

**IPSWICH BUILDING PRESERVATION TRUST**

# NEWSLETTER

**SPRING 2015** (Edited by Bob Allen)

[enquiries@ipswichbuildingpreservationtrust.org.uk](mailto:enquiries@ipswichbuildingpreservationtrust.org.uk)



## **A TOUR OF RESTORED HOLYWELLS PARK**

**ALL MEMBERS AND FRIENDS ARE INVITED TO A GUIDED TOUR OF THE HOLYWELLS PROJECT – THE REFURBISHMENT OF THE ORANGERY AND STABLE BLOCK** [enquiries@ipswichbuildingpreservationtrust.org.uk](mailto:enquiries@ipswichbuildingpreservationtrust.org.uk)

**THE TOUR WILL BE LED BY NICK WILCOX, HOLYWELLS PARK MANAGER**

**FRIDAY 27<sup>TH</sup> MARCH 2015 – MEET AT 4.30 AT THE STABLE BLOCK**

**PLEASE BOOK YOUR PLACE BY EMAIL [njacob@njarchitects.co.uk](mailto:njacob@njarchitects.co.uk) OR PHONE 01473 221150 so that we know how many will be attending**

This is an excellent opportunity to hear first-hand how the project has developed. The remaining buildings which once served the demolished mansion have been sensitively restored. They will provide accommodation for a Visitor Centre, offices, charity work, and there is even a space for an open-air theatre to provide for community events. Please note that there is only limited disabled parking available within the park itself. Book the date now. The tour will last about 1 hour.



*James Mellish (left) Project Manager of the Orangerie restoration in Holywells Park with Chairman of Friends of Holywells Park Robin Gape outside the Orangerie.*  
[http://www.ipswichstar.co.uk/news/gallery\\_holywells\\_park\\_restoration\\_in\\_ipswich\\_takes\\_major\\_step\\_forward\\_as\\_orangerie\\_is\\_unveiled\\_1\\_3901578](http://www.ipswichstar.co.uk/news/gallery_holywells_park_restoration_in_ipswich_takes_major_step_forward_as_orangerie_is_unveiled_1_3901578)

## EXEMPLAR REFURBISHMENT PROJECT - UPDATE

### The Ipswich & Suffolk Freehold Land Society



*2014 images (100 years from the building of the last two examples and the outbreak of World War I)*

In the previous Newsletter we reported on the project to identify a suitable Freehold Land Society building. Our aim is to refurbish the property in line with the standards of insulation and fuel efficiency which are current today. Many of the FLS properties were characterised by the use of well-selected materials, good workmanship, and the designs incorporated some of the latest architectural developments. We are actively looking for a substantial property that makes a contribution to the built environment, and which retains many of its original features. Committee members Jo Leah, Margaret Hancock, Geoff Dyball and Robin Gaylard have been gathering together archive records of FLS buildings constructed pre-1914 and are monitoring estate agents for any that might come on the market. This work is being augmented by street-to-street walks. Some, but not all, are identified by the FLS plaques with dates. Again we appeal to members or friends who know of a FLS property on the market, or likely to become available in the near future, for our consideration.

Following the AGM presentation by Dr Geraint Coles we very much hope that we will be able to forge a close working relationship with the university in this and perhaps other IBPT projects. We welcome the possibility of working with students and researchers to further the aims of the trust, notably in the management of restoration projects, links with the community, and a wider educational brief. We hope to be able to report further progress in future newsletters.

# A Progress Report on Buildings at Risk

## County Hall



We understand that a planning application is to be lodged for more flats to be constructed behind the main façade of County Hall. This scheme is linked to the refurbishing the interior spaces of the main block which we hope will make it more likely that alternative uses may be found. We very much welcome the way in which development opportunities are tied to commitments to improve the historic parts of the building and its importance in the street scene. Currently we have no further information about the proposals for a Registry Office in the former court rooms which were once associated with Mrs Simpson's divorce.

## St Michael's Church



The church hall is now refurbished to provide community use by Jimas. We are delighted with the success achieved so far. We hope that this will be a first stage in a comprehensive re-development. The crack in the east end of the church itself is being secured and we understand that there is hope that the main building can be re-roofed, pending further successful fund raising. It is unfortunate that the bid to secure funding requires a planning consent, and to create a detailed application for this itself requires more funding.

## The Old Bell



The building is now re-roofed using appropriate tiles. The conversion to a funeral parlour is an admirable change of use for a building which a few months ago seemed to have few options left. We look forward to seeing the whole scheme complete and this prominent historic building once more secure and in use. We have decided that there is now no further need for the IBPT to monitor this property.

## 1-5 College Street



This property continues to cause great concern. We understand that in order to serve an urgent works notice access must be obtained to survey the nature and extent of the works required. This cannot be done without the problem of the scaffolding being resolved. The scaffolding must be secure and accessible for the survey to be undertaken. Suffolk County Council Highways Department, however, is apparently taking enforcement action to remove the scaffolding, which is alleged to be illegal. Meanwhile the building continues to rot. Altogether, from the point of view of IBPT, this is a dismal and depressing situation which needs urgent resolution.

## Cliff Cottage, Cliff Quay



It is very pleasing to report that the water leaks which were causing significant rot in this building have now been repaired. We are optimistic that this property has the potential to be very effectively restored as a family home.

**Further Properties under consideration:** In addition to those listed above, the committee always keeps a watching brief on buildings at risk. We are fortunate to have Gail Broom, IBC Conservation Officer, as a member of our committee.

**Committee Activities:** Following the very successful Corporate Members Event at the Ipswich & Suffolk Club last year, the committee is considering a range of future activities for the Trust to complement our core activity of seeking to refurbish historic properties at risk. We are already making plans to support Heritage Open Days in September.

## NEWS FROM THE IPSWICH SOCIETY

### **‘The Fore Street Facelift’ project and exhibition**

In early 1961, the poor state of the buildings, the old shop fronts and the increasing traffic with resulting dirt and dilapidation of, often, historically important structures in Fore Street became a matter of concern to the newly-formed Ipswich Society with the forthcoming visit to the town by the Queen.

Following the success of the Magdalen Street refurbishment in Norwich, a similar proposal was put forward for Fore Street by the Ipswich Society and by local architects. The aim was that it should be ready for the Queen's visit on 21st July 1961. Improvement work involved the relaying of kerbstones and repair and painting of shop fronts. 90 per cent of the occupiers of Fore Street contributed.

Birkin Haward, noted architect of the practice John Slater Howard, was recruited to oversee recording/drawing of the buildings and their refurbishment according to a definite colour scheme. The Ipswich Society sponsored a short film on the project.

**Exhibition October 2015:** The Society is planning an exhibition about the project featuring architect drawings and contemporary photographs among other memorabilia. It will take place in October 2015 at the UCS Waterfront building. The Society would welcome any memories, photographs or other material relating to the project and the visit by Queen Elizabeth II on 21 July 1961 (exactly 400 years after the Progress through Ipswich by Queen Elizabeth I).

Please contact Robin Gaylard email: [robingaylard@gmail.com](mailto:robingaylard@gmail.com),

Or via the Ipswich Building Preservation Trust

[enquiries@ipswichbuildingpreservationtrust.org.uk](mailto:enquiries@ipswichbuildingpreservationtrust.org.uk)