



HISTORIC BUILDINGS AT RISK IN SUFFOLK 2014

The Suffolk Local Planning Authorities

INTRODUCTION

What is the purpose of the Register?

Suffolk has over 12,500 listed buildings. While the great majority of these are well maintained, a small number are in poor condition, usually the result of lack of maintenance, but occasionally due to neglect. The primary aim of this Register is to highlight the plight of these buildings, and initiate action towards securing their long term conservation. The information on the Register will help local authorities, English Heritage, building preservation trusts and other bodies set priorities for action, and to make a case for grant aid towards repairs.

Similar County Registers have been compiled for Norfolk and Essex since the mid 1980's, and these have helped a number of decaying buildings find new owners able to repair them. Since 1998 English Heritage has also published a Register, updated annually. Originally covering Grade I and II* buildings and Scheduled Ancient Monuments, the English Heritage Register is now being extended to include the whole historic environment.

How has the Register been compiled?

The entries on the Register have been assembled mainly by District Council conservation officers, and are regularly reviewed to ensure they are as up-to-date as possible. As well as listed buildings, at-risk above-ground Ancient Monuments are also included. However the Register currently does not include below-ground Ancient Monuments, Registered Parks and Gardens, places of worship in use, Conservation Areas and buildings on Local Lists.

Given the large number of listed buildings in Suffolk, many of them widely scattered across rural areas, a full survey has not been possible. The information should, however, be reasonably comprehensive and provide a fair comparison with other parts of the country.

GUIDE TO ENTRIES

Criteria for inclusion

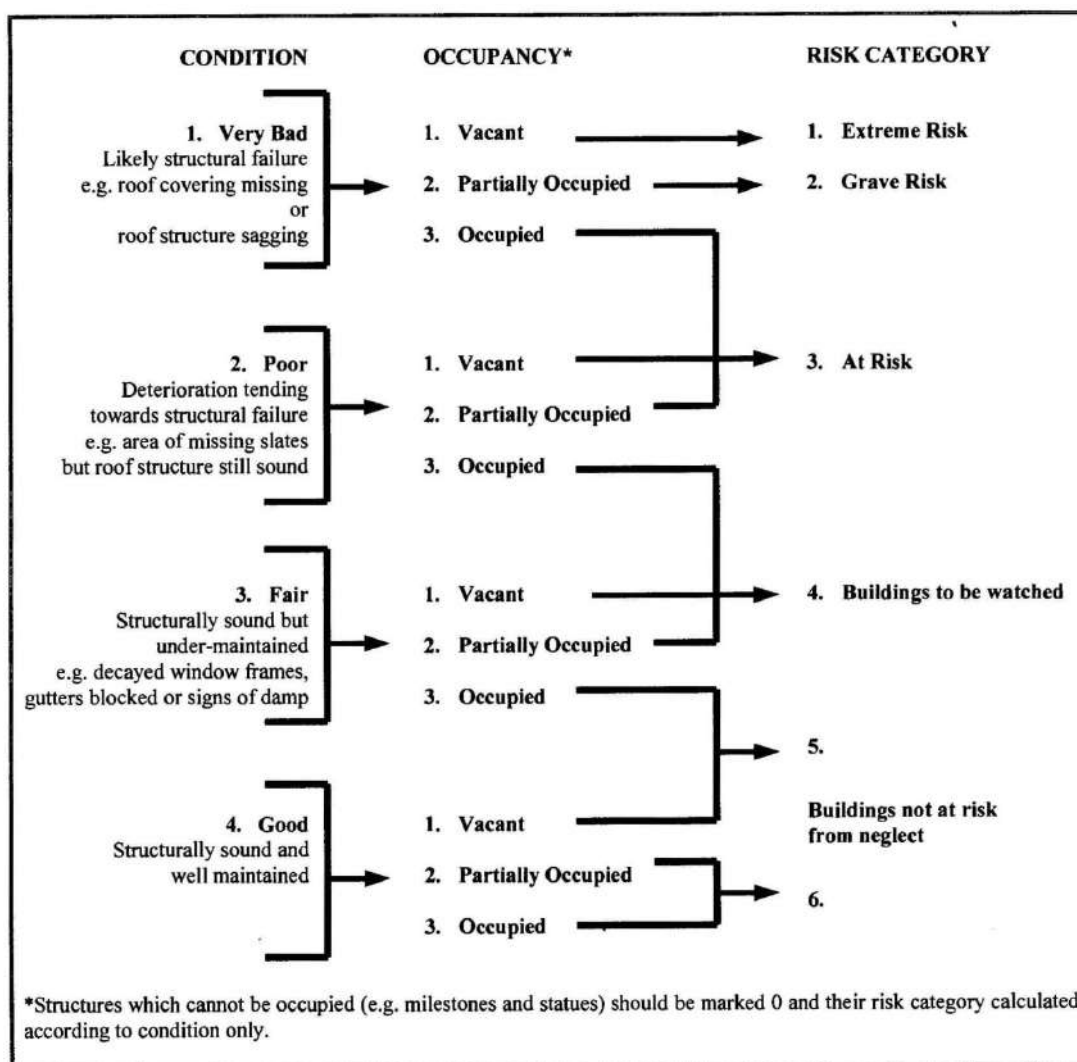
Buildings are assessed using guidelines devised by English Heritage to ensure consistency throughout the country. A 'Risk Category' is arrived by assessing the condition of a building and whether it is occupied or in use (see diagram on following page). Buildings capable of beneficial use are 'at risk' if they are in very bad or poor condition or in fair condition and vacant. A building not capable of beneficial use (such as a statue or wall) will be 'at risk' if in very bad or poor condition, or in fair condition but lacking management to ensure its future maintenance.

Inevitably there will be owners who feel their building should not be on the Register. It must be stressed that entries are made in good faith and do not imply any criticism of owners; many are actively seeking ways to secure their future. Where owners are new and have acquired the building in at-risk condition, this is usually acknowledged in the entry.

List Grade

A listed building is a building of special architectural or historic interest. All buildings built before 1700, and most built between 1700 and 1840, that survive in anything like their original form are listed. Between 1840 and 1900 only those of definite quality and character are listed, while post 1900 only building of particular importance are included. Buildings are listed by the Department of Culture, Media and Sport on the recommendations of English Heritage. There are three grades of listing: Grades I and II* represent those buildings of outstanding interest, and amount to 9% of the total in Suffolk; the remaining 91% are listed as Grade II. All listed buildings have statutory protection and Listed Building Consent is required for any works which would affect the building's character externally or internally.

Scheduled Ancient Monuments are not graded, but all are of national significance and are statutorily protected. Scheduled Monument Consent is normally required for any works. Most have limited potential for beneficial use and scheduling is usually applied to buildings which are not capable of occupation.



ENGLISH HERITAGE GUIDELINES TO ASSESS DEGREE OF RISK

Conservation Area

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. A conservation area is designated by the local planning authority. The register entry notes if it is location within a conservation area.

Risk Priority

This classification takes account not only of the 'static' attributes of condition and occupancy, but also the 'dynamic' ones of the rate of deterioration and the likelihood of repairs commencing. Experience shows that an unoccupied house with a sound roof, reasonable drainage and good ventilation deteriorates only very slowly, and may be a lower Risk Priority than a similar house in fair condition whose roof is beginning to fail.

Risk Priority is graded as follows:

- A. Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B. Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. Slow decay; no solution agreed.

- D. Slow decay; solution agreed but not yet implemented.
- E. Under repair or in fair to good repair, but no user identified or under threat of vacancy with no obvious end user (applicable only to buildings capable of beneficial use).
- F. Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

Condition

Good	Structurally sound, weathertight, no significant repairs required.
Fair	Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.
Poor	Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
Very Bad	Structural failure/instability and/or loss of significant areas of roof covering leading to a major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.

Current Availability

Buildings listed as 'Not for sale' were not being openly marketed at the time the entry was compiled. This situation can, however, quickly change and anyone interested in purchasing a building included on the register should contact the relevant conservation officer for the most up to date information.

ACTION TO GET BUILDINGS REPAIRED

What help is available to buildings on the Register?

The District Councils are primarily responsible for matters relating to listed buildings and owners or prospective purchasers of buildings on the Register are strongly encouraged to make contact with their District Council conservation officer for free advice. English Heritage is also able to offer a range of specialist advice, especially for the more important buildings. This could include setting a priority order for tackling repairs, suggestions for acceptable new uses and sources of funding. Resolving cases will often mean working closely with owners to arrive at a solution tailored to a particular set of circumstances.

Grade I and II* buildings and Scheduled Ancient Monuments may qualify for grant aid from English Heritage, especially if they appear on the English Heritage Register. English Heritage is committed to securing a year-on-year reduction in the number of heritage sites at risk as part of the National Heritage Protection Plan (2011-2015). Although English Heritage grants are available, grant aid is limited in relation to demand and tends to be focused on heritage that is most at risk, and where English Heritage grants may be the only source of financial assistance. Grants from other public sources, notably the Heritage Lottery Fund, also play an important role in helping at-risk buildings. Some District Councils offer small grants towards the repair of buildings at risk and other sources of funding may be available. A list of contacts at the District Councils, County Council and English Heritage is provided below.

How can the District or County Council ensure that buildings are repaired?

Many of the buildings on the Register could be repaired and put to beneficial use, and are a wasted asset. Their immediate future can often be safeguarded by straightforward small-scale repairs aimed at keeping out the elements. This will slow down the rate of decay, giving time for a long-term solution to emerge. If an owner has no plans to carry out even temporary repairs, the building should be

offered for sale *at a price which reflects its condition*. It is one of the functions of the Register to ensure this happens.

Local authorities have statutory powers to undertake, with due notice, any work which they consider to be urgently necessary for the preservation of an unoccupied listed building. They may also, after serving a Repairs Notice, compulsorily acquire a neglected listed building provided suitable arrangements exist for its subsequent repair. This may include conveyance to a third party who has agreed to undertake the work, the so-called 'back to back' deal. While authorities will always endeavour to open a dialogue and work with owners, use of these powers will be considered if an owner is uncooperative and neglect continues.

How often will the Register be updated?

Since 1992 the Register has only been updated every two to three years when new paper copies were published. From mid 2009 the Register will appear on the Suffolk County Council website, and be regularly revised. The Conservation Officers welcome new information about buildings on the Register and any which may have been missed.

BUILDINGS REMOVED FROM THE REGISTER

Of the 113 buildings on the Register in 2009, 27 had been removed by the end of 2012. The proportion of removed entries (24%) is slightly below the average achieved in the six previous revisions of the Register. A further seven buildings on the 2009 Register were removed between 2012 and 2014. The existence of the Register has helped to get repair work under way, by keeping 'at risk' buildings on the conservation agenda and making it clear that continuing neglect of a listed building is not acceptable.

Some of the buildings removed from the Register since 2009 were repaired following a recent sale. This reflects the importance of a change in ownership in getting repairs under way. A good example is the lodge to Thorington Hall, which was finally sold in 2007 after languishing empty and unloved for many years. However, it is encouraging to see more established owners repairing their buildings and bringing them back into use, as at Badley Hall; Stanley Cottage, Rickinghall Inferior; and 48 High Street, Ixworth. Finding a new use for a building will often add value and avoid a 'conservation deficit', i.e. the repaired building being worth less than the cost of the repair work. The smock windmill at Great Thurlow was also repaired by an established owner; although the work stopped short of replacing the sails and fantail, the building's historic interest has been safeguarded and it is no longer at risk. Buildings removed from this Register following conversion to an appropriate new use include Sproughton mill (the residential conversion of an empty watermill); The Sycamores, Beck Row (listed element of motel converted to aparthotel use); the stable block and laundry at Fornham Park, Fornham All Saints (converted to residential use); and the barn at Barrow Hall, Barrow (converted to commercial / retail use).

Some of the buildings repaired have received grant aid. The priority for grant money will be buildings with no viable end use where the economic incentive to repair is small or other cases where a 'conservation deficit' can be removed. The medieval college ruins at Mettingham Castle (a Scheduled Ancient Monument) were conserved following the award of a large grant from English Heritage. Other large English Heritage grants secured the repair of the precinct walls of Greyfriars, Dunwich and the Grade I listed redundant church in Ickworth Park, the latter in conjunction with a large grant from the Heritage Lottery Fund. Other smaller English Heritage grants enabled repairs to be carried out to the fine dovecote at Stoke by Clare; high level repairs to Bawdsey Manor; and conservation of the ruins of St James Chapel at Dunwich. Small grants can also play a useful role in encouraging repairs. There are no longer any Conservation Area grant schemes in Suffolk but one building, 48 North Street in Sudbury, has been repaired as a result of targeted action through the Sudbury Heritage Economic Regeneration Scheme.

One building on the 2009 Register has burnt down, the Grade II* barn at St Bartholomew's Priory Farm, Sudbury. This was one of the best medieval barns in the county and its complete destruction is a sad loss. Bridge Farmhouse at Hinderclay, added to the register in 2012, has also been destroyed by fire. Three buildings on the 2009 Register have been re-assessed and are no longer considered to be at risk.

A list of buildings removed from the Register since 2009 is set out below, with the year the building first appeared on the Register and the reason for its removal.

Entries removed from Register 2009-2014

BABERGH

Barn SE of Goodlands Farmhouse, Swan Street, Boxford	2003	Repaired and converted
London House, 5 Egremont Street, Glemsford	2006	Re-assessed
Sproughton Mill, Lower Street, Sproughton	1992	Repaired and converted
48 North Street, Sudbury	2006	Repaired
Barn at St Bartholomew's Priory Farm, Sudbury	2006	Destroyed by fire

FOREST HEATH

16 Mill Street, Mildenhall	2009	Repaired
No.88 (The Sycamores), The Street, Beck Row, Mildenhall	2009	Repaired with new use

IPSWICH

39 St Margaret's Street	1992	Re-assessed
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MID SUFFOLK

Badley Hall, Badley	2000	Repairs completed
Navigation Lock, Mill Lane, Baylham	1992	Repairs completed
Town Hall, Broad Street, Eye	2009	Repaired
15 Broad Street, Eye	2006	Repaired
Maybush Cottage, Wetherden Road, Haughley	1992	Repairs completed
Bridge Farmhouse, Fen Road, Hinderclay	2012	Destroyed by fire
Monument SW of south porch of All Saints' Church, Laxfield	2006	Repaired
Stanley Cottage, Bury Road, Rickinghall Inferior	2003	Re-thatched

ST EDMUNDSBURY

Church House, Church Road, Bardwell	1992	Repairs completed
Barn S of Barrow Hall, Barrow	2000	Repaired and converted
Agent's & Head Gardener's Houses, Fornham Park	2003	Repaired
Gatepiers & wall to Stable Court, Fornham Park	2003	Repaired
Stable Block & former Laundry, Fornham Park	2003	Repaired and converted
Great Thurlow windmill, Great Thurlow	2009	Conserved
Hamlet House, 35 Hamlet Road, Haverhill	2000	Repaired
St Mary's Church, Ickworth Park, Ickworth	1995	Repaired
48 High Street, Ixworth	1995	Repaired
Lawney's Farmhouse, Rushbrooke with Rougham	2000	Re-assessed
Dovecote at Stoke College, Stoke by Clare	2009	Repaired

SUFFOLK COASTAL

Bawdsey Manor, Bawdsey	2009	Some repairs done
Former Stables, Manor Dairy, Bawdsey Manor, Bawdsey	2009	Repaired and converted
St James' Hospital Chapel, Dunwich	2009	Repaired
Remains of Greyfriars Monastery, Dunwich	2009	Repaired
Outbuilding SE of Rectory Farmhouse, Rectory Road, Kettleburgh	1992	Repaired and converted
The Lodge, London Road, Thorington	1995	Repairs completed

WAVENEY

Remains of College at Mettingham Castle, Castle Road, Mettingham	2009	Repaired
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BROADS AUTHORITY

1& 2 The Score, Beccles	2003	Repaired
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BUILDINGS STILL ON THE REGISTER

Of the 104 buildings currently on the Register, 79 appeared in the 2009 edition and 12 have been included in all previous editions since 1992. In early 2013 repair work was in progress on at least ten buildings, including three listed Grade II* (Kersey Mill; Culford Hall; Stoke College, Stoke by Clare). An encouraging number of other buildings on the Register have been the subject of initiatives short of full repairs commencing. This work includes limited repair (Friston post mill; Packway Farmhouse, Walpole); temporary protection (Dairy Farm outbuilding, Halesworth); and the grant of consents for major repairs, new uses and occasionally for new development to fund a 'conservation deficit'. Even the simple act of placing an at-risk building on the open market can result in a solution emerging, provided the asking price is realistic.

The strong property market up to 2008 contributed to the successful repair of buildings on the Register. However, after then market conditions steadily worsened, with low demand, falling property prices and a sharp downturn in the economy. English Heritage notes that, between 1999 and 2012, the average conservation deficit for each property on its Register increased by over 40% to £370,000. Since 2013 the market has recovered and the outlook remains positive with sustained demand and prices back at pre-recession levels. Most if not all the residential property on the Register would find a buyer if offered for sale at a realistic price.

Building Preservation Trusts can play an important role in the repair of the more difficult cases. Trusts can gain access to grants and loans that are not necessarily available to other bodies and these can be used to fund feasibility studies and to acquire buildings and implement projects. For example, the Suffolk Architectural Heritage Trust acquired the redundant church at Culford Heath, resolved the access problems and then marketed the building with permission for residential conversion. This has now been implemented. In 2010 the East Suffolk Building Preservation Trust was formed, concentrating on at-risk buildings in Suffolk Coastal and Waveney districts. The full potential of Building Preservation Trusts can only be realised if local authorities are prepared to use their powers of compulsorily purchase, enabling buildings to be handed on to Trusts in 'back-to-back' deals.

A 'hard core' of just seven buildings have been on the Register since 1992 and still await firm plans for repair. These are: 4 College Street, Ipswich; the Umbrello at Great Saxham Hall, The Saxhams; Priory Farmhouse, Chediston; the Orangery at Glevering Hall, Hacheston; Hall Farmhouse, Badingham Road, Peasenhall; Packway Farmhouse, Walpole; Bridge Farmhouse, Low Road, Mettingham.

Some of the buildings on the Register have managed to survive relatively well with little in the way of maintenance, usually because the roof is sound. Others, however, have reached an extremely poor state and may now be beyond viable repair. Timber-framed farm buildings are always vulnerable but other more specialised building types are equally at risk yet are valuable as they add to the diversity of the historic environment. These include garden buildings such as the Umbrello at Great Saxham, the Orangery at Glevering Hall (both listed Grade II*), windmills, dovecotes and various structures associated with defence, spanning the period from Martello Towers to Radar. Some of these are the most difficult cases on the Register, but there is usually still time for a solution to emerge.

Despite the problem cases that remain, the average condition of at-risk buildings has improved. This is because buildings removed (usually after repair) were often in very poor condition, whereas new Register entries are identified before they deteriorate too far. Despite Suffolk having large numbers of listed agricultural buildings as well as other vulnerable types such as mills and defence structures, almost 40% of entries on the current Register are dwellings. Many of these have been left vacant but could easily be brought back into use.

EXAMPLES OF REPAIR WORK TO BUILDINGS ON THE REGISTER

A Buildings at Risk Register can be seen as a catalogue of problems or opportunities. To show what can be achieved if opportunities are grasped, on the following pages are examples of buildings of different types illustrated with 'Before' and 'After' photographs. It is hoped this will provide encouragement and inspiration for similar work to buildings still on the Register.



SPROUGHTON MILL, LOWER STREET, SPROUGHTON

This early C19 watermill no longer contains its milling machinery but is externally largely unaltered. Serious structural problems nearly resulted in the mill's demolition in 1994, but a conservation engineer devised a viable method of repair. A sale to a new owner led to another application for demolition, and in 1996 Babergh District Council had to carry out extensive urgent works to stabilise the building. The mill was sold again in 2009 and a sympathetic conversion to a single dwelling followed in 2010-11. Access to the site is via a new footbridge over the river.



48 NORTH STREET, SUDBURY

This house dates from c.1800 and stands at the end of North Street historically associated with the milling and later the silk industry. The façade retains its tuck pointed brickwork, four original first floor windows and a particularly fine late Georgian doorcase. When added to the Register in 2006 the building was in poor condition and had suffered much damaging alteration, both outside and in. Negotiation over many years between the District Council and owner eventually secured an extensive programme of repairs, including re-roofing, repairs to the cornice and traditionally detailed new shop fronts. A Heritage Economic Regeneration Scheme grant offer was made, but this was not taken up.



RUINS OF ST PETER'S CHURCH, ERISWELL

This dovecote was formed in 1754 out of the isolated ruins of the medieval Church of St Peter. The walls are a mixture of flint rubble with stone dressings and gault brick and timber framing, under an C18 plaintiled roof. In recent years the structure had become very fragile with loose areas of stonework and much ivy growth. Repairs completed in 2012 included extensive re-pointing, repairs to the timber frame, extra structural ties, new birdproofed timber infilling to the windows, an oak entrance door, repairs to the roof and re-covering with new tiles. The work was grant aided by English Heritage.



BADLEY HALL, BADLEY

Badley Hall is a remnant of a once substantial early C16 manor house, reduced to its present size in 1759. It forms the centrepiece of a fine group of traditional farm buildings. Since 2000 a succession of well-judged repairs has included a new sole plate along the rear wall; extensive re-plastering; repairs to windows and new window boards; repairs to the roof and a lead flashing and pentice board over the carved spere beam in the north gable end. These repairs have been accompanied by new services including new first floor bathrooms for the intended guest house use.



NAVIGATION LOCK, MILL LANE, BAYLHAM

Baylham lock was part of the Gipping Navigation which opened in 1793 and closed in 1934. Together with the watermill, mill house and road bridge it forms part of an interesting group of listed buildings. Between 2007 and 2011 volunteers from the Inland Waterways Association returned the lock chamber to its original condition. The work included the removal of the remains of the gates (not the originals), removal of vegetation, extensive rebuilding and re-pointing of the wing walls and repair of the invert arch in the floor of the chamber with concrete. The gates will be replaced at a later date.



SPINDLEBERRY COTTAGE, WETHERDEN ROAD, HAUGHLEY

This early C17 house stood empty and neglected for many years. After first appearing on the Buildings at Risk Register in 1992, temporary cladding was added to protect areas of exposed framing. Vehicular access was eventually established and the house was sold, only to be seriously damaged by fire in April 2003. Repairs included a new traditionally framed oak clasped purlin roof, renewal of much of the attic floors, new limewashed plasterwork and clay roof tiles (replacing concrete tiles in place before the fire). A small timber framed rear wing was added. The work was completed in 2011.



MONUMENT SW OF SOUTH PORCH OF ALL SAINTS' CHURCH, LAXFIELD

The monument comprises a finely carved limestone chest tomb and a ledger slab, set on a raised sandstone paved plinth, originally enclosed by iron railings. When first listed in 2005 it was in poor condition owing to corroding iron cramps, the effects of ivy growth and heave, resulting in movement of the stonework. Funding from a descendant of the Gibson family enabled the monument to be dismantled and rebuilt on a sunk reinforced concrete slab, using lime mortar and stainless steel strengthening brackets. This is an all-too-rare example of the repair of a listed churchyard memorial.



GREAT THURLOW WINDMILL, GREAT THURLOW

Great Thurlow windmill is one of only two Suffolk corn-grinding smock mills to retain its complete machinery, and is listed Grade II*. It was cosmetically restored by its owner the Thurlow Estate in 1962, but by 2008 its condition was poor and scaffolding had to be erected to prevent parts from falling. In 2011 the smock tower was repaired and re-boarded in cedar, with all new windows, and the felt cladding on the cap was replaced in aluminium. Repairs were also carried out to the brick base and floors. The work, funded entirely by the Estate, is aimed at reducing the burden of maintenance and safeguarding the historic milling machinery and its context. For this reason the fantail, fanstage and sails, all renewed in the 1960's, have not been replaced.



48 HIGH STREET, IXWORTH

This C18 house stands in the heart of the conservation area. Many years of neglect gave it a very run-down appearance. Eventually the Borough Council funded a schedule of Urgent Works which the owner agreed to carry out, and was also preparing to serve a Repairs Notice as a preliminary to possible compulsory purchase. In the event the owner completed extensive repairs and reinstatement work to enhance the building's contribution to the street scene. This was carried out 2010-11.



DOVECOTE AT STOKE COLLEGE, STOKE-BY-CLARE

The brick dovecote at Stoke by Clare is among the finest medieval examples in the country and survives exceptionally complete. It was originally one of a pair flanking the entrance to Stoke College. The decorative brickwork can be precisely dated to 1485-93. Repairs were carried out in 2010-11 with the aid of an English Heritage grant. Roof timbers were repaired, new sprockets added and the roof was re-tiled. Repairs to the brickwork included rebuilding some nest boxes at the upper level. The plywood covering on the first floor was replaced with oak floorboards.



ST JAMES' HOSPITAL CHAPEL, DUNWICH

These remains are all that survive above ground of the C12 Church of St James which became the chapel serving the leper hospital built on this site, outside the town walls. It was finally abandoned in 1685. The ruins comprise the roofless remains of the chancel and apse, with incomplete blind arcading and one original window. In 2009 extensive work was undertaken to consolidate and repair the stone walls and to conserve the architectural features. The work was grant-aided by English Heritage and Suffolk Coastal District Council.



THE LODGE, LONDON ROAD, THORINGTON

Standing close to the A12, this early C19 stuccoed gate lodge guarded the entrance drive to Thorington Hall, a large country house demolished in 1949. By the mid 1990's the lodge was empty and in very poor condition, the roof slates missing. A temporary roof was provided, and although the building was offered for sale it did not change hands until 2007. Repairs commenced the following year, and included reinstatement of the colonnaded north gable, to match the south-facing gable.



REMAINS OF COLLEGE AT METTINGHAM CASTLE, METTINGHAM

Within the precinct of Mettingham Castle stand the impressive remains of a medieval monastic college, set in a smaller moated enclosure. The ruins comprise two curtain walls, an east tower and the remains of a west tower. Extensive consolidation work was carried out in 2009 and involved removal of vegetation; archaeological recording; local rebuilding and stitching of cracks (some of them very wide); reinforcement with stainless steel anchors and ties; deep pack and re-pointing; rough racking of wall tops to shed water. English Heritage made a large grant towards the cost of the work.

ADDRESSES AND MAP

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