Appraisal of Non-Designated Heritage Assets

Rushmere St Andrew Parish Council

February 2022

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

This Appraisal has been prepared to demonstrate how 22 individual or groups of properties that have been identified during the preparation of the Rushmere St Andrew Neighbourhood Plan meet the East Suffolk criteria for designation as meeting the criteria for designation as Non-Designated Heritage Assets. Some regard has also been had to Historic England's guidance on Local Heritage Listing [2].

Local Plan Policy SCLP11.6 states that proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance.

Appraisal

The following pages provide an assessment of each Building considered to be of Local Significance against the criteria.

Maps in this document are reproduced from the Ordnance Survey Map.

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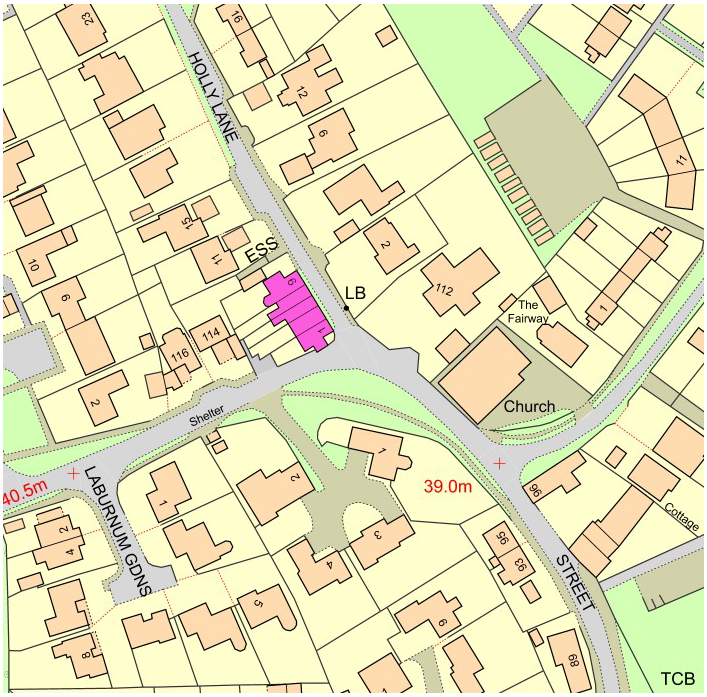
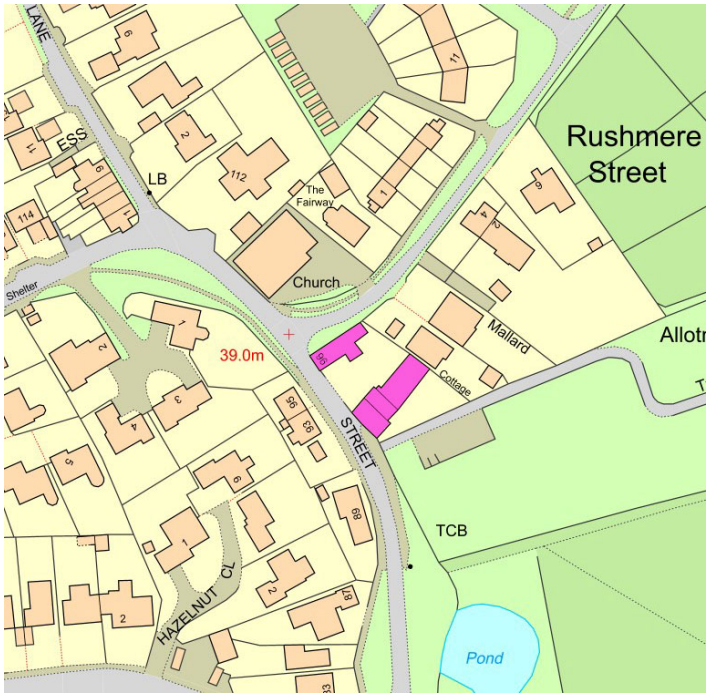
[1] See https://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets/#:~:text=Heritage%20assets%20include%20those%20that,authority%20as%20having%20local%20interest

[2] See https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/

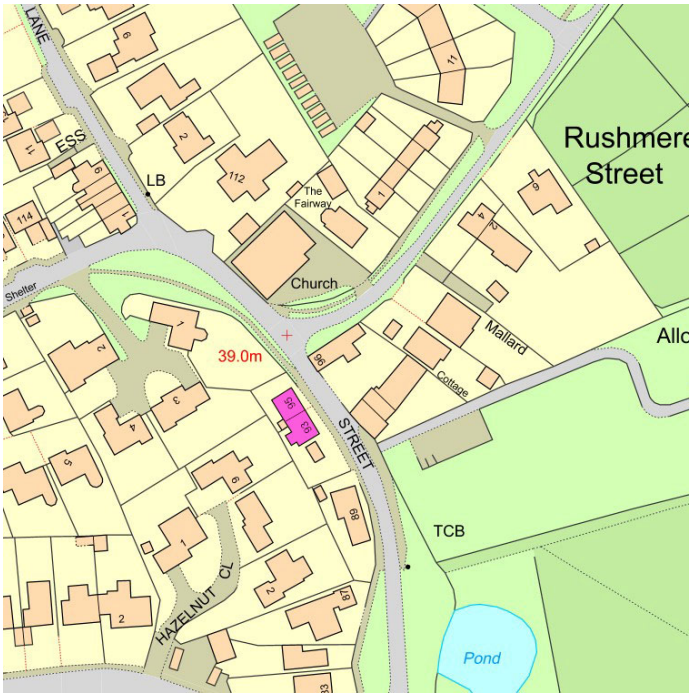
Building / Feature	The Old Shop Terrace
Address	1, 3, 5, 7, 9 Holly Lane
Description	Row of small pink rendered cottages under a pantiled roof on the edge of Holly Lane. Heavily beamed interiors. Number 1 was formally the village shop which was the general store in the village, providing a local milk delivery until the late 1970's.
Archaeological Interest	None known
Architectural Interest	Originally farm labourers cottages with remaining beams and fireplaces. Terrace retains many original features. Situated in one of the most prominent positions in the village. Provides a focal point at this important junction between The Street and Holly Lane. Forms part of group that includes the Old Blacksmiths Cottage, The Forge and Baptist Chapel.
Artistic Interest	None evident
Historic Interest	Former village shop. One of only a few remaining buildings of the "Rushmere Street" settlement identified on the 1904 Ordnance Survey Map. Part of the original village settlement at the junction of Holly Land and The Street. The corner building was well known as Shipley's, shop and off licence and traded until the late 1970's.



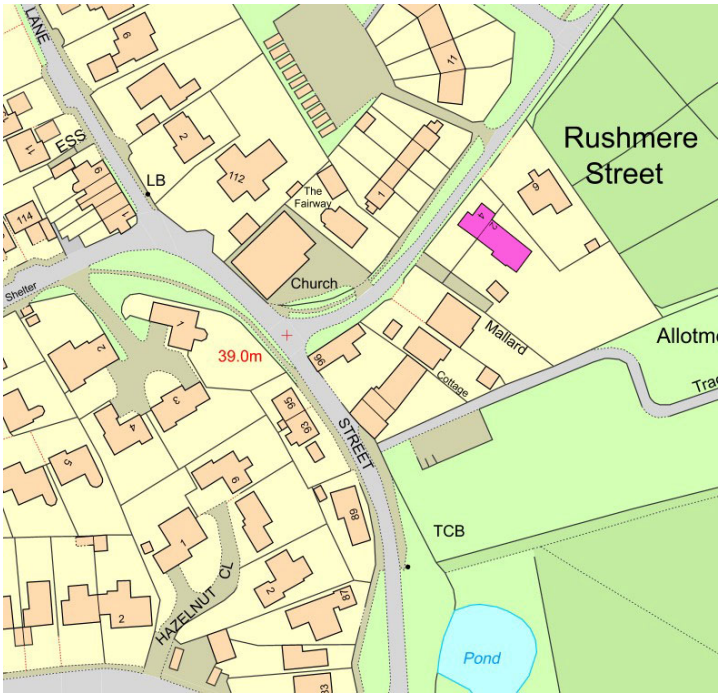
Building / Feature	The Old Forge and Blacksmiths House
Address	**96 The Street**
Description	The blacksmiths house is a pink rendered cottage under a pantiled roof which was at one stage two cottages and is heavily beamed inside. Across it's courtyard is the old forge which until the late 1960's was a working blacksmith's. These two buildings form an important centre to the cluster of ancient cottages at the villages core.
Archaeological Interest	None known
Architectural Interest	The forge building is very much in its original state with its original forge, there is a metal circular ring on the floor of the adjoining building, previously used by the wheelwright Forms part of group that includes The Old Shop Terrace, 83&85 The Street, 2&4 Playford Lane and Baptist Chapel.
Artistic Interest	Provides a focal point and glimpse of the village's past
Historic Interest	Forge and house in existence for over 100 years. One of only a few remaining buildings of the "Rushmere Street" settlement identified on the 1904 Ordnance Survey Map. Village blacksmith was an integral part of village life and the forge is currently used as a floristry business but the external features of the old forge building remain evident.



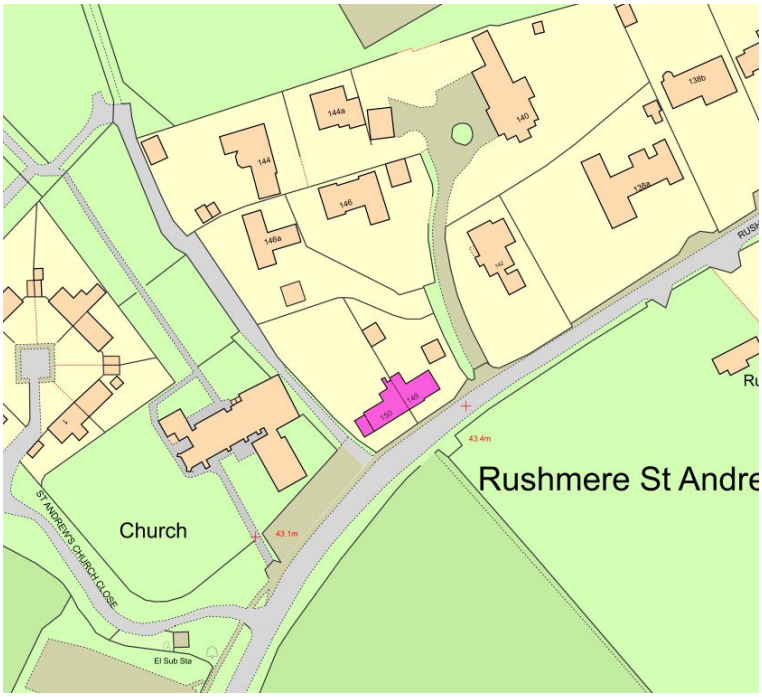
Building / Feature	The cottages opposite The Old Forge
Address	**93, 95 The Street**
Description	These two pink rendered cottages with small low dormers under a pantiled roof were formally farm labourers cottages and are heavily beamed inside. These cottages which are directly opposite the Old Forge and Blacksmiths House form an important part of the cluster of ancient cottages at the villages core
Archaeological Interest	None known
Architectural Interest	Originally farm labourers cottages with remaining beams and fireplaces. Forms part of group that includes The Old Shop Terrace, The Old Forge and Blacksmiths House, 2&4 Playford Lane and Baptist Chapel.
Artistic Interest	None evident
Historic Interest	Along with the Old Forge and Blacksmith's Cottage opposite, they provide a glimpse into the village's agricultural past. One of only a few remaining buildings of the "Rushmere Street" settlement identified on the 1904 Ordnance Survey Map.



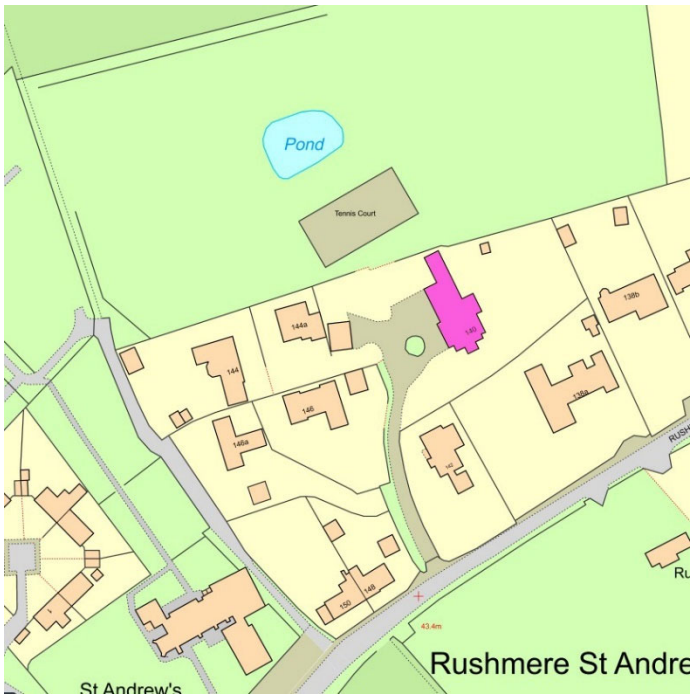
Building / Feature	The two cottages on South of Playford Lane
Address	**2, 4 Playford Lane**
Description	These two rendered cottages with small low dormers were formally farm labourers cottages under a pantiled roof and are heavily beamed inside. These cottages originally abutted the Old Forge and Blacksmiths House and form an important part of the cluster of ancient cottages at the villages core.
Archaeological Interest	None known
Architectural Interest	Originally farm labourers cottages with remaining beams and fireplaces. Forms part of group that includes The Old Shop Terrace, The Old Forge and Blacksmiths House, 93 & 95 The Street and Baptist Chapel.
Artistic Interest	None evident
Historic Interest	Along with the adjacent Old Forge and Blacksmith's Cottage, they provide a glimpse into the village's agricultural past. One of only a few remaining buildings of the "Rushmere Street" settlement identified on the 1904 Ordnance Survey Map.



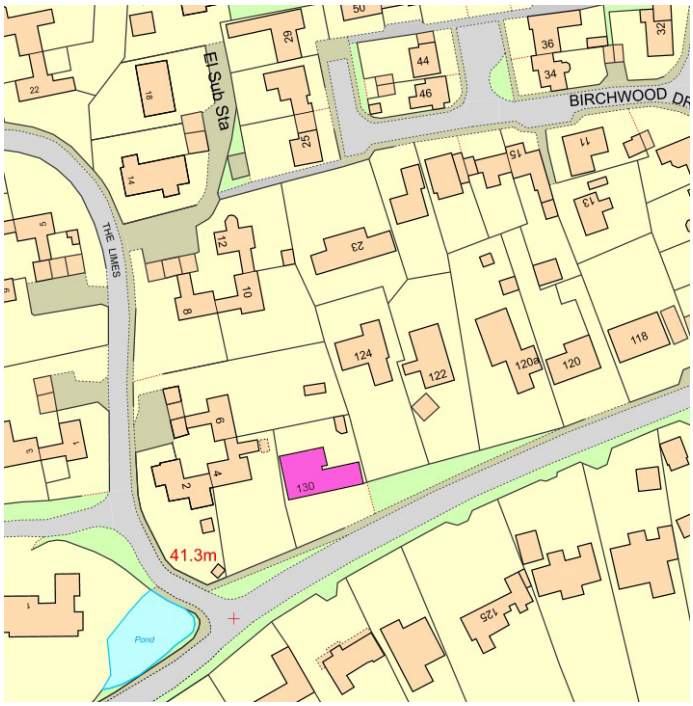
Building / Feature	Gardeners Cottage and White Cottage
Address	**148 and 150 The Street**
Description	These two white rendered cottages under a slate roof have interesting ornate facias and individual porches. They were originally built as homes for those employed on The Rushmere Lodge estate. These two cottages form an important part of the cluster with the Grade II listed church and Grade II listed war memorial.
Archaeological Interest	None known.
Architectural Interest	Contribute as landmark buildings adjacent to the church and are immediately recognisable when approaching from the footpath opposite or from The Street Group value given presence of adjacent church.
Artistic Interest	These attractive two cottages form an important part of the view and setting of the Grade II listed church and Grade II listed war memorial. Key focal point forming enclosure of entrance to developed area of The Street when travelling north-east. Interesting ornate facias and individual porches.
Historic Interest	Originally built as homes for those employed on The Rushmere Lodge estate and evident on the 1904 Ordnance Survey map.



Building / Feature	The Lodge
Address	**Rushmere Lodge, 140 The Street**
Description	Rushmere Lodge presents rendered and painted elevations enhanced with large windows under a pantile roof. The extensive accommodation is arranged over two floors, with an impressive porch set on Doric columns accessing the reception hall and off the inner hall is the fine oak staircase to the first floor.
Archaeological Interest	None known
Architectural Interest	Edwardian dwellings mentioned in an architectural directory with a cost of £3,400. The architect was Charles Spooner (1862 – 1938), an Arts and Crafts architect.
Artistic Interest	Described in an early publication as built of brick, rough cast with red tiled roof. External woodwork painted white and jalousies green. Now rendered and white colour-washed.
Historic Interest	The Mason family who were influential in the church and other local organisations lived here at the beginning of the twentieth century for a number of years. The original landscaped grounds have since had a number of infill dwellings constructed but the original landscape still has a major influence on the character of the area.



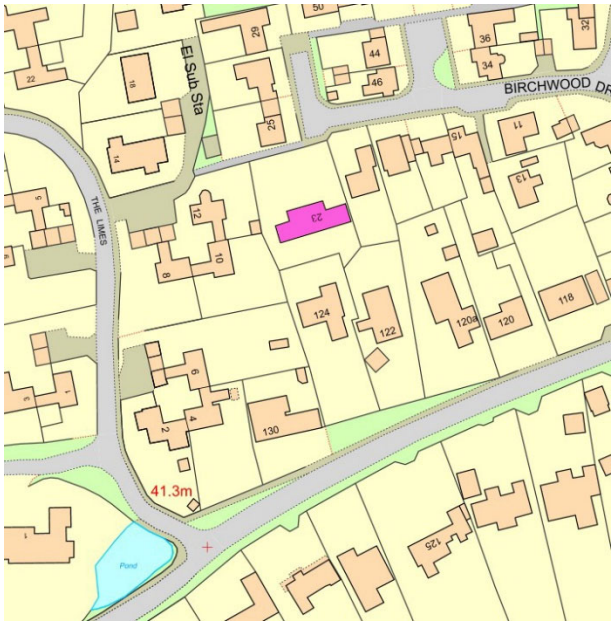
Building / Feature	The Limes Lodge
Address	**130 The Street**
Description	Single storey lodge house, originally part of the The Limes Estate situated at the entrance to the drive to the main estate house which was demolished in the late 1970's.
Archaeological Interest	None known
Architectural Interest	None
Artistic Interest	None
Historic Interest	This unassuming cottage, provided the backdrop for the original Lime Trees planted in front of it (some of which remain) which were planted it is claimed by the English poet, surgeon and clergyman, George Crabbe.



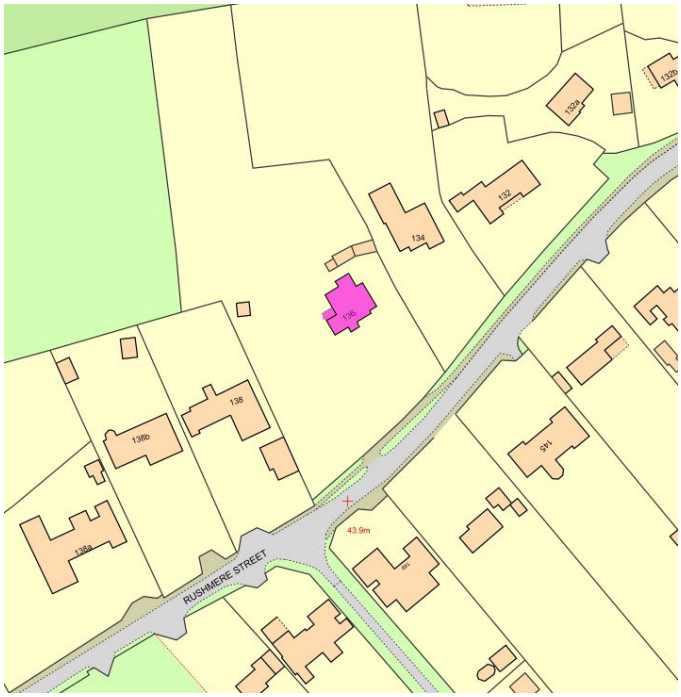
Building / Feature	Rush Cottage
Address	60 Playford Road
Description	The last remaining thatched building in the parish which delivers through its design and materials a distinctive local landmark in a prominent position at the ancient crossroads and is visible for some distance on the primary approach road to the parish from the east.
Archaeological Interest	None known
Architectural Interest	A rare example of thatch in this part of the county and also occupies a visually prominent position at the entrance to the village.
Artistic Interest	Has been sympathetically restored and extended
Historic Interest	The property does not appear on the 1925 Ordnance Survey map.

Building / Feature	Columbia House
Address	**58 Playford Road**
Description	Columbia House is constructed entirely of timber. It was originally constructed by local timber merchant Wm Brown and Co., (Ipswich) Ltd for the Royal Agricultural Show in 1934. The then Prince of Wales (the future Edward VII) attended the show and was said to have 'Taken tea in the lounge'. After the show the house was dismantled and re-erected on its present site. Throughout much of the last century the house was occupied firstly by a director of William Brown, Mr and Mrs Bell and their one daughter. Then when it came on to the market, Sir Bobby Robson took an interest in buying it but it was sold to Mrs Pearl Webb who was the headmistress of Amberfield School, and her husband, Roy Webb who was Ipswich District Manager for Eastern Electricity.
Archaeological Interest	None known
Architectural Interest	There is more information in a magazine supplement 'Timber and Plywood' dated 30 June 1934 of the house and interior as it was at the show. The architect was Cautley and Barefoot Built by local builders Cubitt and Gott of Westerfield
Artistic Interest	Built with mainly British Columbia Cedar and Pine
Historic Interest	Originally built for the Royal Agricultural Show in 1934. The future King Edward VII is said to have taken tea in the lounge at the show.

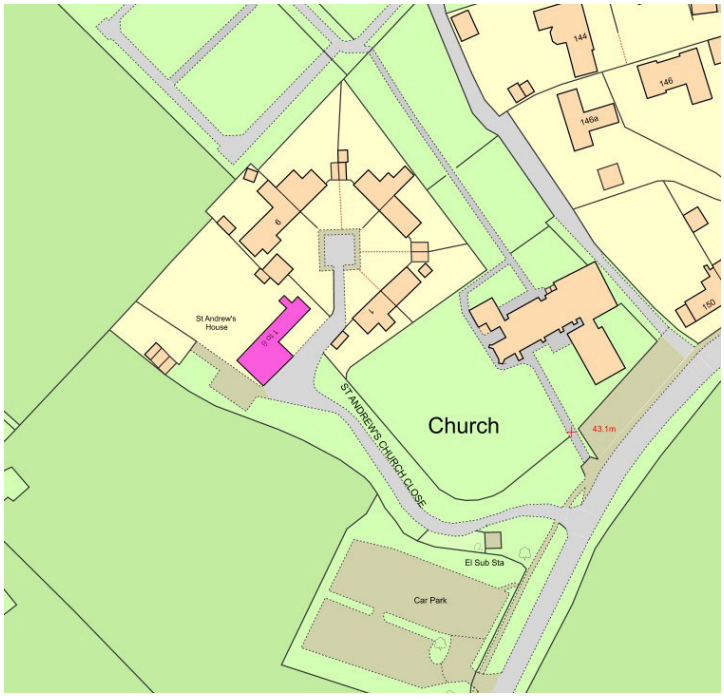
Building / Feature	The Carmelite Nun's House
Address	**23 Birchwood Drive**
Description	This was part of the Limes Estate know as Limes Cottage, and together with Limes Lodge are the only remaining buildings of the ancient estate The Limes House was demolished in the 1970s.
Archaeological Interest	None known
Architectural Interest	None known
Artistic Interest	None known
Historic Interest	Margaret Agnes Rope, a Carmelite nun lived here in the 1940s and was a famous stained glass artist. Several notable examples of her work are in the church dedicated to the Holy Family and St Michael in Kesgrave. Margaret Agnes Rope, who in the first half of the twentieth century was one of the finest of the Arts and Craft Movement stained glass designers. She studied at Birmingham, and then worked at the Glass House in Fulham with her cousin, Margaret Edith Aldrich Rope, whose work is also in the church dedicated to the Holy Family and St Michael in Kesgrave. Margaret Agnes Rope's fine can be found in churches and cathedrals all over the world. Margaret was born in Shrewsbury in 1882, the daughter of Henry Rope, a surgeon at Shrewsbury Infirmary. The largest collection of Margaret Rope's glass is in Shrewsbury Cathedral. When Margaret was 17, her father died and the family were received into the Catholic church shortly afterwards. In her early days in London Margaret designed and made the large east window at Blaxhall church as a memorial to her grandparents. It features her younger brother Michael, and is believed to be the only window that she ever signed. In her early forties, Margaret Rope took holy orders and entered the Carmelite Convent at nearby Woodbridge, but continued to produce her stained glass work until the community moved to Quidenham in Norfolk, when poor health and the distances involved proved insurmountable and she lived in Rushmere St Andrew. She died in 1953.



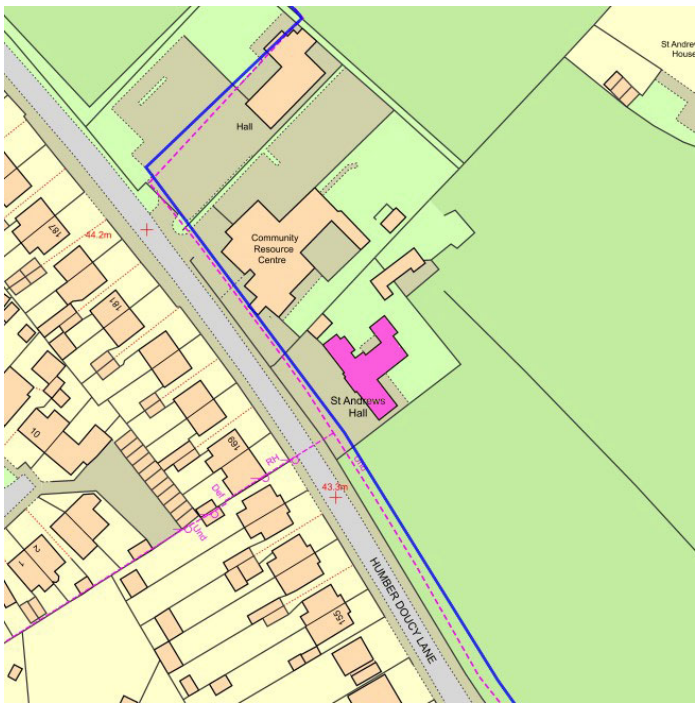
Building / Feature	The Cottage
Address	**136 The Street**
Description	Large detached residence, over 100 years old and set in spacious grounds. Slate roof with a white painted walls, central front door with bay windows on each side. Permission recently given for an additional dwelling in the grounds.
Archaeological Interest	None known
Architectural Interest	None known
Artistic Interest	None known
Historic Interest	Previous occupants Clement Chevallier and the Croydon family, both well know and Influential in Rushmere St Andrew and Ipswich. Harry and Peggy Croydon lived here in the second part of the 20th century and were part of the Croydon dynasty which founded and ran the famous jewellers situated opposite the Great White Horse Hotel, made famous by Dickins. Harry was also Chairman of the Village Hall Management Committee and a Justice of the Peace.



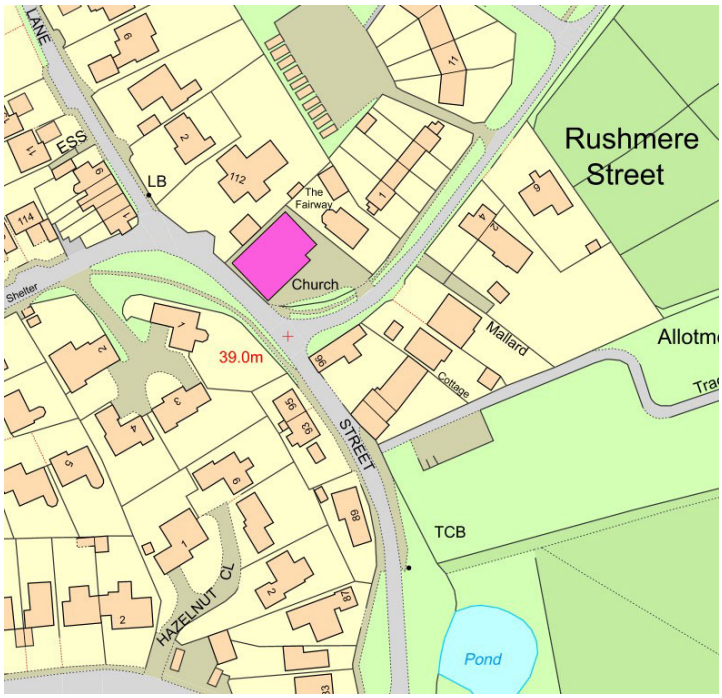
Building / Feature	The Old Rectory
Address	**St Andrew's Church Close** **The Street**
Description	Former rectory of St Andrew's Church is built of Suffolk White bricks under a slate roof and is now divided and let as individual flats by a housing trust. Built in 1827 and sold in 1964 when a new vicarage was built in Thornley Drive. Set in substantial grounds, much of which have been put to other uses, including an extension to the churchyard.
Archaeological Interest	None known
Architectural Interest	Group value with adjoining Listed St Andrew's Church. Use of local Suffolk White bricks.
Artistic Interest	None known
Historic Interest	Former rectory of adjoining church



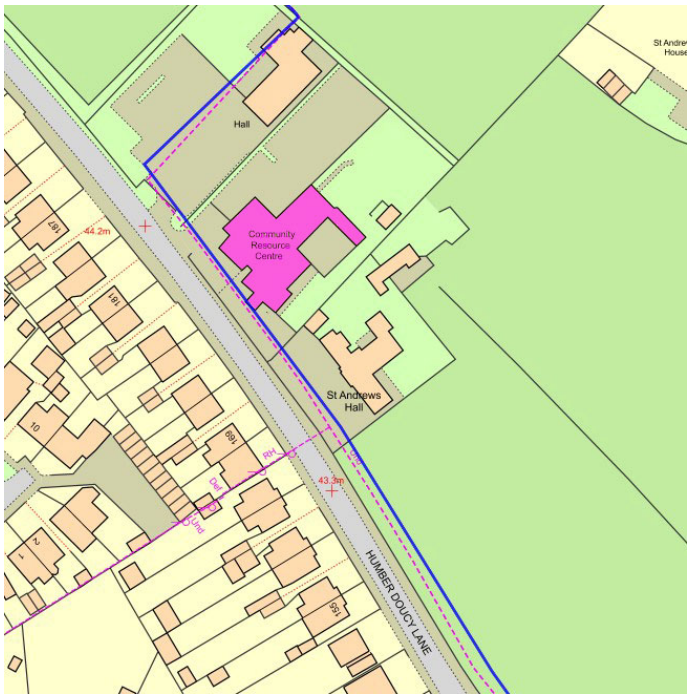
Building / Feature	The Old Church Hall
Address	St Andrew's Hall Humber Doucy Lane
Description	Built in 1930 on part of the vicarage meadow, sold in 1986 when a new church hall was built adjoining the church. Now in residential use but still displays characteristics of former meeting hall.
Archaeological Interest	None known
Architectural Interest	Cautley and Barefoot local architects
Artistic Interest	
Historic Interest	Provides significant local interest due to former uses and local connections by those attending youth and community clubs at the venue.



Building / Feature	Baptist Church
Address	**The Chapel, The Street**
Description	Built in 1859 under the instigation of Robert Lacey Everett as Mission Church. It has been extended several times but still retains the original building and includes WW1 and WW2 memorials. The tablet recording the Commoners' Rights for Rushmere Heath is fixed to the outside wall following the demolition of the cottages lived in by Nathanial Abblit. Still very much a thriving church with a submersion tank
Archaeological Interest	None known
Architectural Interest	Occupies a prominent position in The Street. It has been extended over time but the original building remains evident.
Artistic Interest	
Historic Interest	Nathanial Abblit Tablet on outside of building recording Commoners' Rights. It has been the subject of two books by Charlie Clarke and many generations of Rushmere residents have associations with the Church.

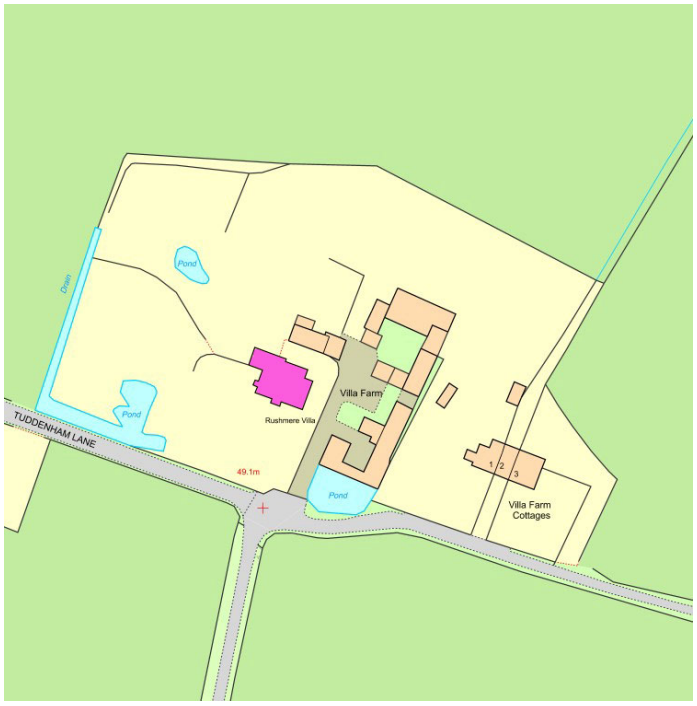


Building / Feature	The Old School
Address	**Community Hub** **Humber Doucy Lane**
Description	Built in 1846 with a schoolroom and house attached. Extended in 1870 with addition of a classroom and again in 1894.
Archaeological Interest	None known
Architectural Interest	Located alongside The Old Church Hall and the building is typical of the early Victorian schools built at this time across East Suffolk.
Artistic Interest	None known
Historic Interest	Used as the village school until 1970. Over 100 children attended at the beginning of the twentieth century. Evacuees were also taught here during WW2. Still in regular use as a community hub

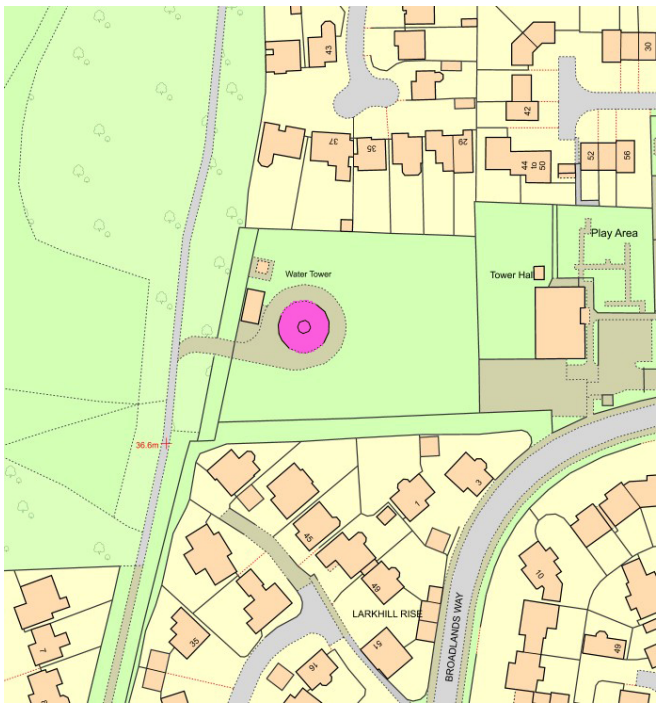


Building / Feature	Villa Farm
Address	**Tuddenham Lane**
Description	Believed to date from 1840s and was extended in the 1880s after Robert Everett married Elisabeth Nussey. Adjacent farm buildings including storehouse at rear which is Listed Grade II. Of local interest and has significance in its relationship with the remains of the sixteenth century listed building. It is separated from its farm buildings and pond by a red brick boundary wall of an earlier date. It is a significant component of the site's history and has social and historic value as an example of changes in farm fashion and prosperity.
Archaeological Interest	None known
Architectural Interest	Sits in a prominent position at the junction of Seven Cottages Lane with Tuddenham Lane with a distinctive gateway and entrance porch. Impressive frontage of classic white brick which as added in the 1880s Set in large grounds with mature trees and adjoins range of farm buildings
Artistic Interest	None known
Historic Interest	Owned by the Everett family who were farmers in the village for over fifty years as well as founders of Rushmere Baptist Church, latterly in the ownership of the Hyde family for fifty years.

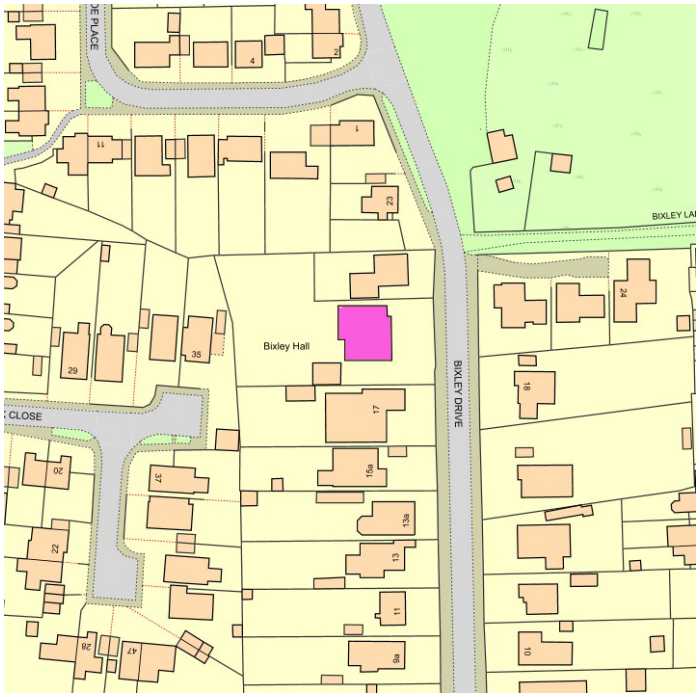
SOURCE: Heritage Impact Assessment. Humber Doucy Lane, Ipswich. John Selby for Ipswich Borough Council. September 2020



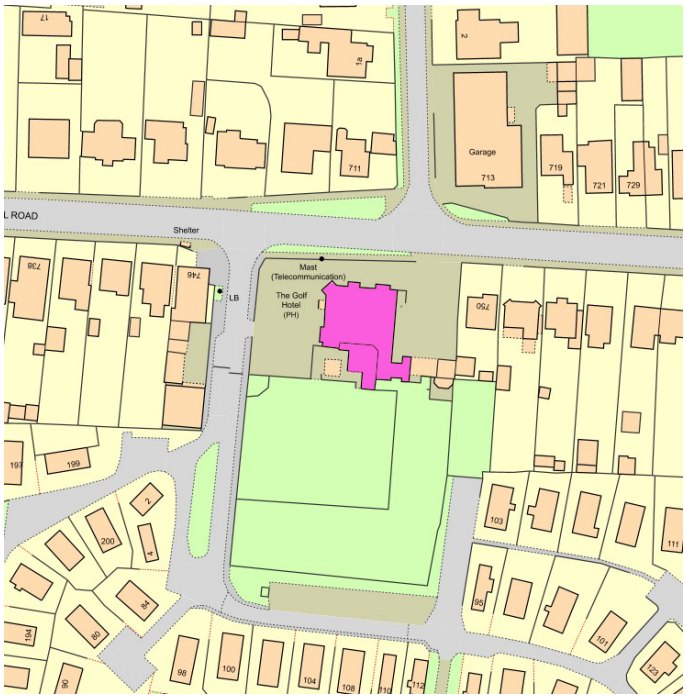
Building / Feature	The Water Tower
Address	**Bixley Drive**
Description	The water tower on the edge of Rushmere Common is an imposing architectural landmark. Built of steel with concrete panel cladding this is a 1980's replacement of an earlier steel structure. Originally served by a Bridle Way which ran from Foxhall Road to connect on the other side of the Common to Linksfield the Water Tower marks a significant focal point for the southern sector of the Parish. The building forms a central feature of the Village Sign and lends its name to the Tower Ward of Rushmere St Andrew. Notwithstanding its important function as a storage tank for millions of litres of drinking water the tower also has numerous communication aerials and dishes on top of the roof providing vital links for emergency services and telephone companies.
Archaeological Interest	None known
Architectural Interest	The building is recognised as one of a type proposed by L.G. Mouchell and Partners as far back as the 1930's although this building was not constructed until the 1970's. The side of the tower against a clear blue sky the tower presents as a truly striking landmark for great distances across the heath and neighbouring villages.
Artistic Interest	None
Historic Interest	None



Building / Feature	Bixley Hall
Address	**Bixley Drive**
Description	"Bixley" as a word is thought to have derived as "a clearing in bushy land". How correct that description is regarding Bixley Hall, now an imposing family home situated off Bixley Drive in the Parish of Rushmere St Andrew. Initially bungalows were constructed along Bixley Drive when, at the turn of the 20th century the Hall stood at the end of a lane. The surrounding farmland was made up of a patchwork of tenanted fields, mixed woodland and marshy pondland. Previously the farmhouse and part of a larger estate. The estate was auctioned in 7 or 8 lots in 1928. Most of that land has been given over to the development of "Bixley Farm". A settlement of mixed housing constructed since the 1980's Bixley Farm is all but complete apart from an area opposite the Hall.
Archaeological Interest	None known
Architectural Interest	An imposing brick built house with several features of note, particularly the sash windows and a superbly designed soffit which skirts the entire roof line.
Artistic Interest	
Historic Interest	Very few historic buildings remain in this part of the parish



Building / Feature	The Golf Hotel
Address	**Foxhall Road**
Description	The Golf Hotel is one of a set of "Tolly Follies". Built in the 1930's as part of the Tolly Cobbold chain of public houses in and around Ipswich and surrounding area and designed by architect John Sewell Corder to emulate the style of Helmingham Hall, home of the Tollemache (brewery) family, this imposing building sits along Foxhall Road, opposite the entrance to the Bixley Farm estate. Most other examples are already on the Historic England listed buildings register.
Archaeological Interest	None known
Architectural Interest	One of a number of similar styled public houses in the Ipswich area built be the former Tolly Cobbold brewery.
Known Architect	John Sewell Corder
Landmark Status	It remains a significant focal point to the south of the Parish.
Artistic Interest	The building itself has an ornate frontage with gabled window bays and imposing triple headed chimney stacks. An inscribed panel "The Golf Hotel" is set high on the chimney breast above the west side entrance which is a repeat of a similar sign on the front façade.
Historic Interest	Only remaining public house in Rushmere St Andrew parish.



Building / Feature	The former Falcon Public House and adjoining cottages
Address	**163, 165, 165a, 167, 169, 171, 173, 175, 177, 179 Playford Road**
Description	The Falcon Public House was the only public house in the central core of Rushmere St Andrew and is located on the Playford Road which is an ancient route between Ipswich and Woodbridge. There are public footpaths linking it to the central part of Rushmere St Andrew at The Limes Pond and also across the fields to original central core of Kesgrave opposite Bell Lane. Auctioned as a licensed public house with a 22-coomb steep malting and cottages in 1887. Closed in about 2000 and is now a private house.
Archaeological Interest	None known
Architectural Interest	No significant interest other than group value
Artistic Interest	None
Historic Interest	Nathanial Abblit championed the commoners' rights and it is thought that he held many meetings in The Falcon as he plotted and planned to champion the commoners' rights over the Common against the Marquess of Bristol. Ipswich had an important livestock market and many the landed gentry would buy their livestock at the market. During the early 20th century Captain Wigan of Loudham Hall would send his head shepherd to buy sheep who would then drove them back out of Ipswich along Playford Road. On occasions when a sheep went lame the head shepherd, Stanley Whiting with his son, would leave it at The Falcon for safe keeping and return with a pony and trap to collect it the next day. The Falcon provided an important safe haven for farm workers living in the parish to meet and was also a key location from those from the wider area. Local memories of its use and community venue for all residents in the area.

Building / Feature	The Water Tower
Address	**Tuddenham Lane**
Description	The first water tower was built after 1905, appearing on the 1926 map. The old water tower still stands, unused but was granted planning consent in 2021 for its change of use to a dwelling and the construction of an extension.
Archaeological Interest	None known
Architectural Interest	The tower is visible from the lane, but does not form a landmark. It retains its tank on top of the tower structure
Artistic Interest	
Historic Interest	Though perhaps not of great architectural significance, it has historic value. Though perhaps not of great architectural significance, it has historic value. An inscribed brick is set into the building bearing the initials R. L. E. Esq. and appearing to bear the date 1903 (or possibly 1905). The inscription is in a florid hand, and can only have been done when the clay was wet, prior to firing. 'R.L.E.' was Robert Lacey Everett (1833-1916), a farmer at Rushmere St Andrew, Justice of the Peace, and Liberal Member of Parliament on three occasions, representing East Suffolk (Woodbridge Division) and South-East Suffolk. The Water Tower therefore has a significant association with a figure of local or national note, The water tower is of interest as an early example of provision in the locality, unusual for its small size, circular form and brick construction. This adds to its historical interest, and also contributes to its social and communal value. Has undeniable aesthetic value for the quality of its design and construction, for its unaltered character, and as a relic of industrial archaeology

Source: Heritage Impact Assessment; February 2021 by the Architectural History Practice in support of the application for change of use to a dwelling

Building / Feature	Cottages
Address	**Seven Cottages Lane**
Description	Formerly known as Walnut Tree Avenue, they appear on the 1882 map and possibly date from the mid-nineteenth century. In more recent times an additional cottage has been added on the southern end of the terrace. An isolated terrace of artisan cottages behind a white painted paling fence.
Archaeological Interest	None known
Architectural Interest	some historic significance within Rushmere parish in East Suffolk and formed a part of the wider setting of the parish church
Artistic Interest	None
Historic Interest	They remain as a reminder of the former rural nature of the parish before part of it was taken into Ipswich Borough and the Rushmere Hall housing estate.

SOURCE: Heritage Impact Assessment. Humber Doucy Lane, Ipswich. John Selby for Ipswich Borough Council. September 2020