

## Sudbury's Buildings At Risk

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### Introduction

This list contains a small number of what we have termed 'buildings at risk.'

Nearly all are situated in the Sudbury Conservation Area and are either nationally Listed or on the Local List. The condition of these properties is deteriorating mainly because most of them have been unoccupied for some time

Each entry voices our particular concerns, sets out any action taken by the Society and includes a recent photograph. In some cases the property is for sale, the subject to a current planning application or perhaps under renovation.

We are monitoring these properties and we will update the entries in the light of any new information. Nothing would give us greater pleasure if we could then remove a property from the List. All are Grade II listed unless stated.

**Sudbury Society Committees & David Burnett, President**

- last updated August 2024

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## 48 NORTH STREET



A redbrick Georgian Town house of c1790. It has been vacant for some 20 years following refurbishment with a Heritage Economic Renewal Scheme grant for work that was then only partially completed. Water penetration was visible inside before windows facing the road were blocked off. It then hit the local headlines when a cannabis farm was set up inside. The saga continues with the continuing deterioration of this fine Grade 2 Listed property. Council have served a section 215 notice which lists works to be carried out . If there is no appeal the owners have until 17th October 2024 to comply, and failure to do so could lead to prosecution.

## 46 MARKET HILL - HSBC BANK



HSBC have closed this branch. The building dominates a prominent corner site at the bottom of Market Hill. Opened in 1920 as the Midland Bank it was in the 'house style' and made no reference to local building traditions. However, it makes a strong visual statement and has been a familiar part of the local townscape for many years. This building is now owned by Barry Drury Properties. We will monitor the progress on marketing and ensure any possible subdivision does not impact on the importance of this building to this important part of the Market Hill street scene.



## 2-3 MARKET HILL



The attractive tile hung frontage conceals what was originally, with No 1, a substantial early 16th century timber framed house. A modern two storey brick extension was added at the rear, creating a large shop space but the property has been unoccupied for about 3+ years since Dorothy Perkins closed. It is now owned by Barry Drury Properties and obtained consent for conversion into shops which has occurred. There is a vape shop and a dress shop with rather garish frontages and poor attention to detail. Conversion of the upper and rear parts to residential appears held up by technical issues.

## 88 FRIARS STREET

Known as the 'Dolls House' as it contained for many years a model-maker's studio. A substantial 18th century town house dominating the corner junction between Church Street and Friars Street. The ground floor frontage of small paned shop windows facing the road was paid for by a grant years ago and has recently been refurbished again. Planning Consent has been granted for a cafe & bed and breakfast apartments and works have commenced and are progressing slowly.





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## BELLE VUE HOUSE



Locally Listed. Following the refusal of Churchill's application for retirement apartments on the adjacent swimming pool site, which included the conversion of Belle Vue house into two separate dwellings, we were pleased that the house has been sold to developers McCabe & Abel for refurbishment and split residential use. This was shortlived as the planning department took so long to deal with the simple alterations to the planning application, the owner's plans changed and it is presently reoffered for Sale. Another winter of vacancy could prove the death knell for the viable conversion to be undertaken and so the uncertainty continues.

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## VICTORIA HALL, PRINCE STREET

Locally Listed. The most recent application DC19/04893 involves propping up and preserving the brick frontage whilst building new apartments behind. Works are now underway, with the demolition of the New St buildings complete and refurbishment of the former Silk Mill buildings underway. The planning consent requires the retention of the Victoria Hall facade and we will continue to monitor progression of this site. Retaining the facade will complicate the rebuild but it is a condition of the planning consent.





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## 85 MELFORD ROAD



A disused three storey weaver's cottage, it is unlisted and outside the Conservation Area but these mid 19th century cottages are a significant element in the historic townscape. It shows all the evidence of long term neglect. This long-vacant property has recently been agreed to be sold, the prospective buyers, we understand are hoping to refurbish & occupy. We will try and establish dialogue with them to ensure the external character of the property is maintained, but we have to bear in mind this is not a listed building or in the conservation area.

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## 36-37 MARKET HILL

Formerly Pizza Express but currently unoccupied. A solid Edwardian shop front flanked by unique carved heads of a nymph and satyr. Land Registry shows that the property is owned by Hambalt Ltd of Farnham in Surrey. No works or attempts to market property, means this listed building deteriorates. It may imply the former tenants have a period of their lease remaining. We will attempt to establish the precise situation.





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## 22-24 CORNARD ROAD



These were the former offices of Oliver's Brewery and their adjacent manager's house. Details can be found on our Local List. It has been boarded up for many years but we have been told that the owners, who also own and operate Underwoods garages, have plans to put it on the market 'this year'. The owners have now applied for permissions to convert the building for residential use.

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## TALAS HOUSE 47-48 BALLINGDON STREET

This striking frontage was built following a fire in 1900 and housed Mauldon's White Horse pub and brewery. See Local List for further details. The premises have been unoccupied for some years and are now looking very shabby and neglected. Talas House is owned by Barry Drury Properties.





## 35 MARKET HILL



(Barclays Bank annex). This narrow frontage with columns was originally the entrance to a theatre then the home of the Sudbury Institute. The plasterwork is cracked in many places and it needs some surface repairs. Barclays have now closed the branch and the whole property is offered for Sale at a price of £595000. The facade of the side section is deteriorating and will benefit from repair and decoration. The future use of the building could require subdivision and change of use.

## HARDWICKE HOUSE, STOUR STREET



This Grade II listed property is of Medieval origin with an 18th Century facade. Unusually it has two blue plaques referring to previous uses including being the High School for girls 1920-1936. Currently a doctors surgery, the detailing of the front elevation is showing severe signs of lack of maintenance and repair to plaster, woodwork and joinery, and the stonework is showing signs of decay.