiscent of a WW1/2 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.



**Rectory
Cottage**

13. **The Old Police House** - Classic Suffolk Police House with inscription on the front. 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 Old
Police House**



The Shed

14. **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.

15. **The Old Coach House** - C18. Formally a coach house, it still has the original coach doors, although the space has been

converted to a room. A carriage house, also called a remise or coach house, is an outbuilding which was originally built to house horse-drawn carriages and the related tack. Small frontage to a house that leads to a long narrow building that appears to have been extended at the rear.



**The Old
Coach House**

16. **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**

Cottage, Russell Cottage and Booth Cottage. Early C20.

17. **Old Stables** - Converted Stables, 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



**Chantry
Row**



Old Stables



The Old Lodge

18. **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 village school and old Laundry Cottage. An impressive house. with possible ecclesiastical connections.

19. **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.



Chestnut House

20. **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.



Laundry House

21. **Old School House** - The building has changed little as seen in the two images below. 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.



**Old School
House**



**Old School
House**

Appendix 5: Historic Photographs

Photographs:

Francis Firth Collection Copyright: copied from the website in low resolution with permission. (A-H)

Photos courtesy David Kindred (I-N)

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







