

Sudbury's Buildings At Risk

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.

David Burnett - last updated September 2023

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. Details of an agent have been posted on the windows but they are not contactable. Jon Gerrish, Babergh Enforcement Officer is dealing with a potential Breach of Condition Notice on the owners, Safaza Investments, to require them to carry out the required repairs. We have been unable to contact Mr Gerrish recently and the building continues to deteriorate.

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 trust that it can be retained and a new use found for the premises

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 has recently been granted planning permission for subdivision into two shops with two flats and one dwelling .

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 but has been poorly maintained since then. Planning permission has been applied for conversion to a cafe and Bed & Breakfast apartments.



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 are pleased that the house has now been sold to developers McCabe & Abel for refurbishment and split residential use. Our Society's aim all along has been to save Belle Vue House, and we look forward to seeing planning applications submitted and the work to be underway before the house falls into further dereliction.

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. This could end with a repeat of the Bruntons story where it was found too difficult to preserve the brick façade in Station Road and it was eventually demolished. It is a concern that there appears to be no work taking place on site.



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. It was last occupied by an old lady, now deceased, and her daughter. It needs major renovation and we have posted details of Babergh's current renovation loan scheme through the door.

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.



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.

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, in early 2023, announced the closure of this branch, and so we will keep a close eye on what becomes of this large property within the conservation area.
