

SPROUGHTON PARISH

SPECIAL CHARACTER AREA APPRAISAL September 2022



Revised Feb'23

Sproughton Parish Council
In conjunction with Sproughton
Neighbourhood Plan

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

Date of review	Update	Approval by PC date	Updated PC Website	SPC Chair
Initial Draft	September 2022			
	General updates			
Feb 2023	No material amendments, numbering corrections, spelling updates and Hyperlink updates for ease of reference to associated documents. Update contents page.	22Mar23	24Mar23	22Mar23

1. DOCUMENTATION CRITERIA

This document has been produced within the guidelines of the English Heritage and the Oxford Character Assessment Toolkit including:-

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

As per the recommendation of:-

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Identifying and managing those parts of the historic environment valued by local communities is an important element of the heritage protection system. Local designation allows for the management of local heritage through the planning system and provides an opportunity to engage with local communities. It encompasses both individual assets identified by local listing right through to areas of local character represented by conservation areas.

This document should be read in conjunction with:-

1. Sproughton Non-Designated Heritage Assets
2. Landscape Appraisal – Alison Farmer Associates Ltd Sproughton
3. Neighbourhood Plan (submission Draft)
4. Babergh District Council Local Plan 2006
5. Sproughton Green Spaces document
6. Roy Lewis – Proof of Evidence [DC1802010-ROYLEWIS-7585902.pdf \(baberghmidsuffolk.gov.uk\)](#)

1.1. Conservation areas

Conservation areas are a well-established designation employed by local planning authorities to manage areas of special architectural or historic interest. Effective management of conservation areas relies upon the preparation of a character appraisal and accompanying management plan.

1.2. Local listing and local heritage assets

Local listing helps to raise the profile of local heritage by identifying heritage assets that are of greatest importance to local people. The National Planning Policy Framework [National Planning Policy Framework \(publishing.service.gov.uk\)](#) also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

Particularly Section 16 Para 191 of the NPPF which states:

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

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

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

'Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. Encouraging the use of local lists will strengthen the role of local heritage assets as a material consideration in the planning process.'

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

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

1.3 Babergh District Council Local Plan 2006

Chapter 7, Built Environment and Conservation, paragraphs states:-

7.42 The District Council will, from time to time, designate areas of special architectural or historic interest as conservation areas, whose character or appearance it wishes to preserve or enhance. It will also review such designations and their boundaries at appropriate intervals and make any necessary changes, and prepare conservation area appraisals for all new and existing conservation areas;

7.43 Possible areas for designation as conservation areas following detailed survey and consultation work are:

*Boxted; Chattisham; Hintlesham (Church and Hall area); Hitcham (around the Church); Holbrook, (The Royal Hospital School Site); Lawshall; Lower Layham; Milden Shimpling; **Sproughton (Lower Street); Washbrook,(The Street); Wattisham; and Wherstead.***

1.4. Areas of Special Local Character – Special Character Area

Some local planning authorities have chosen to rely on additional forms of local designation to manage their local historic environment. These generally take the form of areas of special local character, designed to capture historically important areas. Although such areas of special character are generally used to identify areas based upon their architectural or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology.

The aim of this document is to identify a Special Character Area within the parish which may lead on to designating a Conservation Area within the same or extended area, based on the Landscape assessment conducted by Alison farmer Associates Ltd 2021. Identifying both designated and non-designated heritage assets.

2. INTRODUCTION – THE VILLAGE – PROPOSED SPECIAL CHARACTER AREA.

2.1. Location and setting of Sproughton Parish

Sproughton is a rural village located three miles west of Ipswich in Suffolk. The Neighbourhood Plan area boundary covers the whole of the Parish of Sproughton, that is a civil parish part of the Babergh District. The Parish is divided by the A14 which passes north to south through the valley

and connects the area to the wider transport network. The main settlement comprising the historic core and buildings such as the Church, Sproughton Hall, Root Barn, Tithe Barn, and Sproughton Mill is nestled on the lower valley slopes between the B1113 and the River Gipping.

Sproughton as a Hinterland Village within the “Ipswich Fringe”. Ipswich Fringe parishes are those parishes that abut and surround Ipswich. Settlement boundaries are identified in the Neighbourhood Area covering: -

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

2.2. Brief Overview of the Character of Sproughton

The village of Sproughton contains 11 listed buildings which cluster around the Church and Sproughton Hall, and extend along Lower Street, reflecting the origins and oldest parts of the settlement close to the river, reaching up to the ancient Roman Road, the High Street. The Parish as a whole lies in a sensitive area in a relatively intact network of fields and parkland along the valley bottom, and value lies in its heritage, scenic quality and role and function. The meadowlands along the valley floor are particularly sensitive where they function as a setting to the historic buildings on the northern edge of the village and the rolling valley side of Chantry Vale and the Hadleigh Road Community.

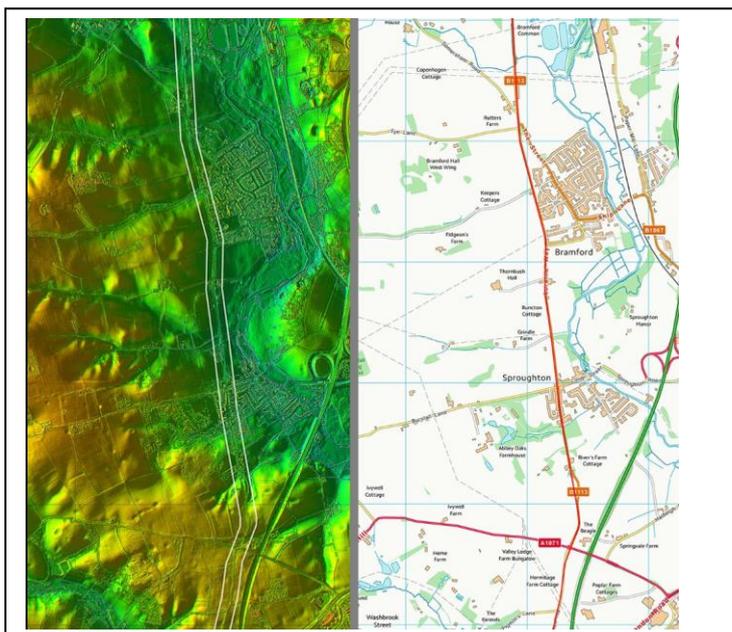
2.3. History Early Origins and Evolution

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

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

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

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

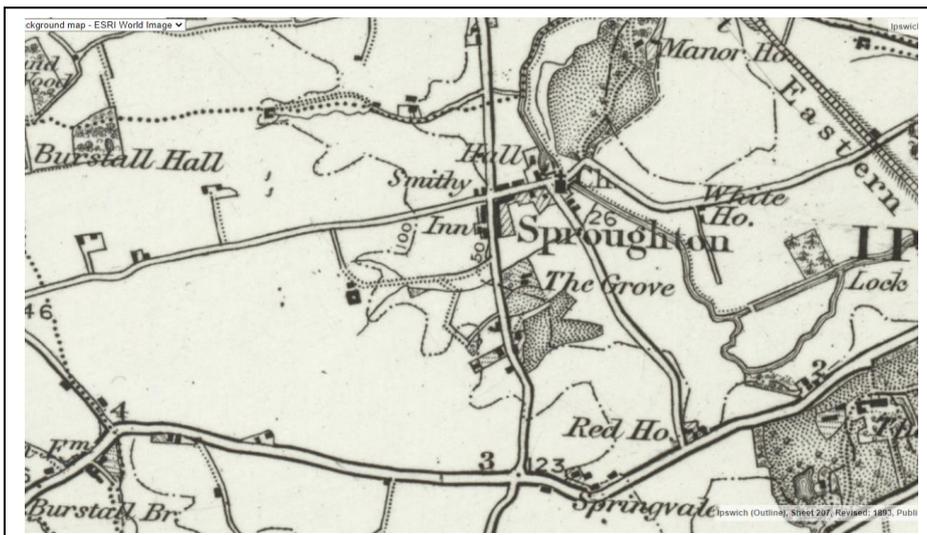


The name “Sproughton” is thought to have Saxon origins (“Sprowes Tun”). In medieval times, Sproughton was almost exclusively an agricultural, rural village defined by rolling green arable fields and the meandering River Gipping which still winds through gentle, low lying water meadows from Bramford.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

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

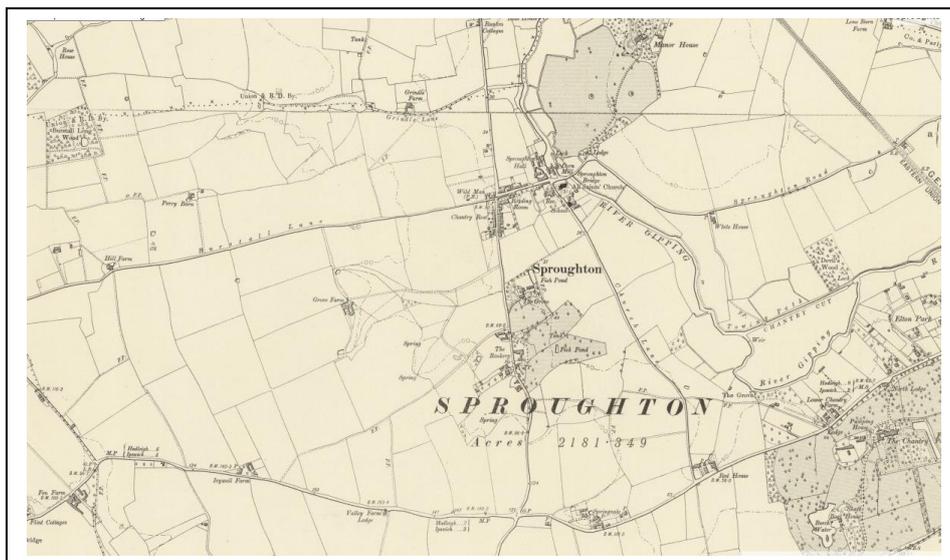
Early photographs of Sproughton taken from the river bridge towards the Wild Man in the 20th century show a village scene much of which is still recognisable today. All Saints’ Church dates from the 12th century. The river is no longer navigable, but was so up until the 1930’s. The Mill, now a private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

The historic maps below trace the evolution of the village from the late 19th century. In this first map the pattern of development focuses on the Church, close to the river and spreads west along Lower Street and with the junction with the B1113. A separate cluster of development can be seen to the south associated with The Rookery (also known as Sproughton House). Also of note are the areas of parkland surrounding it. Chantry Park is seen in the southeast corner of the map while parkland associated with The Rookery extends east of the B1113 and with Sproughton Manor House on rising land to the north of the village. The route of Church Lane connecting to the Hadleigh Road, and the historic lane The Grindle, can also be discerned.



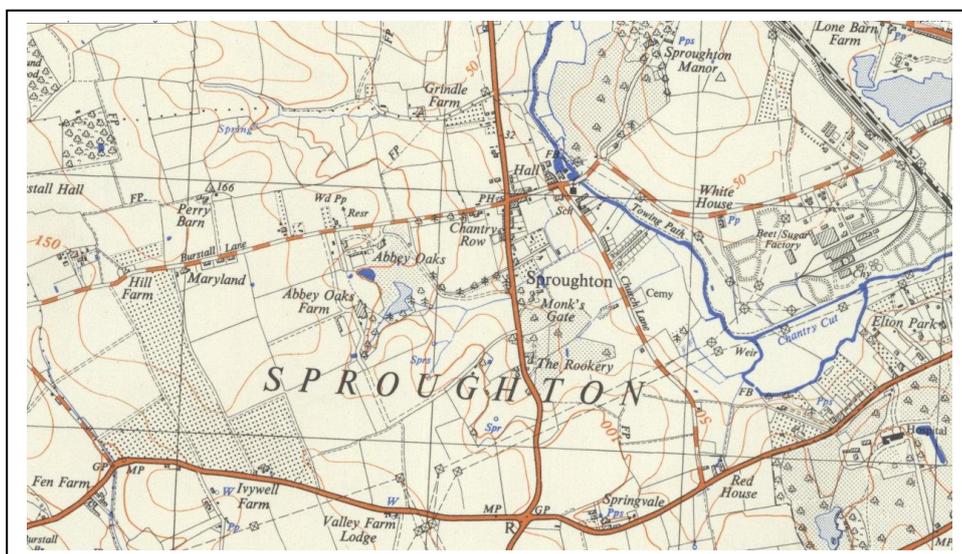
Map 1: Extract from 1896 map. (source – Historic Maps Scotland)

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



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

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



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



Aerial photograph of present-day village

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

2.4. Archaeology

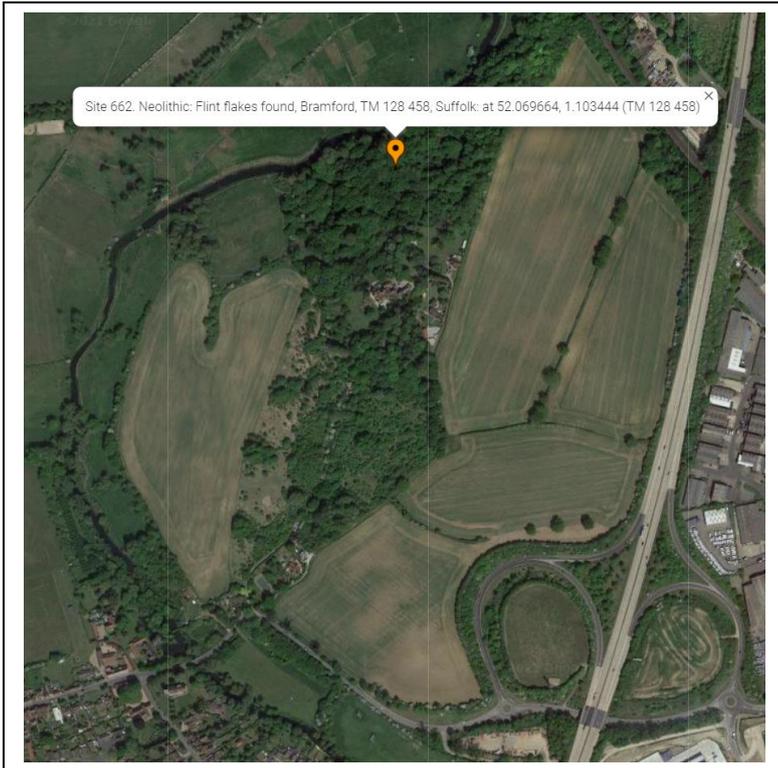
There are 24 archaeological sites within the parish and one within the suggested Special Character Area. They are Roman and Neolithic, detailed locations, and descriptions below.

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

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



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

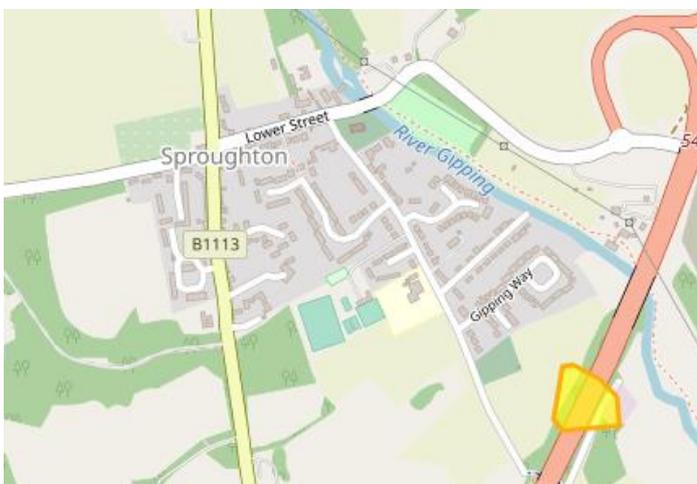


In a site remarkably close to the Special Character area a Mesolithic occupation site was discovered in 1924: on a knoll 10 feet above the river flood plain by Mr E Amey of Ipswich; occupation layer was 16 inches below the surface (S1). Finds included 12 cores, 4 scrapers and 17 flakes (Ipswich Museum)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

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

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

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



[SPT 002 – Sproughton Knoll, Sproughton, \(Mesolithic\) – Suffolk Heritage Explorer](#)

2.5. Designed Landscapes

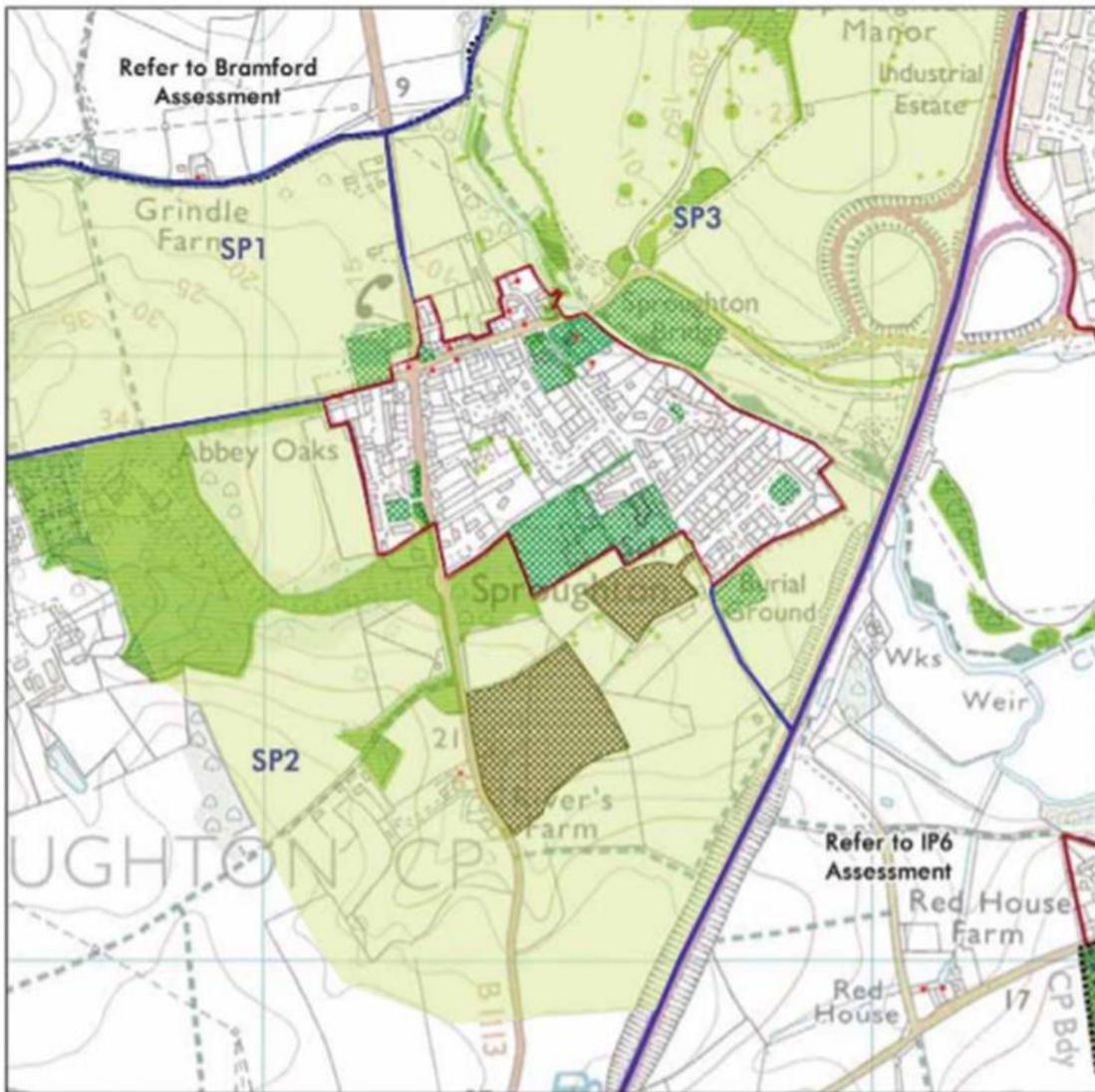
Key built landmarks for the proposed Special Character area within the village, which contribute to sense of place and orientation have been identified and are illustrated below. They include the following ten Grade II and one Grade II*

- a. Wild Man Public House (Grade II)
- b. Lower Street (concentration of listed and unlisted buildings which create a distinctive streetscape)
- c. Sproughton Hall Barn (Grade II)
- d. Sproughton Hall (Grade II)
- e. Sproughton Mill (Grade II)
- f. All Saints Church (Grade II *)

Also designated in the Neighbourhood Plan, and identified as buildings of significance in the Non-Designated Heritage Assets register are 36 buildings and features of local significance. Of these 22 are located in the Special Character Area along with the 11 listed properties. Totalling 33 designated properties of significance.

Several landscape features have also been identified as important elements contributing to local sense of place either within the proposed area or abutting it. These include: -

- a. Village Green
- b. Allotments behind the Wildman Pub
- c. Valley floor meadows and River Gipping Valley, Long Distance Path
- d. Green at Manor lodge
- e. Millennium Green
- f. Horse Chestnuts and associated grass verge on Church Lane
- g. Meadows adjacent to the Tithe Barn, Root Barn and Sproughton Hall.



Contours: Ordnance Survey data © Crown copyright and database right. 100015624

Ipswich Fringe Settlement Analysis

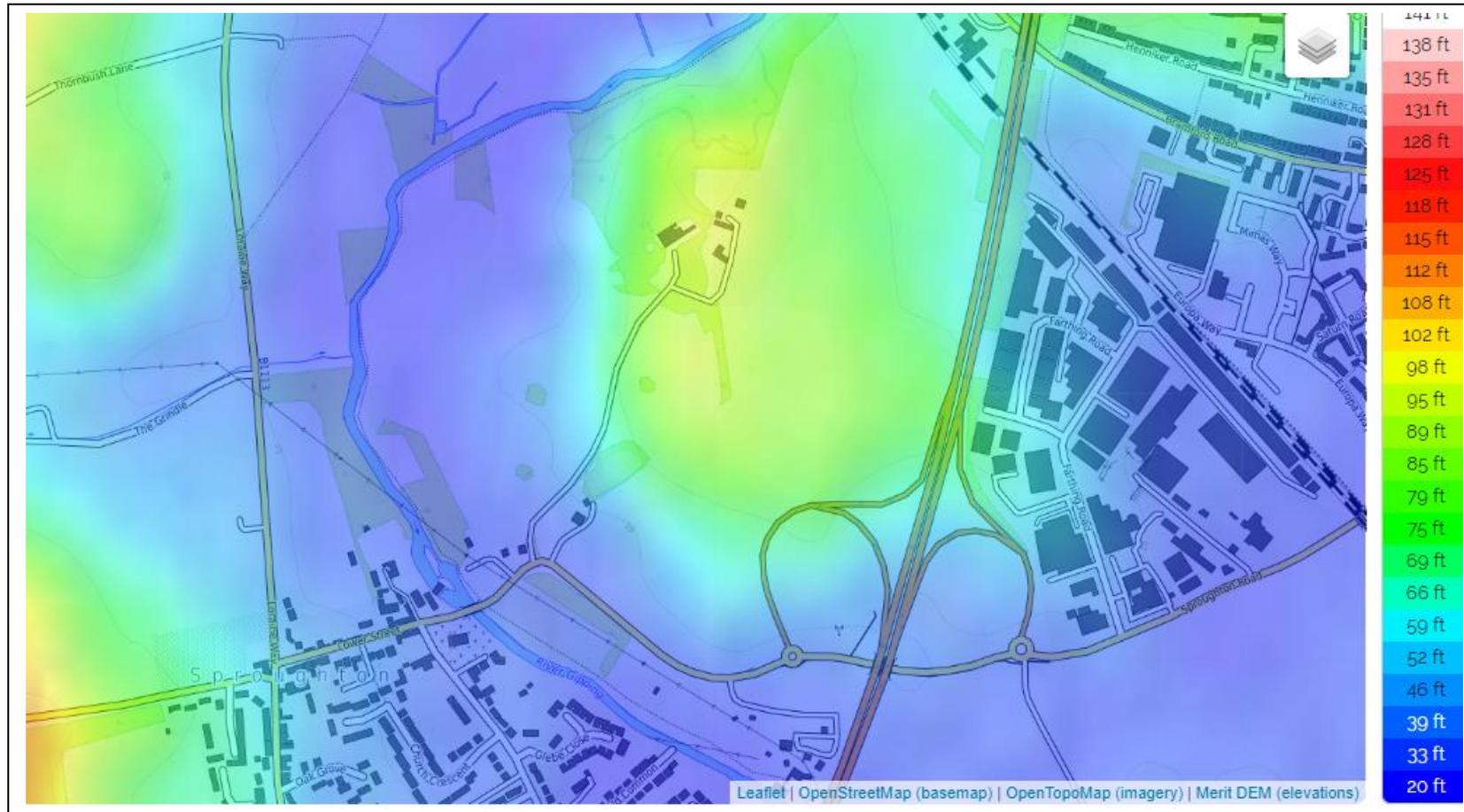
Sproughton
July 2018



- | | | |
|---|---|--|
| <p>SP1 Peripheral Area</p> <p>Peripheral Area Boundary</p> <p>Built Up Area Boundary</p> <p>Parish Boundary</p> <p>Landscape Policy Areas</p> <p>Local Greenspace</p> | <p>Nature Designations</p> <p>Tree Preservation Order</p> <p>County Wildlife Site</p> <p>Heritage Designations</p> <p>Listed Building</p> | <p>Park or Garden</p> <p>Conservation Area</p> <p>Planning Permissions</p> <p>Housing</p> |
|---|---|--|

2.6. Topography

The topography of the conservation area resides mostly in the valley floor ranging from an elevation of 27ft to 92ft on the slopes towards and including Hazel Woods. The minimum elevation of the Parish is 6ft, averaging at 98ft with a maximum of 220ft.



[Sproughton topographic map, elevation, relief \(topographic-map.com\)](https://topographic-map.com)

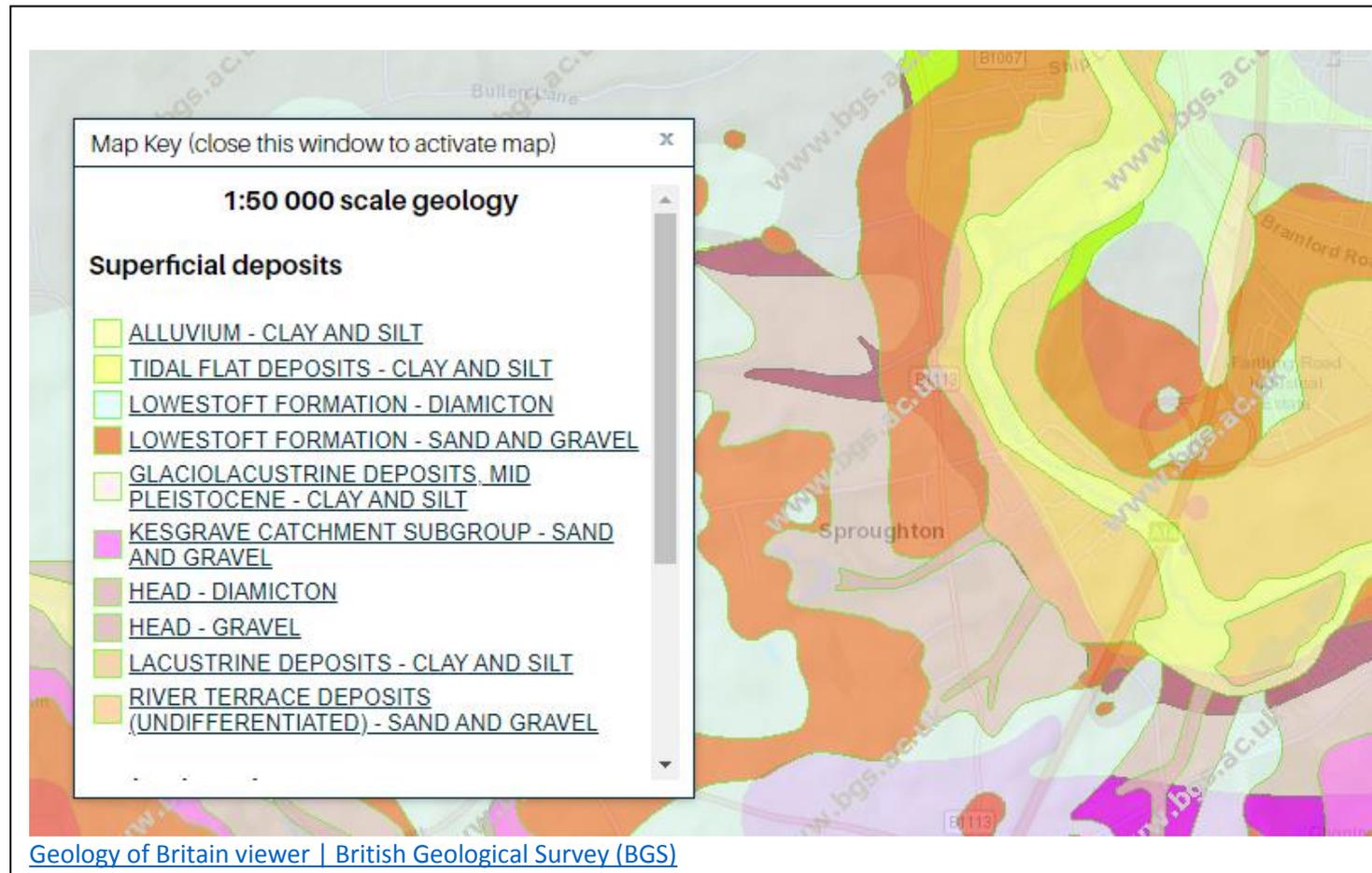
2.7. Geology

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 and silt and Alluvium clay and 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.



2.8. Significant Green Spaces

There are three locally special Green Spaces in the proposed either within or abutting the Special Character Area offering unique benefits to the local community. They include: -

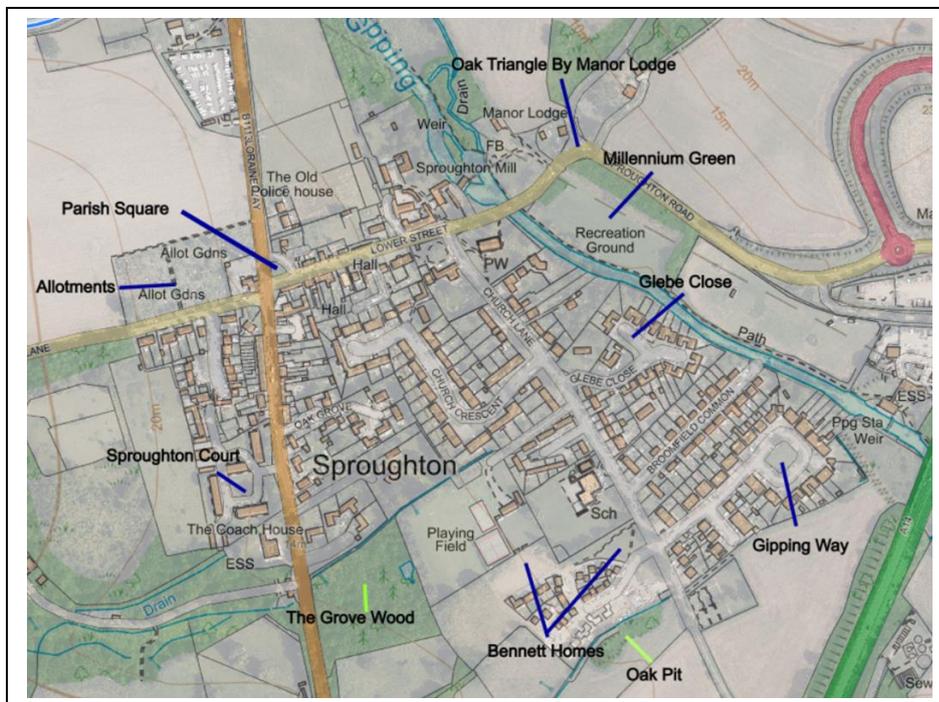
- a. The Allotments behind the Wildman public house
- b. Sproughton Millennium Green
- c. Oak Triangle by Manor Lodge.

As part of the preparation of the Neighbourhood Plan the Neighbourhood Plan sub-committee has prepared a Local Green Space Assessment (2020). This identified areas of open space which qualify against the criteria above for Local Green Space Designation within the Neighbourhood Plan. This document provides extensive details of the green Space criteria.

Sproughton Millennium Green was formed in 1998 as part of a national programme by HM Government to mark the Millennium by the creation of public spaces to be known as Millennium Greens up and down the country.

Approximately 4.2 acres of land alongside the River Gipping opposite All Saints Church was bought with help from the National Lottery and other sponsors. A Trust was established to own and manage the land, to be used forever as a place for free public recreation. The land was cleared and planted with over hundreds of indigenous tree saplings by members of the community. Fences, nest boxes and rustic seating were erected around the site.

Now managed by a not-for-profit company with volunteer directors, the Millennium Green continues to be a haven for peaceful contemplation, dog-walking and public recreation. It is also, the venue for Sproughton's annual fireworks and fete events.



There are two other significant larger areas of open space that have significant impact and are integral to the historic landscape and sense of place adjacent to the proposed Special Character area.

a. Sproughton Manor Parkland

Views along the river are intimate and scenic. Close to the river crossing, views focus on the built form of the old mill, the Church, and the historic thatched barns at Sproughton Hall.

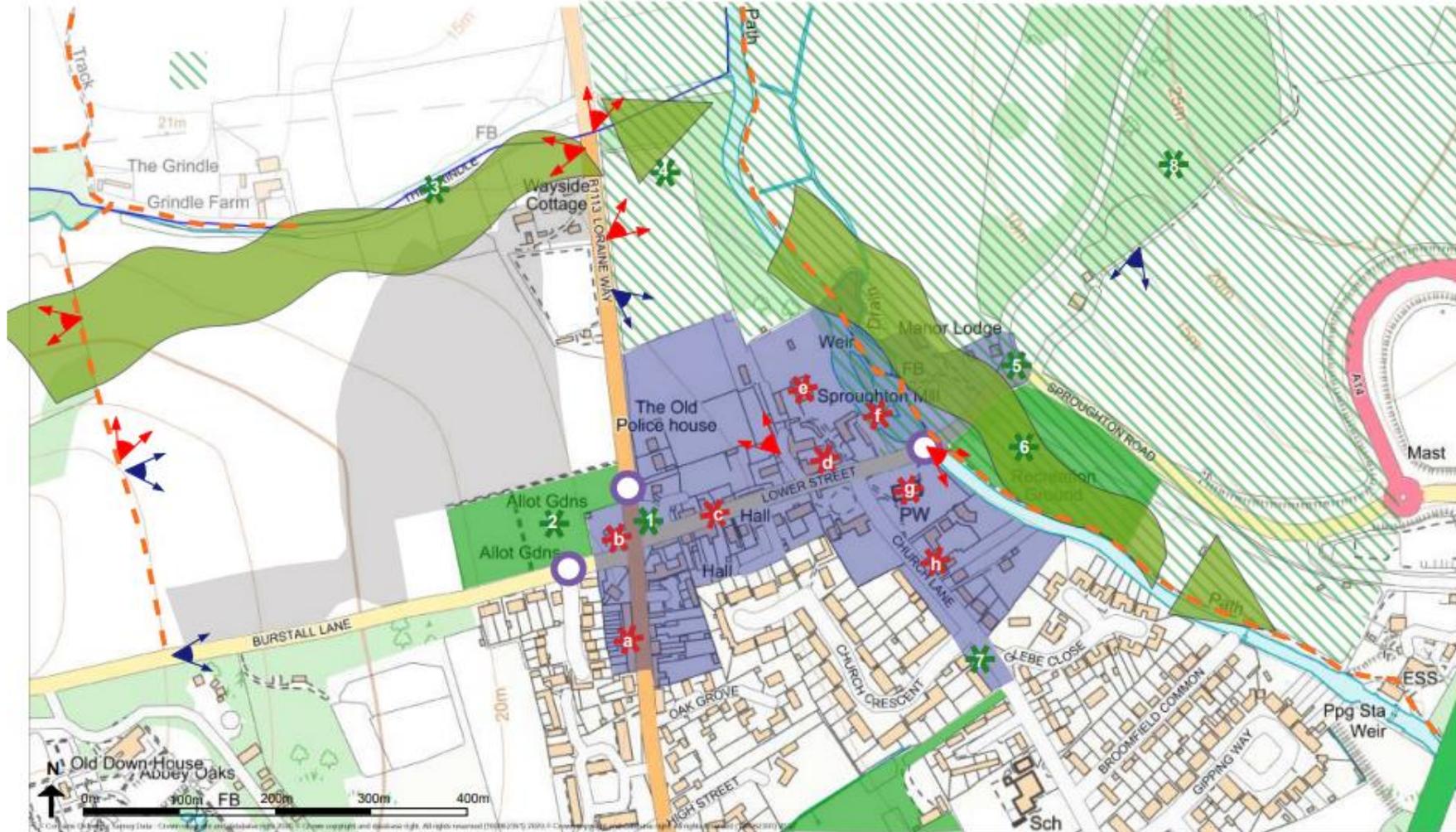
The meadows (and paddocks) stretching north from the village edge are more open and are perceived as a setting to the historic farmstead at Sproughton Hall and as part of the approach to the settlement from the north.

The Church tower acts as a local landmark from the wider landscape to the north and east and within the village streetscapes.

b. Meadows adjacent to the Tithe Barn, Root Barn and Sproughton Hall.

The river and its meadows provide an undeveloped setting to the northern approaches to the village. The historic core and its associated meadows have been defined as an area of distinctive landscape. This area also performs an important function in providing a sense of separation between Sproughton and Bramford/Ipswich – it has been identified as an important gap. The meadows along the River Gipping provide an important landscape corridor valued for its habitat networks and recreational opportunities.

3. SPECIAL CHARACTER AREA (AREA OF DISTINCTIVE CHARACTER) ALISON FARMER ASSOCIATES, SPROUGHTON LANDSCAPE APPRAISAL.



3.1. Landscape Appraisal – Alison Farmer Associates Ltd.

Although Sproughton currently does not have a Conservation Area or Special Character Area, the Landscape Assessment (2021) identified an area within the core village as an area of Distinctive Character. It was therefore felt that this should be explored by the parish council to propose this area as a Special Character Area whilst preparing the Neighbourhood Plan, and in doing so are discussing this with Babergh District council.

The area being considered is designated in the Neighbourhood Plan as a “Special Character Area” and is the same as identified on the map above, Important Views and Area of Distinctive Character, as an Area of Distinctive Character. ¹

This “Special Character Area Appraisal” has been prepared to describe its special architectural and historic interest and within it, development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

3.2. Special Landscape Area

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

Policy CR04 of the local plan states that:

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

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

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 Sproughton Historic Village Core

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

¹ Sproughton Landscape Assessment, Alison Farmer Associates Ltd.

4. Assessment of Special Character Area and associated significant heritage assets (designated & non-designated)

4.1. Sroughton Historic Village core overview.

The Special Character Area has been divided into three areas for the purposes of this document. To aid in the assessment and understanding of this distinctive character area. They include:

A. Church Lane & All Saints Church and Manor Lodge

The medieval village was centred around the old Mill and All Saints Church (early C14th). The Church can be seen from a number of vantage points in and out of Sroughton. The Church tower acts as a local landmark from the wider landscape to the north and east of the village and within the village streetscapes. It forms the centre piece of the view from the Millennium Green into the village.

Sroughton Manor was built on farmland originally owned by Sroughton Hall (Farm) in 1863. A considerable amount of land was purchased and turned into parkland. The remnants of this parkland can be seen today, original borders marked by large oaks. Sroughton Manor is set on a small hill and overlooks the water meadows, River Gipping, Sroughton Mill and All Saints Church. It has a gate house – Manor Lodge which forms the boundary to this East side of the Special Character Area. In 1910 some of the manor land was sold to build Hallfield Cottage which is a classic example of the Arts & Crafts style. Sroughton Manor is adjacent to Hazel Wood which is classified as Ancient Woodland. The Landscape Appraisal (completed as part of the Neighbourhood Plan) identifies the parkland surrounding Sroughton Manor as a landscape feature contributing to the local sense of place. This parkland along with the adjacent rising agricultural land to the East is of critical importance in helping to reinforce a sense of separation between the village and Ipswich as it defines the valley and provides a rural context and backdrop to the village.



B. Lower Street (inc. Sroughton Hall, The Mill) & Loraine Way

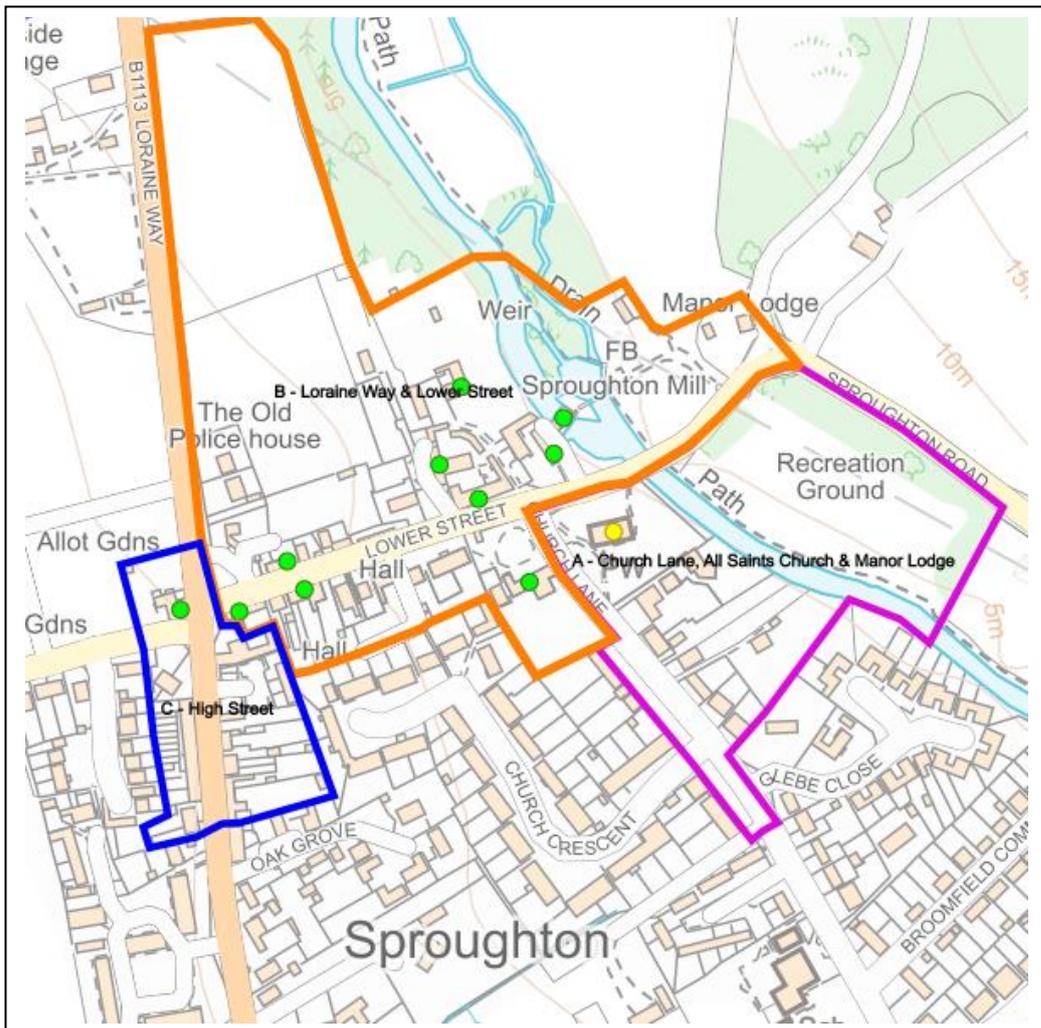
Babergh's 2006 Local Plan Chapter 7 'The Built Environment & Conservation Section 7.4.3 suggests that this area should be considered for Conservation Area status as it forms the medieval core of the village with a high number of listed buildings clustered around Sroughton Hall (late C16th), the Tithe Barn (late C16th) See for details of the listed buildings. This cluster of historic buildings, distinctive streetscape along Lower Street framing the Wild Man Pub at the top of Lower Street have been identified as an area of Distinctive Character in the Landscape Character Assessment. Loraine Way includes historic grazing land that contributes to the setting of Sroughton Hall and provides a critical longstanding view into the centre of Sroughton. There is also an excellent example of a typical Police House.

C. High Street

The High Street was originally a Roman road and forms the north south infrastructure that connects the village to the wider parish and community. It primarily consists of Victorian terraced houses in traditional Suffolk soft red brick. There are few front gardens, and most houses face directly onto the road. There is a 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".

The B1113 and Loraine Way form the two ends of the High Street as it enters and leaves the village.

Special Character Area Designation zones for purposes of the document.



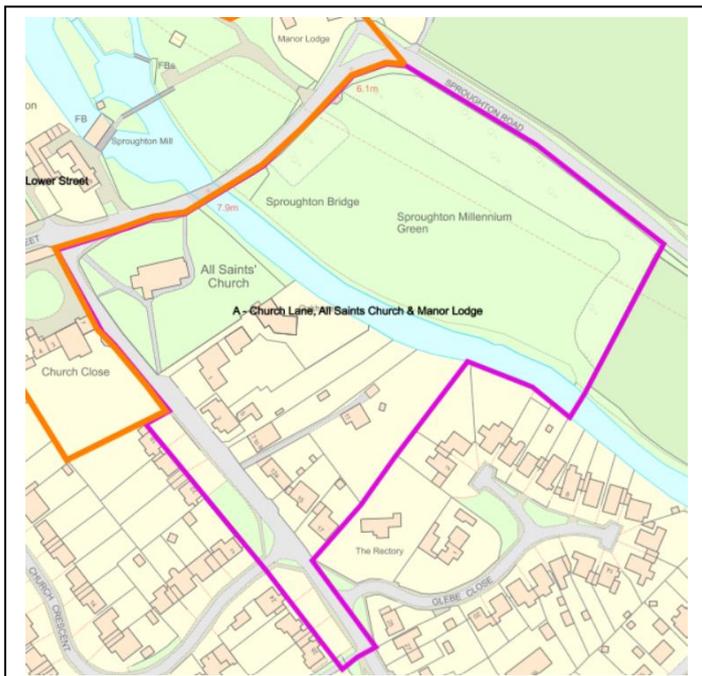


These areas are further investigated in the following pages, specifically following the steps laid out in the 'Oxford Tool Kit' to help define the Special Character Area.

SURVEY DETAILS

STREET/BUILDING/
AREA NAME

A. Church Lane, All Saints Church & Manor Lodge



DATE

5th September 2021

TIME

10.00

WEATHER

Clear, sunny and warm

1: INITIAL REACTION: What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	There are wide open spaces around the Church and the majority of properties are set back with green areas and abundant trees and hedgerows. The Manor Lodge is surrounded by open parkland fields.	+5
BUILDINGS	The buildings range from C14 to C20, as you move out along Church Lane. They include the distinctive School House and with flint stonework. The buildings back onto the River Gipping.	+4
VIEWS	The views along Church Lane are directed towards the Church along the valley floor. Other views reaching up the valley sides.	+4

LIGHT/DARK	The house lighting is subtle and the streetlights on a restricted timers, ensuring that the dark skies are not impeded.	+3
SURFACES	The main pedestrian areas are tarmacked however the entrances and drives in properties are shingle drives giving a more natural and organic feel.	+1
GREENERY & LANDSCAPE	There are abundant mature trees within the Church yard and surrounding properties. This also enhances the historic feel of Church Lane.	+5
USES AND ACTIVITY	The centre is mainly ecclesiastical with the Church, Old Rectory and schoolhouse.	+5
NOISES AND SMELLS	Given the proximity to the River Gipping it has a river atmosphere and associated smells. The area is generally quiet however Church Lane is a one-way road leading to Sproughton County Primary School. During School collection times it can be busy. The area has numerous species of wildlife and the river a corridor for mammals and birds.	+3
GENERAL COMMENTS	<p>“SPROUGHTON, a parish in the hundred of Sampford, county Suffolk, 3 miles N.W. of Ipswich, its post town, and 1 mile from Bramford railway station. The village is situated on the river Gipping. The inhabitants are chiefly agricultural. The Essex and Suffolk hounds meet in this parish. The Stowmarket and Ipswich navigation passes through the parish, a part of which is within the liberty of Ipswich. The living is a rectory* in the diocese of Norwich, value £519. The Church, dedicated to All Saints, is an ancient structure with a tower. The register dates from 1541. The parochial charities produce about £1 per annum, and there is an almshouse for two widows, and a National school for both sexes. Boss Hall and the Chantry are the principal residences. The latter, which has recently been much enlarged, is the seat of Sir Fitzroy Kelly, Bart., who is sole landowner.”</p> <p>Description(s) from The National Gazetteer of Great Britain and Ireland (1868</p>	

2: SPACES: A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	The area around the Church is open on the village side and enclosed by a flint wall on the side near the river. This gives two distinct designs. The open area around the church feels intrinsically ecclesiastic and provides a dramatic open landscape around the church. The enclosed flint wall areas at of the bottom of lower street with tall trees on both sides, makes the area feel more enclosed and enticing. This is intensified by the humped bridge over the river and the road winding its way out of the village.	+4
GAPS BETWEEN BUILDINGS	 <p>The gaps between residential buildings are boundary gardens, however there are some narrow old tracks that lead to rear access and properties hidden behind the front row of houses leading to the river.</p>	+5
MEANS OF ENCLOSURE	There are walls, hedges and fences that enclose the properties. Wooden, brick, and flint are typical.	+3
BUILDING PLOTS	The plots are large and include sizable front and rear gardens. Most leading down to the river Gipping.	+4
WIDE/OPEN SPACES	<p>The area around the Church yard along Church Lane is open directly onto the road, giving the area a wide open feel.</p> 	+4

NARROW / ENCLOSED SPACES	There are a few narrow spaces between some of the properties which encompass drives, some of the houses set back have enclosed driveways.	+3
WINDING / STRAIGHT SPACES	Church Lane bends on the entrance from Lower Street being a typical historic country lane. In contrast it then to open on to a straighter part of the road which visually tells the historic development of the village as it passes through the C14/C18 to the more modern C20.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Plots are generally in large green spaces	+2
USES AND ACTIVITY	Church meetings and services, School, and playground access, walking access to Hadleigh Road.	+5
PAVING MATERIALS	Pavements are hard tarmac or concrete.	0
STREET FURNITURE	There are two Church notice boards and a bench, along with telegraph poles and street names.	+2
IMPACT OF VEHICLES AND TRAFFIC	There can be parked cars at the junction because of the access to the Gipping Valley River Walks. As Church Lane is a dead-end road all the residential and school traffic passes through this junction. It does result in high levels on occasion. 	-2
USABILITY AND ACCESSIBILITY OF THE SPACE	The Church Yard is an extensive open area used for weddings, funerals etc. The Millennium Green and Gipping Valley walk result in a large number of walkers some with dogs etc. walking over the bridge past the church.	+5

3.0 BUILDINGS: Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area’s history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE</i> -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	<p>The Grade II* listed All Saints Church adds a majestic sense of place situated next to the river. It is in excellent condition and plays an integral role in the community. As the Church is set on higher ground you feel the dominating presence and history. We understand that the Church and Sproughton Water Mill had an commercial relationship milling flour along with the transport along the river Gipping.</p> <p>Sproughton Water Mill, a handsome red-brick structure in the “Functional Tradition” was built over the River Gipping around 1817-20 for the Constable family of East Bergholt by the engineer Sir William Cubitt. It remained in use until 1946.</p>	+5
SIZE/SCALE	The size and scale of all the buildings in this area form dominant structures.	+5
AGE	C14 – to Early C19	+5
MATERIALS	Mainly Flint, Suffolk red brick,	+5
WINDOWS	<p>The windows of the church are stone and leaded. Other properties have wooden leaded small paned small windows. There are examples of sash windows in the late c18-19 properties.</p> <p>There are some UPVC replacement windows.</p>	+3
DOORS	Most doors are traditional painted wooden doors replacements around C20. Few are UPVC and modern.	+2
ROOFS / CHIMNEYS / GABLES	The gables, roofs and chimneys form a variation on the roof lines. The differing ages of the properties presents these in a diverse range and levels throughout the	+3

	Special Character Area. This is magnified by the imposing church tower.	
USES (PAST AND PRESENT)	The area has typically been used as a place of worship and commerce. The Mill was working up until the 1970s and the river navigable till the 1940's.	+5
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No, it is not evident that the buildings in this area have been altered.	+5
CONDITION	The buildings in this area are in good repair.	+5

4.0 VIEWS: Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	<p>There are long historic views along Church Lane towards the Church and out towards the school and playground. This part of the lane is wide with flat verges and low gentle boundaries.</p> 	+5
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	<p>The views include both along, short and tantalising glimpses of the historic lane, they are flanked by green hedges and banks, which become more C20 as you proceed toward the modern Primary School.</p>	+4
FOCAL POINTS	<p>The focal point from all directions is the impressive Grade II* C14 Church of All Saints. See picture below.</p>	+5

		
STREETSCAPE	This part of the village is 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 rural character of the area and the river.	+5
ROOFSCAPE	Buildings heights within the area are generally in keeping with the neighbouring properties with the majority of the buildings being between 2 and 2.5 storeys, down to single storey for a few cottages and bungalows. During the 20 th Century the village saw considerable expansion, mainly made up of infill development between Church Lane and the River Gipping.	+1
URBAN/RURAL VIEWS	One distinctive view towards the little humpback bridge over the River Gipping, which is also on a bend, is flanked on two sides by the Grade II* Church of All Saints and the Grade II Sproughton Mill. The views are some of the most notable in the village and well known locally as identifying features of Sproughton village.	+5
VIEWS OUT OF THE SPACE	The views are formed and governed by the valley sides and mature trees and as you look out of this area it feels enclosed. There are some far reaching points beyond of mature trees, parkland and rolling farmland.	+5

5.0 LANDSCAPE: What landscape features contribute to the area’s character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE -5 TO +5</i>
LEAFY AND/OR GREEN IMAGE	There are established and numerous green hedgerows along Church Lane around the Church giving the lane a country feel and rural in nature.	+4
HARD URBAN LANDSCAPE	The hard landscaping is formed by the road and then the further towards the C20 century development tarmac pavements appear.	+1
PUBLIC/PRIVATE GREENERY	The Church Yard (public space) which is a CWS designation is non-statutory but is recognition of a site’s high value for wildlife, with many sites being of county and often regional or national importance. They often support characteristic or threatened species and habitats that are local and national priorities for conservation.	+5
DOES WATER FORM A KEY FEATURE OF THE AREA	The River Gipping forms a distinctive and integral part of the area. Flanking the Church and forming a distinctive division between the Millennium Green and Church Lane.	+5
TOPOGRAPHY	The area is flat then rolling very gently towards the river.	+5

6.0 AMBIENCE: Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE -5 TO +5</i>
ACTIVITIES	This a busy area for pedestrians and vehicles during daytime hours, during the evening and night it is a dark and quiet area, this is heightened by the mature trees which give a canopied feel.	-3
LEVEL OF ACTIVITY	There is a relatively constant stream of light traffic during the day apart from peak time.	-3
TRAFFIC	Traffic can be an issue during peak times, and this is due mainly to the nature of the narrow lanes that run through this historic part of the village.	-3
DARK, SHADY, LIGHT, AIRY	Large mature trees offer a shady and canopied feel to the area. This opens up as you travel further down Church Lane towards the parish primary school.	+2

DAY AND NIGHT	The village is used as a major road into the town of Ipswich from the neighbouring countryside. During peak traffic times this is evident, after these times the village returns to a more natural and normal level. The increase in housing developments and the impending increase of over 1200 homes in the parish will return and exacerbated these extremes.	0
SMELLS	Both natural and manmade depending on the time and day. Peak traffic brings increased pollution. More natural smells from the river and valley are apparent.	0
NOISES	Traffic noise and associated smells. During still days and nights the traffic noise from the A14 is prevalent.	-3

7.0: FINAL REACTION: Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

<i>FEATURE</i>	<i>EXAMPLE</i>	<i>YOUR HIERARCHY</i>
BUILDINGS	1	1
SPACES	3	1
LONG/SHORT VIEWS	3	1
LIGHT/DARK	3	5
SURFACES	4	5
GREENERY & LANDSCAPE FEATURES	2	7
NOISE, SMELL AND TRAFFIC	7	9

8.0 SPIRIT OF PLACE: Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

The buildings, space and associated boundary structures give this part of the special character area an ambiance of history and the feel of a traditional historic village life. The Grade II* All Saints church is the centre with regard to structure, dominance, space (Glebe land), views and feel of an intrinsic part of the village settlement.

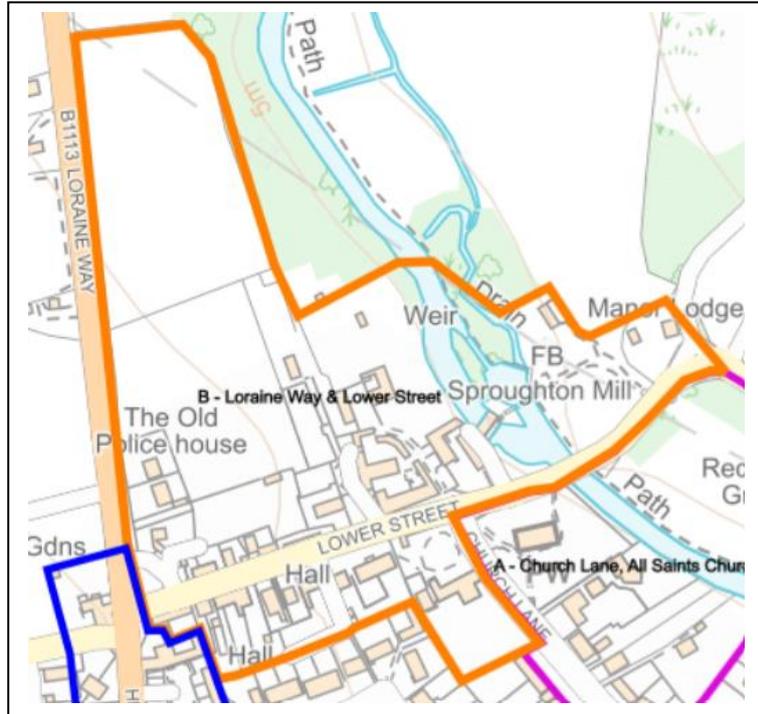
The changes along Lower Street and Church Lane change dramatically over the course of a day. This is, therefore, positive and negative. The impact of traffic is detrimental to the historic location and fundamental to its underlying noise issues. The changeable nature causes an unsettled bustling 21st century feeling and in contrast a quiet village subdued atmosphere. This in turn is represented by the neutral aspects of the light and dark and surfaces which are opposed to each other because of the capricious nature of the environment.

Primarily the spirit of the place is one of community, one of quiet contemplation with areas of open space, historic structures, trees, and hidden gems. This is emphasised by the low valley floor, rising valley sides and twisted roads that encompass the area. However, a peak times it is chaotic and a complete contrast.

SURVEY DETAILS

AREA NAME

B. Loraine Way & Lower Street



DATE 3rd March 2021
 TIME 10.00am
 WEATHER Foggy and overcast

1: INITIAL REACTION: What do you first see as making the most important contribution to the character of the area? Is the area’s character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area’s history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	There is a large open grassland area to the north of this section also flanked by trees and hedges and, notwithstanding the presence of a stable building and some fences, retaining an open and rural character. It is the entrance to the village from the north. Small nooks and crannies down side alleys give a sense of intrigue.	+5
BUILDINGS	The buildings consist of mainly Grade II listed or buildings of significance, with the odd one or two more modern infill properties for a village of this size.	+5

VIEWS	<p>There are fine views towards the group of listed buildings, focusing on the Root Barn and the tower of the Parish Church, from Bramford Road, the historic entrance into the village. The open, rural landscape setting is particularly significant to the group of listed buildings, Sproughton Hall, Root Barn, Tithe Barn and Sproughton Mill including the Grade II* listed Parish Church of All Saints</p> <p>The open, rural landscape setting of the listed buildings is apparent from a well-used community location, due to the presence of the sports facility in the Tithe Barn and the local community shop, which is attached to the Tithe Barn. The open, rural character of the setting becomes more apparent from community shop.</p>	+5
LIGHT/DARK	<p>The area is predominantly dark on the areas of space to the north of Lower Street, with some street lighting along Lower Street and Loraine Way. The historic nature of the houses means that they face onto the road allowing light to spill from windows into the street. The Parish Council have a restriction on street lighting.</p>	+3
SURFACES	<p>The majority of surfaces are hard on the built-up area. Again, with the houses fronting on to the street. To the North are mainly gardens backing onto an open grassland area with the River Gipping on the East boundary.</p>	0
GREENERY & LANDSCAPE	<p>As the majority of the houses flank Lower Street there are very obviously pockets of green landscaping. The modern bungalows have a large area of green space at the bottom end of the street which did originally have a spectacular row of established lime trees. Most have now gone however a few remain as mature trees maintained as pollards. The village green is a welcome space on a busy junction opposite the Wild Man pub and is home to three Sweet Chestnuts. They alone give a dramatic sense of age and structure in the core of the village.</p>	+5
USES AND ACTIVITY	<p>There is significant community use and activity in the Tithe Barn and daily use of the Community Shop. A small car park adjacent to the Community Shop provides some off-street parking. The Tithe Barn is used for weddings, sports activities, and parish events such as the Beer Festival and Christmas Fairs.</p>	+5
NOISES AND SMELLS	<p>As Lower Street is a main route through to Ipswich there is during peak times noise and road pollution. The Junction of the Wildman, Loraine Way and Sproughton High Street increase the levels of both noise and road pollution. The village is a diversion route from the A14, and this has caused significant concerns on associated noise and smell pollution. Behind Lower Street and Loraine Way in the grassland area is a complete contrast. This area is a quite haven with numerous birds and wildlife present on inspection.</p>	-5

<p>GENERAL COMMENTS</p>	<p>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 a neogothic settlement, and the High Street overlays an old Roman road. The road that led up the valley slopes 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 significant historical evidence that the river crossing at Sproughton Mill was the catalyst for the development of the village, providing transport via the river and also connecting lanes, to the wider countryside.</p> <p>Loraine Way is thought to have been attributed to the Loraine family in 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.</p>	
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2: SPACES: A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	The area from the Bridge crossing the river to the Wildman and Loraine Way to Bramford village are paved open paths. In the centre opposite the Wildman 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. It is a spot to enjoy watching the world go by. It is regarded as the Parish Green and is home to the Sproughton Village sign with its distinctive Wildman insignia. The area is protected by small bollards as cars park on the surrounding edge.	+5
GAPS BETWEEN BUILDINGS	There are spaces between the older Grade II listed and Significant buildings that are intimate and leading. 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. Part of Loraine Way and the upper end of Lower Street is more densely built than other parts of the village, with continuous facades and narrower road sections. 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 rural character of the area	+5
MEANS OF ENCLOSURE	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. Part of Loraine Way and the upper end of Lower Street is more densely built than other parts of the village, with continuous facades and narrower road sections	+4
BUILDING PLOTS	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 and the entrance to the	+4

	village. The most significant building is the original Police House.	
WIDE/OPEN SPACES	The more modern buildings benefit the areas around the village green as they have large open front gardens. This gives the junction of Loraine Way and Lower Street a wider expanse of green and open space. At the top of Lower Street by the junction is enclosed and narrow, however before the junction to Church Lane it opens up with banked green spaces of more modern bungalows. This area is further enhanced by some remaining mature Limes maintained by pollarding that sit proudly on the banks flanking Lower Street.	+5
NARROW / ENCLOSED SPACES	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 rural character of the area.	+4
WINDING / STRAIGHT SPACES	Lower Street and Loraine Way are both straight roads running one along the valley floor (ancient Roman Road) and the other towards the river and old bridge originally a ford.	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The historic buildings have a more intimate and enclosed area around them, mostly tucked away and small in size. More historically functional than the modern open relationship that 20 th century buildings have with their open spaces.	+3
USES AND ACTIVITY	Historically Lower Street has been a hive of village life. The Old Shop fronted Lower House and Stores is a timely reminder of the historic community. Opposite is the old bakery and other significant buildings included: <ol style="list-style-type: none"> 1. The Old Village Lock Up 2. Cage Cottage 3. Reading Room 4. Rectory Cottage 5. Pair of Alms Houses 6. The Shed – Formally an engineering works 7. Village community shop - Current 	+5
PAVING MATERIALS	The paved areas are tarmac, and some gravel. The are steps leading up to some of the historic buildings as Lower Street in on a slight gradient. These are stone or cement.	+2
STREET FURNITURE	There are railings on the south side of Lower Street from the reading Room to just beyond Rectory cottage as there are protruding bay windows over the roadside path some flints have been laid into the path to deter people (and prevent head injury) from walking to close to them. The road at this point is	+1

	<p>lower than the path. There is a small set of railings outside Cage Cottage, as the front doors open onto the path and close to the road.</p> <p>There are road signs indicating the narrowing road over the bridge and the turning into Church Lane.</p> <p>On the Village Green there are two benches and the bus shelter with a post-box and Parish Council Notice board.</p>	
IMPACT OF VEHICLES AND TRAFFIC	The impact of passing traffic and vehicles is significant. The area has a restricted 7.5t weight limit due to the narrow old bridge crossing the Gipping River. The crossroads at the Wildman pub is an old confluence of roads dating back to roman times. The historic built-up area adds to the narrowness of the roads and off set junction slows traffic increasing standing traffic and consequently noise and air pollution.	-5
USABILITY AND ACCESSIBILITY OF THE SPACE	The Village Green is an open useable public space and very accessible. However, due to the incline and narrowness of the paths, and proximity to Lower Street the roadside paths are not as accessible in places.	-3

3.0 BUILDINGS: Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area’s history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	The C15 to C19 dwellings offer a classic feel of an old historic village. Small, intimate street fronted with common features of timber framed buildings. These are interspersed by buildings identified on the Non-designated Heritage Asset listing. Most notably the Reading Room and associated cottage, village hall that is of a Nissen hut construction, the Old Lock Up, and Alms Houses. At the lower end of Lower Street there are some modern bungalows.	+4
SIZE/SCALE	Varying in size the	0

AGE	C15-C21	+5
MATERIALS	There is a wide range of traditional material used in the earlier buildings, mainly wood, flint, render and Suffolk soft red brick. Some more modern replacements.	+1
WINDOWS	A combination of wooden and modern PVC.	-1
DOORS	Most on Lower Street are replacement wooden doors.	0
ROOFS / CHIMNEYS / GABLES	Along Lower Street there are a number of striking chimney and gables. 	+4
USES (PAST AND PRESENT)	<ol style="list-style-type: none"> 1. Old Village shop 2. Reading Room 3. Reading Cottage 4. Alms Houses 5. Village Hall 6. Tithe Barn – additional community space 7. Wild Man Pub – currently closed 8. Village lock up 9. Mill 10. The Shed antiques and café 	+5
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Most of the buildings from the front aspect are unaltered, some have period additions some more modern.	+2

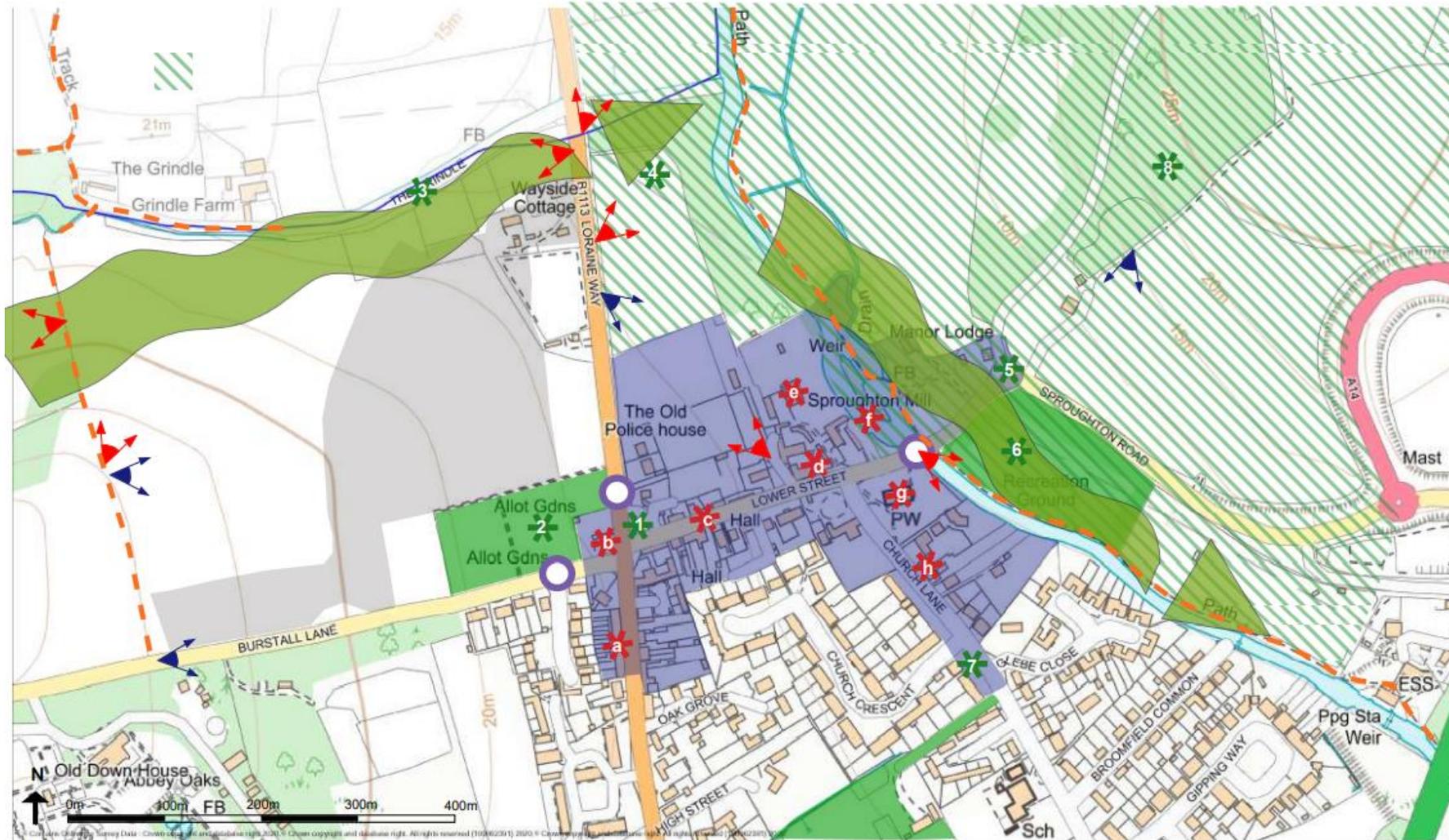
CONDITION	The buildings along Lower Street and Loraine way are in good condition. The Wild Man pub is currently closed and boarded up.	+4
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4.0 VIEWS: Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	<p>The approaches and gateways into Sproughton village occur along the main roads. When approaching from the north along Loraine Way the valley setting of Sproughton is evident as a result of the valley floor pastures to the east set within rising land of the valley sides to the east and west. Development along the road is intermittent and rural in character. 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. The approach is rural in character and a sense of arrival is not reached until just beyond the Old Police House where the Wild Man pub and village green are reached at the staggered crossroad junction.</p> <p>In views from the public right of way north of Burstall Road there are elevated views east across the Gipping Valley where the village is seen to nestle down within the valley backed by the slopes associated with Sproughton Manor.</p> <p>Views across the meadows towards Sproughton Hall are well documented by Roy Lewis in the Hopkins Homes appeal. DC 18 02010-ROY LEWIS-7585902.pdf http://baberghmidsuffolk.gov.uk</p>	+5
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	From the east the approach is from within the valley floor. Vegetation along the road and along the river screens views into the village. On reaching Lower Street the road bends sharply to the left. The small green and mature oak at the entrance to Sproughton	+5

	<p>Lodge is distinctive. Sroughton bridge marks the gateway into the settlement with views opening up to the Church and Lower Street beyond.</p> <p>The views from Bramford are open and wide over the valley floor, giving rise to long reaching views of the church.</p> <p>From Burstall the views are far reaching due to the topography. Giving a roof top view of the village and the historic landscape to Bramford.</p>	
<p>FOCAL POINTS</p>	<p>The Church is one of the main focal points throughout the village as it sits on the valley floor by the Gipping River.</p>	<p>+5</p>
<p>STREETSCAPE</p>	<div data-bbox="582 779 1209 1236" data-label="Image"> </div> <p>The unique traditional village sign resides on the village green beside three magnificent Sweet Chestnut trees.</p>	<p>+3</p>
<p>ROOFSCAPE</p>	<p>The roof scape is dramatic as some of the older properties dominate the space, following a linear pattern along Lower Street.</p> <p>The roofs of houses within Sroughton village are visible nestled amongst the trees on the valley floor and lower valley sides.</p> <div data-bbox="874 1415 1289 1989" data-label="Image"> </div>	<p>+5</p>

<p>URBAN/RURAL VIEWS</p>	<p>Open pasture and arable fields extend up the wider valley sides providing a rural backdrop to the village along with substantial areas of woodland reflecting the concentration of mature trees in former parkland character and along stream valleys.</p>	<p>+5</p>
<p>VIEWS OUT OF THE SPACE</p>	<p>There are long views along Lower Street and Loraine Way however there are also glimpses of the landscape through gaps. The one below is the view from the village shop with the Grade II listed Root Barn to the right.</p> 	<p>+5</p>



Key

-  Gateway
-  Views Towards the Settlement
-  Views to Wider Landscape
-  Public Rights of Way

-  Designated Open Space
-  Area of Distictive Character
-  Important Gap
-  Important Landscape Corridor

-  Landscape Features
- 1. Village Green
- 2. Allotments
- 3. The Grindle
- 4. Valley floor meadows
- 5. Oak and Green at Manor Lodge
- 6. Millenium Park
- 7. Mature trees and grass verge
- 8. Hazel Woods

-  Built Landmarks
- a. Victorian Terrace
- b. Wild Man Public House
- c. Lower Street
- d. Sproughton Hall Barn
- e. Sproughton Hall
- f. Sproughton Mill
- g. St Andrew's Church
- h. Old School House

**Sproughton Neighbourhood Plan
Landscape Assessment**

Figure 4 Analysis North



5.0 LANDSCAPE: What landscape features contribute to the area’s character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?		
<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE -5 TO +5</i>
LEAFY AND/OR GREEN IMAGE	There is an abundance of trees in the area giving a verdant appeal. Some open fronted gardens laid to lawn.	+3
HARD URBAN LANDSCAPE	The urban landscape is hard, comprising of concrete along the sunken Lower Street, tarmac paths, security rails on the narrow road.	-1
PUBLIC/PRIVATE GREENERY	Village green with three Sweet Chestnut Trees is a welcome space and colourful. The private areas are mainly to the rear with the more modern properties having lawns to the front. <div data-bbox="727 757 1262 1155" data-label="Image"> </div>	+4
DOES WATER FORM A KEY FEATURE OF THE AREA	The River Gipping runs to the east side of the village and right through the parish. It was an intrinsic part of the development of the village allowing the Church to gain payment for either crossing or transportation. The Mill is a very recognisable and dominant feature of the central village. <div data-bbox="512 1451 1257 1935" data-label="Image"> </div>	+5

TOPOGRAPHY	<p>The village sits directly at the lowest point in the Gipping Valley approx. 8m above sea level rising to 17m at the Wild Man pub</p> 	<p>+5</p>
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<p>6.0 AMBIENCE: Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night-time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?</p>		
FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	<p>Increase in traffic causes a change in the ambience of the setting.</p>	<p>-4</p>
LEVEL OF ACTIVITY	<p>The community is active and due to the location, the activity levels revolve around the peaks and flows of traffic. Sproughton being on the outskirts of Ipswich is a Thorofare from other parishes further out into the countryside.</p>	<p>0</p>
TRAFFIC	<p>Can be very heavy at times. Peak hours. 7.5t Weight limit resided throughout the village.</p>	<p>-5</p>
DARK, SHADY, LIGHT, AIRY	<p>There are numerous nooks and gaps that add to the intrigue of the setting. These are sometimes small spaces that are indicative of older buildings.</p>	<p>+2</p>
DAY AND NIGHT	<p>During the quieter moments the central village is still and reverts to a rural village form. At night with the reduced lighting the dark skies are predominant.</p>	<p>+2</p>
SMELLS	<p>Due to it topography often we have fog and low mists. This increases the low-lying damp smells in proximity to the river.</p>	<p>0</p>
NOISES	<p>Traffic increases the amount of noise considerably</p>	<p>-1</p>

7.0: FINAL REACTION: Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	3
LONG/SHORT VIEWS	2	1
LIGHT/DARK	4	7
SURFACES	3	7
GREENERY & LANDSCAPE FEATURES	6	5
NOISE, SMELL AND TRAFFIC	7	9

8.0 SPIRIT OF PLACE: Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

This section of the Special Character Area retains the majority of Grade II and Grade II* in the parish and was identified in the Core strategy as an area suitable for an area designation as a conservation area:

Babergh District Council Local Plan 2006 Chapter 7, Built Environment and Conservation, paragraphs

7.42 The District Council will, from time to time, designate areas of special architectural or historic interest as conservation areas, whose character or appearance it wishes to preserve or enhance. It will also review such designations and their boundaries at appropriate intervals and make any necessary changes, and prepare conservation area appraisals for all new and existing conservation areas;

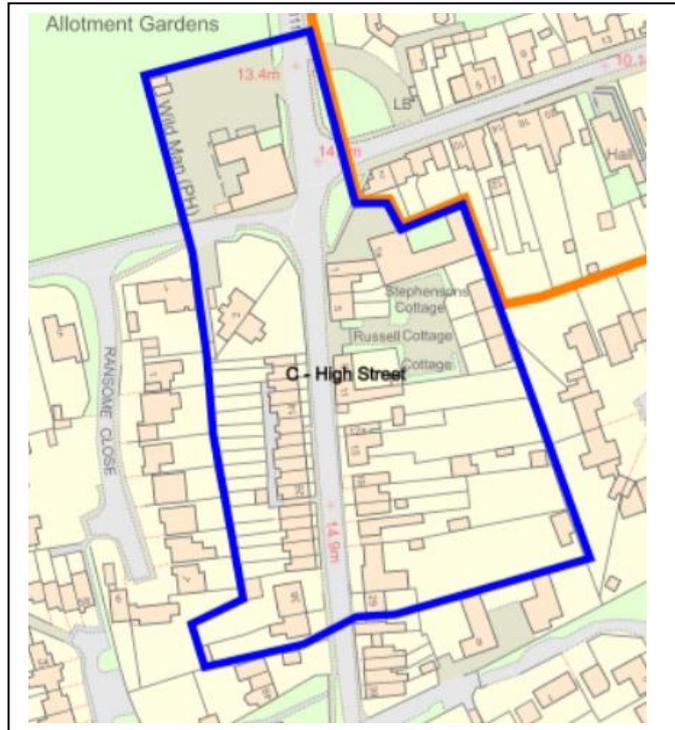
7.43 Possible areas for designation as conservation areas following detailed survey and consultation work are:

*Boxted; Chattisham; Hintlesham (Church and Hall area); Hitcham (around the Church); Holbrook, (The Royal Hospital School Site); Lawshall; Lower Layham; Milden Shimpling; **Sproughton (Lower Street)**; Washbrook, (The Street); Wattisham; and Wherstead.*

SURVEY DETAILS

STREET/BUILDING/
AREA NAME

C. High Street



DATE 13 September 2021

TIME 10.00

WEATHER Clear

1: INITIAL REACTION: What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 TO +5
SPACES	Due to the era of development the buildings run along the road with some tantalising gap and spaces.	+3
BUILDINGS	This area has characteristics from Georgian through to Edwardian, with characteristic Victorian and Edwardian red brick houses. Locally known as Soft Suffolk red bricks. The development follows the Roman Road. 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	+4

	the 19th century almost every village, and certainly every town, in Suffolk had its own brickworks.	
VIEWS	The views are limited to the length of the Roman road and the buildings on each side flank it. The views a long running north to Bramford and south to Washbrook.	+1
LIGHT/DARK	Towards Bramford and Lorraine way is open a airy, towards Washbrook is shrouded I tall trees creating a canopy effect.	+1
SURFACES	Hard surfaces due to the narrowness of the road and the flanking of the houses on each side.	-4
GREENERY & LANDSCAPE	Very little other than small patches of occasional gardens. This does change dramatically as you progress out of the village in either direction.	-2
USES AND ACTIVITY	 <p>Its main use is a throughway for traffic and has been since Roman Times. The Coach house on the east side is identifiable by its large gates. Further along there are the Old Stables which we understand is associated with an old farm that used to reside there. They have been converted to houses. Currently The Shed is an antique centre and coffee shop.</p>	+5
NOISES AND SMELLS	Generally, the noise and smells are governed by the amount of traffic.	-3
GENERAL COMMENTS	The history of the High Street dates from Roman times but more recently a row of workers cottages are the standout feature. Suffolk Red Brick and windows with brick lintel details, commissioned by a wealth landowner for tenants. 16 houses in total. Built in 1855 these are an impressive row of cottages along the High Street. Latin inscription TURRIS FORTIS MIHI DEUS. "A tower of strength to me god"	+5

2: SPACES: A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE -5 TO +5</i>
FORMAL / INFORMAL SPACES	Few formal and informal spaces as the gardens are at the rear of the properties. Some off road parking.	-1
GAPS BETWEEN BUILDINGS	Little enticing gaps of some of the detached dwellings.	0
MEANS OF ENCLOSURE	Wrought iron fencing and long Chantry row is impressive but in need of repair.	+2
BUILDING PLOTS	Small and generally detached or semi detached	0
WIDE/OPEN SPACES	Few due to the age of the buildings	0
NARROW / ENCLOSED SPACES	Some intriguing gaps between properties	+1
WINDING / STRAIGHT SPACES	Very straight Roman road.	+4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Angular and indicative of the main road with development running parallel	+3
USES AND ACTIVITY	Coffee shop and Antique centre, mainly a road and trans	+3
PAVING MATERIALS	Tarmac	-1
STREET FURNITURE	Lamp posts	-1
IMPACT OF VEHICLES AND TRAFFIC	Traffic is the compounding element in this area.	-5
USABILITY AND ACCESSIBILITY OF THE SPACE	Narrow paths along the busy High Street ensure that the area is not accessible or a comfortable place to walk.	-5

3.0 BUILDINGS: Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	 <p>Chantry Row is a standout feature of the High Street, 16 cottages with outhouses and coal bunkers. The windows are decorated with stone detailing, most still have their wrought iron railings. In total there are 19 non-designated heritage assets along the High Street.</p>	+5
SIZE/SCALE	This is an impressive collection of dwellings that form a parallel line along the High Street. Opposite are more Edwardian and Victorian properties of the same era.	+2
AGE	Built in 1855 the cottages are of a similar era to the dwellings opposite.	+2
MATERIALS	Suffolk Red Brick and windows with brick lintel details, Commissioned by a wealth landowner for tenants.	+2
WINDOWS	Stone and wooden	+2

DOORS	Mostly replacement modern with a traditional feel.	0
ROOFS / CHIMNEYS / GABLES	Numerous small chimneys due too the age and character of the predominantly C18 and C19 properties.	+1
USES (PAST AND PRESENT)	Accommodation for local workforce, the shed formally was an engineering works now an antiques centre and coffee shop. The stables were associated with a farm that used to reside in the village.	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Most of the buildings from the front are unaltered, some have modern aspects to the rear.	+2
CONDITION	The condition of the houses along the High Street is impacted by the traffic dust.	-2

4.0 VIEWS: Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE -5 TO +5</i>
HISTORIC / POPULAR VIEWS	As the High Street is a Roman road the views are long reaching towards to Wild Man pub which is a landmark in the village and would have historically been a stopping point for travellers. The view back towards the A1071 are more enclosed due to the vast canopy of trees shrouding the road.	+4
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	The views are long reach in one direction and short and enclosed in the other. Both are channelled by the housing flanking the High Street.	+4

FOCAL POINTS	Chantry Row is the main feature on the High Street, the Wild Man however forms the focal point of the junction between Burstall Lane and Lower Street.	+4
STREETSCAPE	The street scape is narrow and channelled.	+1
ROOFSCAPE	The roof scape is generally uniform in height due to the age of the buildings. The long roof of Chantry Row is a predominant feature.	+3
URBAN/RURAL VIEWS	There are only rural views once you reach the junction when the long corridor like High Street becomes Loraine Way. The view become wider and encompass a more open aspect. There is a more Victorian urban feel as you pass long the High Street.	+1
VIEWS OUT OF THE SPACE	The views out of the space are spectacular, following Loraine Way towards Branford the full glory of the Gipping valley is unveiled.	+5

5.0 LANDSCAPE: What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?		
<i>FEATURE</i>	<i>COMMENTS</i>	<i>VALUE</i> -5 TO +5
LEAFY AND/OR GREEN IMAGE	Due to the narrowness, close structures this area has an urban feel. It is primarily a busy road that people pass through.	-2
HARD URBAN LANDSCAPE	Tarmac and concrete form the main hard urban landscape.	-3

PUBLIC/PRIVATE GREENERY	Due to the nature of the area and the age, as the buildings front onto the road there is little public or private greenery. The gardens to the rear to provide green space.	-3
DOES WATER FORM A KEY FEATURE OF THE AREA	None	0
TOPOGRAPHY	The topography is flat along the valley side.	+2

6.0 AMBIENCE: Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	Mainly traffic, rising a peak times and can often become gridlocked.	-5
LEVEL OF ACTIVITY	Variable, during peak times the traffic has a greater impact.	-5
TRAFFIC	Traffic is a key issue along the High Street and can affect the ambience of the area. Parking along the High Street makes it even narrower, slowing the traffic down.	-5
DARK, SHADY, LIGHT, AIRY	The enclosed feel can make the area darker, with shady parts due to the proximity of the buildings to the road.	-4
DAY AND NIGHT	The High Street during the night is a quieter place with low level lighting that is on timers. During the day it is	0
SMELLS	Traffic causes the most impact on smells.	-5
NOISES	Traffic noise is an issue.	-5

7.0: FINAL REACTION: Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
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BUILDINGS	1	1
SPACES	5	7
LONG/SHORT VIEWS	2	5
LIGHT/DARK	4	7
SURFACES	3	9
GREENERY & LANDSCAPE FEATURES	6	8
NOISE, SMELL AND TRAFFIC	7	9

8.0 SPIRIT OF PLACE: Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

The High Street is predominantly an old road flanked by properties which has been impacted by the passing of time and the impact of vehicles. However, looking beyond that the road shows the next stage of late 18-19th century growth of the village. Within that growth are notable properties that add to the special character of the area.

4. CONCLUSION – SPECIAL CHARACTER AREA APPRAISAL

Babergh District Councils Local Plan identifies this area as having potential to be designated a conservation area. Using the extensive Oxford Tool plan it has enabled us to establish that indeed the area is of special character.

This document should be read alongside the additional and supporting reference material below.

Appendix

Sproughton Neighbourhood Plan Green Spaces Document Feb 2021

[Microsoft Word - Ian ENP Consultation Statement January 2019 V4 \(midsuffolk.gov.uk\)](#)

Alison Farmer Landscape Assessment Feb 2021

[Sproughton-NP-Landscape-Appraisal-Feb21.pdf \(midsuffolk.gov.uk\)](#)

AECOM Design Guidance and Codes Feb 2021

[Sproughton-NP-Design-Guide-Mar21.pdf \(midsuffolk.gov.uk\)](#)

Roy Lewis Hopkins Homes Appeal

[DC 18 02010-ROY LEWIS-7585902.pdf \(baberghmidsuffolk.gov.uk\)](#)

Historic England – Listed buildings for Sproughton

[The List Search Results for sproughton | Historic England](#)

Mrs Doreen Bradbury – Sproughton Parish Activist and Historian

Oxford Character Assessment tool kit.

[CharacterAssessmentToolkitIntroduction \(2\).pdf](#)

Sproughton Non-Designated Heritage Assets

[OXFORD CHARACTER ASSESSMENT TOOLKIT \(SHORTHAND\) \(midsuffolk.gov.uk\)](#)

Neighbourhood Plan (submission Draft)

[Sproughton-NP-Sub-Draft-Oct22.pdf \(babergh.gov.uk\)](#)

Babergh District Council Local Plan 2006

[Babergh Local Plan » Babergh Mid Suffolk](#)

Full details and document on the Oxford tool kit:

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