

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Statement 5: Planning for the Historic Environment.

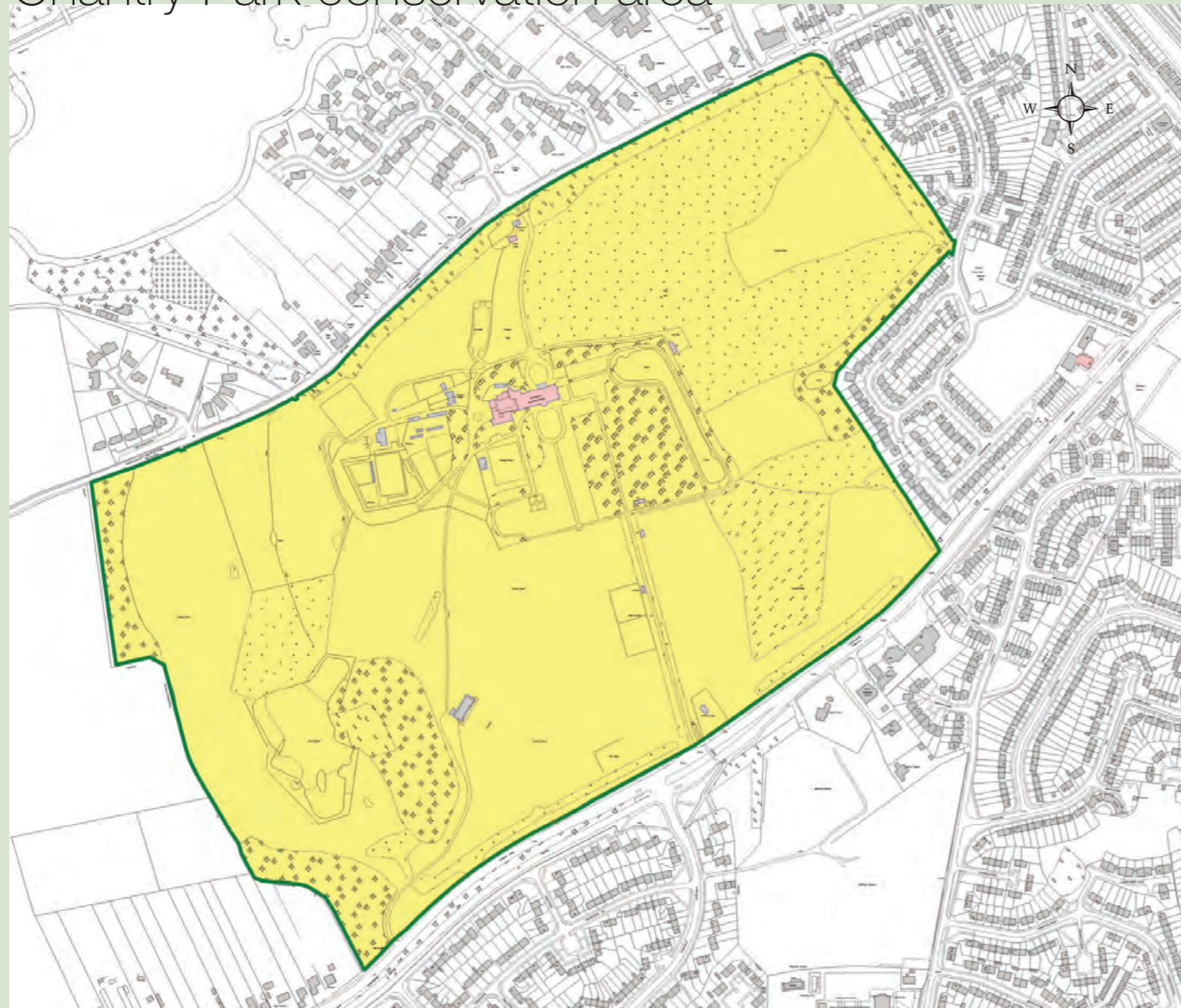
The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



CHANTRY PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

Chantry Park conservation area



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1 introduction

Ipswich is fortunate to have a long and important history reflected in many fine buildings and areas, which are distinguished by their architecture and landscape setting.

This creates an attractive environment that is the product of many different eras. These areas are unique examples of our social, cultural and aesthetic past and must be safeguarded from indiscriminate or ill-considered change.

The Planning (Listed Building & Conservation Areas) Act 1990 states that:

"Every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as Conservation Areas".

Planning Policy Statement 5: Planning for the Historic Environment also makes clear that:

"The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."

Chantry Park has been a public park since 1928, derived from a gentleman's seat with a house built in the 17th century, modified in both the 18th and 19th centuries, and sitting in an 18th century park with two bodies of water. The Park was listed Grade II and included on the English Heritage Register of Parks and Gardens of Special Historic Interest in England and Wales in 1988 and contains three Grade II listed buildings, The Chantry, the Hadleigh Road entrance gates and the North Lodge.

Designation is not usually intended to prevent all change or development, but to ensure the special character of the area is protected and enhanced and that proposed changes are subject to particular scrutiny and to try to ensure that it is appropriate to an areas' special character where the presumption is in favour of preservation and enhancement of its special characteristics.

This document has three main aims. These are to:

- provide detailed guidance on the Council's expectations for the very limited development and related proposals affecting this conservation area and its setting by way of its approved policies;
- promote schemes of preservation and enhancement where appropriate, particularly in relation to the setting and adjacent development;
- provide an understanding of what is special about the character of the area

Chantry Park Conservation area covers the whole of the Park bounded on the north by Hadleigh Road and on the south by the A1214. To the east a housing development runs right up to the Park boundary and the western boundary is bordered by farmland.

Chantry Park and Mansion

This statement is supplementary to the Ipswich Local Plan (1997) and will be treated as a material consideration in all planning and development decisions. This statement describes briefly the purpose in declaring the area as a conservation area and sets out in detail the special character of the area. The Management Plan describes the particular supplementary policies that apply within the area to protect its special status; and specific measures for its protection and enhancement as required under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and as advised by the Department of Culture, Media and Sport Planning Policy Guidance Note [PPG]15: Planning and the Historic Environment.

The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Planning and Development Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



2 statement of significance of the area

Chantry Park is a Grade II listed park on the English Heritage Register of Parks and Gardens. The Park has been designated because of its many historic features

The extensive open parkland represents the largest public open space in the Town. The property was primarily grazing land when it was founded in the 16th century by Edmund Daundy, a local merchant and Portman as his “Chantry”. Since then the mansion and parkland have progressively evolved and been restructured under private ownership, until passing into public trusteeship in 1927.

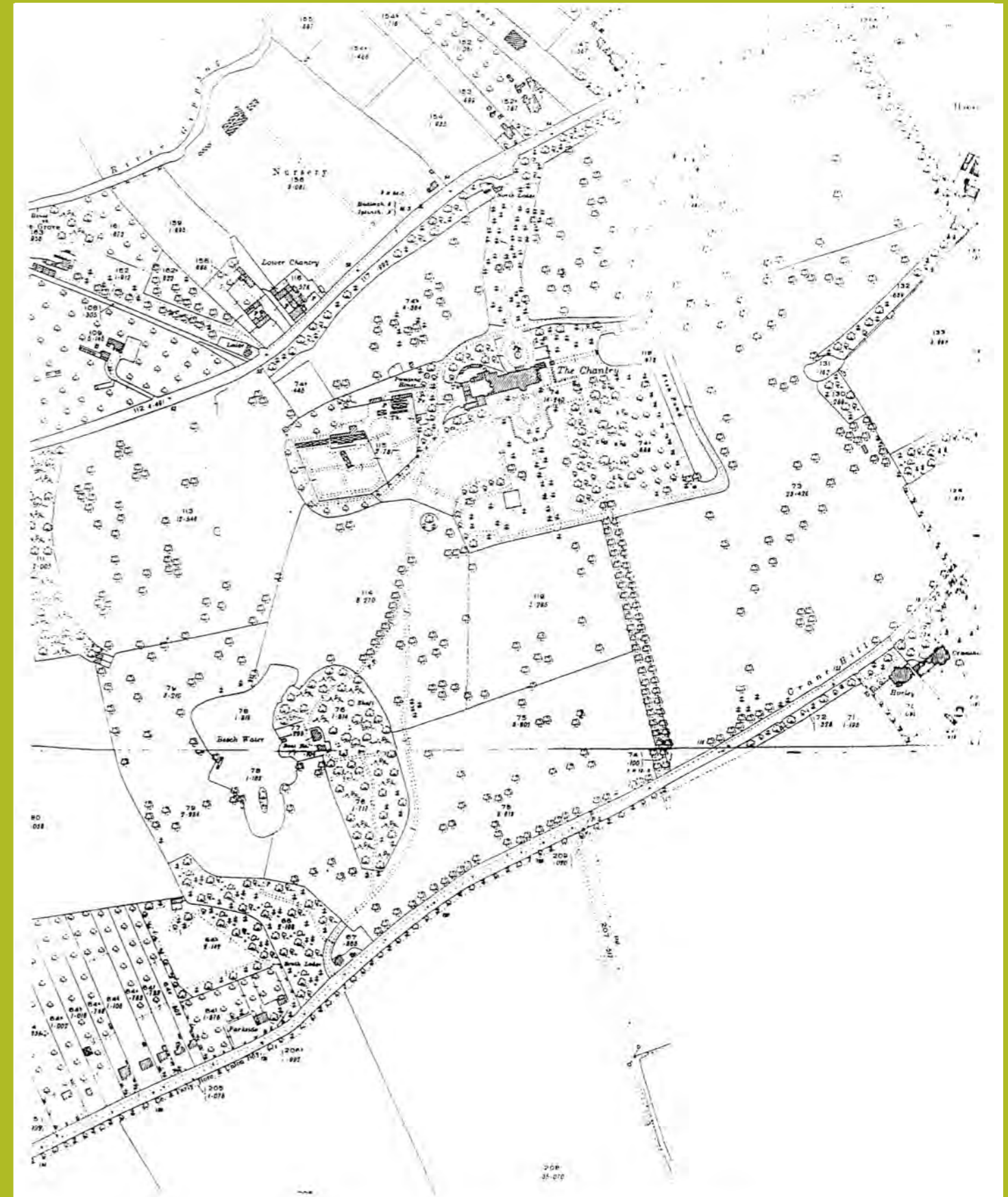
Much of the original landscaping (c.1800) and indeed choice of tree species is in the Picturesque style of Repton and Capability Brown. Subsequent landscaping and building works of the 1850s followed the Italianate style as employed by designers such as Sir Charles Barry. At Chantry this included the parterre and knot garden designed by William Andrews Nesfield.



Chantry has developed rich historical associations with prominent citizens of Ipswich over the years, counting among its owners Michael Collinson, noted naturalist; Sir Fitzroy Kelly, Baron of the Exchequer; and Charles Collinson, High Sheriff for the county of Suffolk. The Park that is seen today is primarily the product of two periods of development, the late 18th century/early 19th century transformation from mainly farmland to landscaped park by the Russell/Collinson family and its mid 19th century remodelling by Sir Fitzroy Kelly.

Chantry Park contains three Grade II listed structures; The Chantry, the Hadleigh Road Gate Lodge; and the Hadleigh Road Gates. The Chantry is a large mansion which is a fine example of Italianate domestic architecture that dominated English country house design from the 1840s to the 1860s. The core of the present house was built by Sir Peyton Ventris, MP, in 1668. The present character of the house largely reflects alterations made by Sir Fitzroy Kelly from 1852 onwards. The parterre on the south front of the mansion was created by William Andrews Nesfield (1793-1881) considered by many to be one of Victorian Britain's most important landscape architects. Chantry has played an important role in the social and cultural development of Ipswich and the surrounding area. Throughout its history, the Park has hosted an array of civic events from band concerts to charity fetes to the popular Chantry Nursery Open Day. Between 1928 and 1937, the Mansion served as an International Friendship Centre and during World War II it provided temporary housing for people displaced by the Blitz bombing. Following the war the building became a convalescent home for servicemen, an NHS convalescent home and finally a Sue Ryder home.

Chantry Park is of arboricultural significance, featuring trees of great age, most notably beech, oak, horse chestnut and sweet chestnut, some of which predate the present layout of the mid 19th century. The western part of the Park has been designated a County Wildlife Site. A number of bat species are present in the Park and occur throughout the whole Park. Both bats and their roosts (whether occupied or not) are protected by the wildlife and Countryside Act 1981. A Category (Vulnerable) Red Data Book species, the Bee Wolf or Bee-killer Wasp *Philanthus tirangulum* occurs in the south facing bank of the ha-ha.



Historical Map (Map 5, 1926) Ordnance Survey (25' To The Mile)

Chantry Park, Ipswich

3 historic development of the area

The Ipswich Chantry was founded in 1509 by Edmund Daundy, a prominent and respected Ipswich merchant. Daundy was granted a licence to found a Chantry on behalf of himself and his relations. In 1514 he founded his Chantry in the church of St Lawrence. The name Chantry has its origins in the religious custom of praying for the souls of the departed. They provided for the chanting of masses for the soul of the founder and selected relations and friends. The money for the Chantry's upkeep were either in land or property endowed by the founder.

After the Ipswich priories were suppressed in 1536, the Cutler family were said to be in occupation of a house at the Chantry and by 1688 the land was in the ownership of Sir Peyton Ventris. Sir Peyton was succeeded by his son Edmund who built a house c.1700 which is believed to be the foundation of the present house.

Edmund died in 1740 and the estate was sold to Sir John Barker who made substantial improvements to the house. The Chantry

changed hands again in 1772, being purchased by Metcalf Russell who passed the land onto his elected heir Michael Collinson. From 1795 onwards Michael's son Charles enlarged the estate to 500 acres and it is he who was responsible for developing the character of much of the registered Park which survives today. He planted the south avenue (1807) - built a lake covering two and a half acres and studded with little islands (1828) and planted gardens of rare and exotic plants.

In 1836 the estate was purchased by Charles Lillingston who married the daughter of the Rev Fonnereau of Christchurch Mansion. Lillingston was attributed as having made many improvements to the mansion and grounds. However his son and heir was killed in action resulting in another sale in 1852 when Sir Fitzroy Kelly, a barrister and MP for Ipswich became the new owner. The present character of the house largely reflects alterations made by Kelly.

The present Hadleigh Road entrance gates and the gently curving drive are also attributed to Kelly. Designed by R M Phipson the gates were executed in wrought iron and painted and gilded in blue and gold. The piers alongside the gates were originally crowned by large zinc and cast iron lanterns (one survives in storage), those adjacent were mounted with cast iron dog figurines. A small white brick and stone lodge (North Lodge), also designed by Phipson in the free classical style as a temple completed the impressive display.



North Lodge and Hadleigh Road entrance gates and piers



Nesfield's Partene

Formal gardens were laid out around the mansion to accord with its Italianate remodelling. Those on the south front were designed by the renowned landscape gardener William Andrews Nesfield. Nesfield was probably best known for his parterres in 16th-17th century style using intricate patterns of box tracery on gravel beds. The garden he created at the Chantry featured this trademark feature, decorated by urns and surrounded by a semi-circular grass terrace on which were positioned a series of ten stone columns topped by vases and linked together by chains. The east front of the mansion was designed with a straight walk leading from the conservatory down to the L-shaped pond, terminating at the waters edge in a small landing stage ornamented with stone steps and balustrading.

In 1867, Sir Fitzroy sold the Chantry to Charles Binney Skinner and he and his heirs occupied the Mansion until 1897. In 1897 the house and park was sold again to Sir Henry Cecil Domville. The Domvilles lived lavishly until Sir Cecil's sudden death in 1902. The park went into a decline until 1906 when Mrs Jump purchased The Chantry and proceeded to rejuvenate the gardens with the assistance of Mr Notcutt of Woodbridge. Mr Roger Crompton Notcutt was the founder of the Notcutt nursery empire. Under the influence of Mrs Jump, he replanted much of the estate. A Flower bed, centred by a lily pond and fountain was added to the circle of lawn in the walled carriage drive in front of the mansion. Mrs Jump also had part of the coachman's quarters converted to a chapel.

In 1926 Mrs Jump died and her son Harry inherited the estate. In 1927 Harry Jump sold the estate by auction for £15,000 to a private syndicate which prepared to develop the land as

a housing estate. Later that year Sir Arthur Churchman purchased The Chantry and offered it to the corporation as a gift. On the 28th November 1928 Chantry Park was officially opened by HRH Princess Mary.

After the Park was taken over by the Borough in 1928, the grounds were not substantially altered, but was retained solely for walking and other passive forms of recreation. From the early 1930s onwards, when the demand for more active leisure pursuits increased, alterations were made to cater for organised sports and there are now four grass tennis courts, four football pitches, two cricket pitches and a bowling green. The Ipswich and East Suffolk Cricket club have their headquarters in Chantry, and in 1947 the lawns on the south-west side of the mansion, used as informal bowling greens, were reconditioned and Chantry Bowling club was formed.

The mansion was quickly pressed into public service. Initially parts of the structure were rented out for private functions, but from the early 1930s to 1939 it was used as an International Friendship Centre until after the war the Red Cross established a convalescent home. The newly created Regional Hospital board leased the Chantry from the Borough in 1948 and it continued as a convalescent home. The building is currently used as a care home by the Sue Ryder Foundation.

The remaining estate buildings were later demolished including the conservatory on the east side of the house (1930); Laundry Cottages (c.1960); the ice-house was covered in soil (1970); the boat house on Beech water (1960s) and the original London Road Lodge (1937/8). The North Lodge was refitted in 1989 and is used as accommodation for Borough employees.



Opposite page: The Chantry North Front
 Above: The Chantry South Front
 Left: North Lodge

parapet and a large central 2 storey bow of 3 windows. Kelly also added 2 storey additions to the west and east ends all in the then fashionable Italian style. All the windows were given double-hung sashes and the entire building faced with imitation Portland stone.

The house remained a private residence until the Park was given to the town in 1928. Until 1939 the mansion was used as an International Friendship Centre and after the war a convalescent home was established by the Red Cross. The house was used as a convalescent home until the 1990s when it was purchased by the Sue Ryder Foundation and is currently in use as a residential home for young people with disabilities.

The North Lodge and Hadleigh Road entrance gates and piers are the other two principal buildings in the Park. The Lodge is a monumental white brick and stone lodge designed as a small temple in a free classical style. It was erected by Fitzroy Kelly between 1852 and 1855 and with the entrance gates was designed by R.M Phipson.

The gateway to the Park is set back from the road with a low brick wall on either side which sweeps in concave curves with a stone coping and wrought iron railings between consoles. Heavy wrought iron gates have 4 square stone rusticated piers with cornices and ornamental friezes. The centre larger piers have faces carved on the front and the outer piers have ball finials. The gates were originally painted and gilded blue and gold and became known locally as the "Golden Gates". They were said to be one of the sights at the Great Exhibition at Crystal Palace in 1851.

PRINCIPAL BUILDINGS

The principal buildings in the Park are The Chantry, the Hadleigh Road entrance gates and piers and the North Lodge all listed Grade II. The Chantry is thought to have at its core the remains of the house built by Sir Peyton Ventris at the end of the 17th century. However the character of the present house is mainly 18th century resulting from the work of the Russell/Collinson family, with substantial 19th century additions by Fitzroy Kelly from 1852 onwards. In addition a large conservatory (demolished in the 1930s) was added to the east front by Collinson at the end of the 18th century and during the same period the stable block and courtyard were added to the west wing.

The north front is 18th century in origin with 3 storeys of 5 bays topped by a balustraded parapet. In the mid 19th century a 2 storey porte-cochere with coupled Tuscan columns was added by Kelly. The Palladian arches on the ground floor of the porte-cochere have been glazed but the upper storey remains open. The south front is of 3 storeys with a 9 window range with a heavily bracketed cornice, a balustraded

4 location, area, boundaries, landform, setting

Located on the south-western fringe of Ipswich, the extensive open parkland of Chantry Park represents the largest public open space in the town.

The 50 hectare Park lies between London Road and Hadleigh Road with residential areas to the north, east and south and agricultural land to the west.

The house sits in gently undulating parkland which falls to the north, west and east from the high point of London Road. Views are evident over the Gipping Valley to the north and over the Suffolk countryside to the west

ENTRANCES AND APPROACHES

The current main entrance to the Park is off Hadleigh Road and features a small white brick and stone lodge (listed Grade II) in the style of a classical temple. In the past (circa 1800) a semi-circular driveway existed off Hadleigh Road exiting at a point midway between the two Elton Park entrances what is now an entrance to the storage meadow/wood yard on the Park.

Two other driveways enter the Park from London Road: Lime Avenue served by a subway with Avenue Lodge a 20th century building of 1938 sited just inside the Park boundary; and what is now known as the Cricket Pavilion Drive runs from London Road to the Mansion and stableblock. A lodge of the Doric Order was

situated at the London Road entrance but was demolished. One of the gate piers has been demolished and not rebuilt. Dropping off from the driveway to the eastern bank of Beechwater Pond is an unpaved driveway to the Laundry Cottages (also gone). It then rejoins the Cricket Pavilion Driveway following a line of oaks.

An uncredited description of about 1800 states that "From this lodge a grand drive to the house extended for three quarters of a mile, passing through woodland groves, by a lake covering several acres, and gardens of rare and exotic plants laid out with meticulous care. Spacious lawns sloped down towards the River Gipping, and the house from its elevated position commanded fine views of the surrounding countryside".

This statement conveys both the importance of the driveway as the gateway to the Park and reveals something of the landscape planning of the approach. Although three quarters of a mile seems excessive, this clearly describes the current driveway, view of Beechwater Pond, woodland east of Beechwater Pond and views of the Mansion (now blocked by the siting of the Cricket Pavilion)

HISTORIC CHARACTER AND KEY FEATURES

The grounds of Chantry Park can be described with reference to five character areas; Chantry Mansion north front; Chantry Mansion Pleasure Grounds; Walled Garden; Southern and Eastern Parkland and Beechwater County Wildlife Site.

Chantry Mansion North Front

The elegance of the entrance gates and piers and adjoining classical lodge convey a fine initial impression of Chantry Park. Beyond the pilasters and friezes of the lodge is a mid 20th century red brick cottage currently occupied by a Council employee. This building is out of context with both the Italianate styling of the mansion and the classical detailing of the lodge immediately adjacent. The historic character of the approach is further eroded by modern signage, several overgrown shrubberies and young trees which will in due course alter the character of the drive and barr the view into the Park. The lawns around the main drive on the north front are dotted with specimen trees, which are of a great age, predating the present layout of the mid 19th century.

The north front of the mansion contains a walled carriage court with central raised lawn surrounding a fountain pond attributed to Mrs Jump and Mr Notcutt. Unfortunately the lawn immediately alongside the circular drive has been exhausted by vehicles parking off the circular drive. The pool is still in place, but the fountain, featuring a mother and cherub, has been lost. The car park to the west of the entrance drive is reached by exiting the forecourt and proceeding a short distance right. Well screened from the mansion by an impressive holly hedge, the car



park sits comfortably on a slight gradient backed by mature trees.

Chantry Mansion Pleasure Grounds

On the south front lies the formal garden, laid out as a small box parterre surrounded by a semicircular grass terrace on which sits a series of stone columns. The main axis of this garden extends along a raised walk to a stone seat by the grass ha-ha which separates the garden from the Park. This layout has been attributed to William Nesfield and is generally well maintained. However it is no longer supported by the profusion of vases and urns introduced by Fitzroy Kelly to reinforce the gardens Italianate character. A Category (Vulnerable) Red Data Book species, the Bee Wolf or Bee-killer Wasp occurs in the south-facing bank(i.e the northern bank) of the ha-ha. This species is highly selective in its habitat needs and dependent all year long on undisturbed tunnels in the warm sandy soil with scant vegetation of the ha-ha. The only specific nature conservation measures are to avoid disturbing the bank and to maintain the short vegetation by mowing as occurs now.



This page:
The English Garden
South Garden and



condition and is in urgent need of de-silting with some of its northern end dominated by reed bed. The fringe of ornamental aquatics pictured in the 1920s are gone, as is the wildfowl house that decorated the surface of the lake, however the sense of enclosure suggested by the historical distribution of planting remains largely intact.

The south-east lawn (between the stone columns and ha-ha and east of the central axis path) is notable for waxcap (fungi) populations. With so many species present this is probably an important site for them and further research is needed.

On the east front, lawns run down towards a body of ornamental water which is now surrounded by mixed shrubberies including many rhododendrons planted by Mr Notcutt at the beginning of the 20th century. These now obscures the surface of the water. A straight walk runs from the site of the old conservatory on the east front down to the waters edge, terminating in a small landing stage adorned with stone steps and balustrading (now gone). The earliest available map evidence for this site comes in the form of the Tithe Map of 1838 and this shows the eastern pond in position and its shape suggests that it may be of much earlier origin, although surrounding ornamentation is Edwardian. The ornamental pond is in poor

To the west of the parterre is a bowling green and a modern brick bowls pavilion which conflicts with the mansion. Beyond the bowling green to the south lies a small yew hedged compartment divided into quarters by stone flagged paths. Known as the 'English Garden', this was laid out by Mrs Jump in the early 20th century. To the west of this is a woodland shrubbery which leads north towards the kitchen garden through a late 20th century rose garden.

There are clear references in the existing landscape to the rich planting that inspired 19th century references to the Parks 'luxuriant' shrubberies and 'rare and exotic' plants. The scattered collection of specimen trees that now dot the pleasure grounds are the most obvious manifestations of this tradition including; Dawn Redwood; Cedar of Lebanon; Japanese Red Cedar and Swamp Cypress. The distribution of planting in the pleasure ground remains largely unchanged from the late 19th century, although the shrubberies are less diverse than in past years.





Right: Kitchen Garden
Below: Formal gardens

Walled Garden Area

The walled kitchen garden lies 70m west of the mansion and consists of two walled enclosures of which the furthest from the house dates from the 18th century. The most visible section, the south wall, edges the adjoining parkland with an attractive enclosure of weathered brick punctuated by spacer piers crowned by ball finials. There are two elaborate gated entrances, the easternmost bearing a date mark of 1908. A smaller second enclosure is shown in this position on the 1838 Tithe Map, suggesting that the enclosure was enlarged and improved in 1908. It contains box edged beds and a small pear walk, together with some early but dilapidated 20th century glasshouses. In the north-west corner next to the mansion lies an early to mid 19th century gardeners cottage supporting a very mature espalier pear on its western wall.



Southern and Eastern Parkland

Chantry Park is thought to have been laid out when the mansion was modified in 1772. Since that time many layers have been added to the Park and many changes have occurred. The estate is now a quarter of its size from its heyday of 500 acres under the Collinsons circa 1800.

The original lime avenue dating from 1807 still dominates the southern parkland. The open southern boundary of the Park readily admits views of London Road and the high density housing beyond. The existing planting here consists primarily of a line of 40 year old oaks in which there are several gaps.

There are a number of standing parkland trees scattered throughout the Park including Beech, oak and sweet chestnut. The majority of tree coverage are young to semi-mature and comprising a mixture of mainly native species, including many Beech. The perimeter tree belt in the north-west corner have thinned from historic levels but are developing a good understorey of growth and an edge of native shrubs. West of the Gatehouse Lodge is poorer in species diversity but an understorey exists.

Beech Water County Wildlife Site

Beech Water is a two and a half acre lake created in the natural style circa 1797. The lake is no longer the open expanse of water that welcomed 19th century visitors to fetes and band concerts in the Park. It has undergone succession with trees having colonised its edges and silting and wetlands have developed around the margins. It is now managed for landscape, nature conservation and as an angling pond. The water quality of the spring fed lake remains high and major work was undertaken to Beechwater Pond in 2003, including the thinning out of some trees that were screening it, partial silt and reedbed removal and revetting the angler's pegs or swims.

Where the perimeter belts on the upper and lower sections of the western boundary were once dominated by oak, sycamore now the dominate



species. These perimeter belts have developed into woodlands. These woodlands are managed by the IBC Rangers. Woodland work includes felling sycamore, horse chestnut and other non-native invasive species to favour existing native shrubs and trees and/or replanting with native species of shrubs and trees.

A small band of woodland (once a Repton/Brown-style clump of trees), intersected by informal walks, lies on the steeply east bank of the lake. Paths of worn earth intersect the area. The foundations of the estate's early 19th century Laundry cottages are barely visible beneath a carpet of bramble and ivy. In the covert above the site of the Laundry Cottages is the Chantry ice house, its dome smashed and interior filled with earth in the 1960s as a safety measure. Nearby are the remains of the estate's well and a small bay set into the bank which marks the site of the late 19th century boat house.

Above: Cedar of Lebanon

Below: Beech Water County Wildlife Site



conservation area management plan

The general objectives, policies and proposals for the control of development and the use of land in Ipswich up to the year 2006 are contained in Ipswich Local Plan 1997.

The Plan gives environmental issues a high priority and sets out among its specific objectives for the Built and Natural Environment. These include:

- To protect and enhance listed buildings and their settings and the designated conservation areas;
- To achieve high quality and sustainable new development;
- To bring about environmental improvements through development opportunities.
- To prevent loss of open space with natural amenity value by guiding development toward appropriate locations

The Local Plan Built Environment Chapter sets out detailed conservation policies (with supporting text) to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. The Natural Environment Chapter identifies a policy framework to protect and enhance existing open space in order to meet the needs of the people of Ipswich with respect to education, health, culture, recreation and leisure. It places at the core of the relevant policies, the identification, protection and enhancement of the built and natural heritage of Ipswich, including Chantry Park.

1. Detailed Policies

The Local Plan Built and Natural Environment Chapters set out detailed conservation policies to safeguard and where possible, add to and enhance the character and visual appearance of all Conservation Areas. These and other policies with particular relevance to Chantry Park Conservation Area are identified below with the relevant Local Plan policy number.

NE5

In considering proposals for development on open land the Council will seek to safeguard those areas which have high natural amenity value and/or are of special historic interest. Such proposals will be judged against the following criteria:

- (a) the quantity and quality of trees and other natural features to be retained including open space;
- (b) in cases of parks and gardens of Special

Historic Interest, the extent to which the character and appearance of the open space is preserved and enhanced; and
(c) the improvement of public access to the remaining open space.

NE9

The Council will take steps to protect trees in the interests of amenity and wildlife by making Tree Preservation Orders and by imposing conditions of planning permission where appropriate.

NE10

The Council will seek to retain all trees of high amenity value. Consent will only be granted for the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order or trees located within a conservation area provided the works are necessary:-

- (a) to secure the proper maintenance of the tree(s) for good arboricultural reasons; or
- (b) to secure the removal of the tree(s) so that the survival or growth prospects of other protected trees are enhanced.

NE11

Where it is considered acceptable for the removal of a tree or trees by a Tree Preservation Order, conservation area designation or a condition of planning permission, the Council will normally require the replanting of at least an appropriate number of trees of a suitable size and species in an agreed location within the current or following planting season.

NE12

The Council will require an accurate survey of all the trees on sites proposed for development including details of protective measures to be undertaken during the development process to ensure the continuing health and safety of each specimen to be retained.

Other Local Plan policies may also be relevant depending on the nature and location of each specific proposal including NE9 on the landscaping of new development.

NE14

The Council will seek to conserve the nature conservation interest of the County Wildlife Sites and Local Wildlife Sites identified on the Proposals Map by controlling the type and intensity of development. The Council will not grant planning permission for development which would be likely to result in the destruction or damage to County Wildlife Sites and Local Wildlife Sites or other sites of high wildlife and nature conservation importance.

NE16

Development will only normally be permitted which would not have a material adverse impact on species protected by specific legislation, the Biodiversity Action Plan process and species listed in Red Data Books (nationally rare species). Where development is permitted conditions will be imposed that ensure that any effect on a protected species is kept to an absolute minimum and fully compensated.

NE19

The Council will seek to protect and enhance the nature conservation value of wildlife corridors. The impact of development proposals on wildlife corridors will be an important factor in considering planning applications.

Ipswich Landscape and Wildlife Strategy

Parks and Open Spaces Strategy Objectives

- Promote the landscape value of the Town's parks and public open space
- Establish good practice in the long-term management of our parks and public open spaces
- Maintain, and where possible, enhance the biodiversity value of parks and open spaces. Identify opportunities to increase availability of public open space in areas where a shortage exists.
- Identify opportunities to increase availability of public open space in areas where a shortage exists.

BE30

Consent to demolish a building or structure within or adjacent to a conservation area will only be granted where:-

- (a) the building/structure does not materially contribute to the townscape quality of the area and its removal would contribute to the enhancement of the area;
- (b) it can be demonstrated that the building/structure is incapable of repair and reuse; and
- (c) evidence of a completed contract for the full implementation of the comprehensive scheme of development has been submitted to the Local Planning Authority.

BE31

The Council will resist the removal of chimneys, skyline features and other parts of buildings that positively contribute to the character of conservation areas.

BE32

In conservation areas where specific townscape elements are in danger of being lost, consideration will be given to suspension of permitted development rights under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

BE33

The Council will seek to ensure that development proposals including changes of use within or close to a conservation area preserve or enhance the character and appearance of the area. Particular care will be taken to protect open spaces and other collective peculiarities that contribute to the character of each area.

BE35

Proposals for development in or close to conservation areas should be accompanied by a sufficient level of detail to enable a proper assessment to be undertaken of the impact of each scheme on the character and appearance of the area. Outline planning applications will only be appropriate in certain circumstances and only then if accompanied by sufficient material to demonstrate the townscape implications.

BE46

The Council will seek to preserve Scheduled Ancient Monuments and other remains of national importance and their settings. On other important archaeological sites the Council will seek mitigation of damage through preservation in situ as a preferred solution. When the balance of other factors is in favour of physical destruction of the archaeological site, the Council will wish to be satisfied that adequate provision is made for the excavation and recording of archaeological remains.

BE47

Where research indicates that archaeological remains may exist, the Council will require that a developer submits an archaeological field evaluation prior to the determination of a planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the extent to which the proposed development is likely to affect them. Where proposals are considered acceptable these conservation/preservation arrangements will normally be secured by a condition of planning permission and /or a planning obligation agreement.

BE3

The Council will promote mixed use development to achieve a more integrated urban environment providing that land use and environmental conflicts can be avoided.

BE15

In considering development proposals the Council will seek the retention and reinstatement of existing or former boundary walls, railings, fences and gates which complement the character and appearance of an individual building and the surrounding area.

Where changes to the elevations of buildings, alterations affecting boundary walls etc. on the street frontage or works to trees are proposed, owners and occupiers are advised to consult the Planning and Development Service for assistance and agreement on the need for consent for any such change.

Any Planning Applications for development in the area will receive particular advance publicity in the local press and on site. Representations about them will be welcomed and will be taken into account when considering such proposals.

The Council is aware that successful conservation depends upon goodwill and co-operation between property owners, developers and the general public. The Head of Planning and Development or his staff will always be pleased to discuss any proposal however minor, and advise upon the choice of suitable materials and building methods and to give every encouragement to individuals, amenity societies and residents associations etc. to undertake appropriate improvements to the environment of the conservation areas.

2. Supplementary Policies for the Chantry Park Conservation Area

In addition to the Local Plan policies above, the following policies are considered appropriate and apply to this conservation area.

SPP 1

In this Conservation Area, the Council attaches particular importance to encouraging the retention, repair or reinstatement of special features of the area such as original window types and decorative ironwork to windows, brick boundary walls and gate piers, porches, chimneys and other features of interest irrespective of the terms of the Article 4 Direction above.

SPP 2

Certain types of minor development outside Conservation Areas do not require planning permission. This is known as 'permitted development'. Where the Council considers such changes might be detrimental to the character and appearance of the area it will consider requiring planning permission for these alterations, subject to prior public consultation.

SPP 3

In special cases, the Council will consider supporting the relaxation of normal Planning Standards, Building Regulations, Public Health and Housing Standards where these conflict with sound conservation principles or practice for protecting or enhancing the character or appearance of the conservation area.

SPP 4

The Borough Council as Highways Agent for Suffolk County Council will aim to ensure that wherever possible, the visual and physical impact of works within the highway affecting conservation areas is minimized in line with the joint accord and the "Highways in Conservation Manual" 1998.

Management of trees within the Park

The Council's Parks Service has a responsibility to maintain the trees and woodland within the Park. Trees need to be managed to maintain their health and safety and the diversity of the wildlife and habitats within the Park. The Town and Country Planning Act 1990 makes special provision for trees within a Conservation Area that are not the subject of a Tree Preservation Order. Under Section 21 of that Act, anyone proposing to carry out works to a tree in a Conservation Area is required to give the Local Planning Authority six weeks prior notice. The purpose of this is to give the LPA an opportunity to consider whether a Tree Preservation Order should be made on the tree to prevent inappropriate pruning or unjustified tree removal which would be harmful to the amenity and character of the Conservation Area.

There are some exemptions to this notification requirement. Work to trees which are dead, dying or dangerous is exempt, as is work carried out by or on behalf of the LPA. Routine arboricultural maintenance, as well as minor woodland management work would usually be included under these exemptions. The Tree and Landscape Officer in liaison with the Planning Department would normally decide which work, if any, will require Conservation Area Consent. In addition the public may be informed of specific tree or woodland work through notices within the Park, via "Friends" or other local groups and press releases in the local paper of any extensive or highly visible works to trees.

3. Protection and Enhancement

Proposals for Chantry Park will focus on the protection, restoration and possible recreation of the principal design intentions of the development phases that are most influential in the present day form of the Park. Of particular importance to the historic character of the Park are:

- The two water bodies, Beechwater and the ornamental pond;
- The late 19th century distribution of shrubberies and specimen trees in the pleasure grounds;
- The assemblage of mid 19th century garden ornaments that adorned the Italian garden;
- The framework of shelterbelts, tree clumps and individual trees that embellish the Park;
- The Golden Gates and gate piers at the Hadleigh Road entrance.

As part of any restoration project within the Park there would be an opportunity to remove or redesign later features which have had an adverse impact on its historical qualities e.g. The tennis courts and bowls pavilion both of which obstruct views into and out of the Italian Garden.

It would also be the intention to improve the fabric of the Park, such as paths, toilets, signs, seats and structural planting. Throughout the Park the introduction of an assortment of poor quality benches, litter bins, fences and signage and a lack of consideration for the siting of these items has adversely impacted on the overall quality of the historic environment.

New development

There is limited scope in this conservation area for new development. Where new buildings are proposed to stand alongside historic buildings, PPG 15 (para. 2.14) makes clear that their design will require very careful consideration. In considering applications for new development, the Council will need to be satisfied that these principles have been adequately taken into account. This does not mean that new buildings have to copy their older neighbours in detail, but they should form a harmonious group.

4 Further Information

The Council's planning documents - Ipswich Local Plan; Character Descriptions which detail the special character and policies applicable to individual Conservation Areas, the particular supplementary policies to apply within those area to protect their special status and specific measures for their protection and enhancement; and general information and detailed technical leaflets on the following matters are all available from the Conservation and Urban Design Service at Grafton House.

Telephone: 01473 432934 or 432935 or
Email: www.ipswich.gov.uk/conservation.

APPENDIX 1

Listed Buildings The area contains a number of Listed buildings;

Building	Risk Rating	Grade
The Chantry	6	II
North Lodge	5	II
Entrance Gate Piers	5	II

Risk Rating

The risk rating category refers to the English Heritage system for measuring both the condition of the fabric and the level of potential risk of a listed building. The ratings range from 1-6 where 1 is in very bad condition and vacant, and 6 is in good condition and occupied. Category 4 are buildings which are increasingly in need of maintenance.

**APPENDIX 2
Glossary of Architectural Terms**

		Gable	The triangular upper portion of a wall at the end of a pitched roof.
Acanthus	A plant with thick fleshy leaves used on carved ornamentation of Corinthian and Composite capitals and on other mouldings.	Hipped roof	A pitched roof without gables where all sides of the roof meet at an angle.
Bargeboards	Projecting boards placed against the gable of a building and hiding the ends of horizontal timbers; sometimes decorated.	Jetty	The projecting floor joists supporting the overhang of a timber framed building.
Bracket	A small supporting piece of stone or other material often formed of scrolls to carry a projecting weight.	Keystone	The central stone of an arch or a rib vault sometimes carved.
Canopy	A projection or hood over a door or window.	Modillion	A small bracket or console of which a series is frequently used to support a cornice arranged in pairs with a square depression between each pair.
Capital	The head or crowning feature of a column.	Mullion	A vertical post or other upright dividing a window or other opening into two or more lights.
Cartouche	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription.	Oriel	A bay window which projects from an upper floor only.
Casement window	A metal or timber window with the sash hung vertically and opening outwards or inwards.	Pantile	A roofing tile of curved S-shaped section.
Console	An ornamental scrolled bracket, normally in stone or timber, usually supporting a projecting lintel, fascia etc.	Parapet	A low wall protecting the edge of a roof.
Corbel	A projecting block, which may itself be carved, supporting a parapet, lintel or beam.	Pargetting	Exterior plastering of a timber framed building usually modeled in designs.
Cornice	Any projecting, ornamental moulding along the top of a building, wall, arch etc finishing or crowning it.	Pediment	A low pitched gable above doors or windows, it may be straight sided or curved segmentally.
Cupola	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.	Pilaster	A shallow pier or rectangular column projecting only slightly from a wall.
Dentilled	A series of small square blocks forming a moulding used in classical cornices.	Porte-Cochère	A porch large enough for wheeled vehicles to pass through.
Diaper-work	All over surface decoration composed of a small repeated pattern such as lozenges or squares.	Portico	A roofed space, open or partly enclosed, forming the entrance and centre piece of the façade, often with columns and a pediment.
Eaves	The lower border of a roof which overhangs the wall.	Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size or projection.
Entablature	The horizontal group of bands in classical architecture that rests on top of the columns or pilasters and consists of an architrave at the bottom, a frieze in the middle (which is sometimes decorated), and cornice at the top.	Rusticated	A surface or face to a wall with rough surfaced masonry blocks having bevelled or rebated edges producing pronounced joints.
Fanlight	A window, often semi-circular, over a door with radiating glazing bars suggesting a fan.	String course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Fascia	The horizontal board over a shop front which carries the name of the shop. Can be ornamental.	Stucco	Plasterwork
Finial	A formal ornament at the top of a canopy, gable, pinnacle etc.	Terracotta	Fired but unglazed clay, used mainly for wall covering and ornamentation as it can be fired in moulds.
		Tripartate	Made up of three parts.
		Venetian Window	A window with three openings, the central one arched and wider than the others.
		Vousoir	A brick or wedge shaped stone forming one of the units of an arch.