

HOLYWELLS PARK, IPSWICH

CONSERVATION MANAGEMENT PLAN



FRIENDS OF
HOLYWELLS PARK



Holywells Park, Ipswich

Conservation Management Plan
December 2012

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December 2012

Holywells Park, Ipswich

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This document has been prepared and checked in accordance with ISO 9001:2008.

1.0 Executive Summary

The proposals now being submitted have been developed from those included in the Conservation Management Plan that supported a successful Stage One bid to the Heritage Lottery Fund/ BIG Lottery's Parks for People Programme 2011. This work has been supported by a development grant from HLF/BIG.

1.1. Planning Status

The proposals requiring planning consent, namely works to the Stable Block, Orangery and park entrances were submitted to the planning authority during January 2013. Works requiring Listed Building Consent, namely works to the Stable Block and Orangery were submitted at the same time.

The Planning and Conservation officers have been involved in the project; have been consulted regularly during the development of the proposals and have attended project meetings. Their guidance has been followed and their comments have indicated keen support for the scheme. English Heritage has also been consulted regarding proposals for The Stable Block and Orangery.

1.2. Consultation and Stakeholder Involvement

The client, stakeholders, local community and park users have been involved in the design process and their views have helped to inform the development of the proposals. A series of consultation events have been held extending the consultation process which was started during the first round. Details of the consultation process and outcomes are given in the Activity Plan.

1.3. Site Information

Holywells Park is approximately 28 hectares (70 acre) in extent and located approximately one mile south-east of the town centre, immediately adjacent to industrial and residential dockland, the Wet Dock and historic waterfront.

The Park has its own unique appeal which is very much community based. It offers recreational facilities including an equipped play area and bowling green, but the main focus is on the passive enjoyment of the Park's scenery and biodiversity, particularly its complex network of ponds, open spaces and woodland.

Within the curtilage are a Stable Block and Orangery, both of which are grade II listed, and a bowls pavilion.

Holywells Park lies within a densely urban and predominantly residential area and is an important amenity for a large audience fulfilling a number of important functions including an area for formal and sporting activity and informal, passive recreation.

1.4. Historical Development

The hamlet of Wykes Bishop dates from Domesday but the actual Park (within the hamlet) dates from 1811. There was a medieval moated site which possibly contained a farmstead.

The park contains several springs which led into a marsh creek on the Orwell and later formed ponds and marshes. Elizabeth Cobbold named the park Holywells after the springs in the deep valley at the head of pond 1. She invented the legend of holywells curative powers and healing pilgrimages of the past.

Thomas Cobbold took over an existing brewery at the Cliff on the banks of the Orwell, below what was later to become Holywells, together with its own supply of sweet water. There was no park at Wykes Bishop at this time, only many tenant smallholders in an area that

included the redundant Ball's watermill and millpond, a windmill, two brewers (one became Cobbold's at the Cliff), brickworks and arable farmland.

John Cobbold, grandson of Thomas Cobbold 1st, purchased the c17th or older Pitts farm in 1811 and altered it to suit his family and current fashionable tastes. There was no town entrance only a drive to the brewery and a chaceway to Nacton Road. (See appendix 7 for archive photographs).

John Chevalier Cobbold (John's Grandson) added a north wing to the house and created a landscaped park with formal lawns, flowerbeds and terrace in the Italianate style during the 1860s. He added a twisting carriage drive through the park to a lodge at Mytle Road entrance.

The Cobbold era in the Park ended in 1929 and eventually it was purchased by Lord Woodbridge in 1935, and he presented it to the Borough of Ipswich in the same year. It was opened to the public in 1936. The house fell into disrepair and was eventually demolished in 2 stages in 1962 and 1963 leaving only the conservatory (orangery) and stable block standing.

1.5. Management and Maintenance

The park is owned by Ipswich Borough Council and is the responsibility of the Parks and Open Spaces department. It is maintained by the Parks and Open Spaces department.

A 10yr Management and Maintenance Plan is included as part of the second round submission.

1.6. The Overall Significance of the Site

The park contains 2 grade II listed buildings – the Stable Block and Orangery.

The Park and the land on which it lies have historical associations with the social and cultural development of Ipswich. The Manor of Wykes Bishop is ancient and is pre-conquest. It was later bestowed on the Bishops of Norwich during the reign of Richard I.

Holywells has a tradition of public access to the gardens and lawns from the mid 19th century. The first public opening appears to be Thursday 3rd September 1863 when J C Cobbold allowed the Ipswich Horticultural Society to hold its show in his recently improved grounds. Events were held in the park such as the Ipswich Horticultural Show; the annual Oddfellows and Foresters Fete; and the Ipswich Carnival. The park's official designation as a public park came in 1936.

1.7. Headline Conservation Policies

- The Stable Block and Orangery will be restored and their public uses extended.
- The existing leaf yard will be refurbished and its use as the maintenance centre for the park extended. This will enable some staff and volunteers to be relocated out of the Stable Block creating space there for more community based functions.
- Some of the water bodies will be improved, mainly by de-silting them. This continues an ongoing programme of de-silting.
- Ornamental gardens to the north of the Orangery will be improved creating a special and attractive character area within the park and improving links between the park and Orangery.
- A performance area adjacent to the Orangery will be created. This will host a series of events throughout the year.
- A new toilet and kiosk will be created to enhance the existing play facilities.
- Improvements will be made to the footpath network to enhance accessibility.

- The main entrances will be enhanced to improve accessibility and to create a more welcoming park.
- A new iPlay facility will be introduced into the existing play area. This will encourage active participation and is suitable for all age and ability groups.
- A new toilet and kiosk will be constructed adjacent to the play area. This will fulfil a need expressed throughout consultation. The kiosk will replace an ice cream van and provide a revenue opportunity for the park.

2.0 Introduction

2.1. Project Overview

This Conservation Management Plan for the restoration of Holywells Park, Ipswich, has been prepared in support of Ipswich Borough Council's second round application for a grant from the Heritage Lottery Fund, under its 'Parks for People' programme.

A costed 10yr Management and Maintenance Plan has been prepared as a separate document.

The Conservation Management Plan has helped to develop the capital works project.

Following an application to the Heritage Lottery Fund in 2011, Ipswich Borough Council was successful in being awarded a first round pass.

In November 2011 a team led by LDA Design tendered for the second round and implementation phases of the project and were successful. The consultancy team were then commissioned by Ipswich Borough Council to lead the delivery of a second round application.

This document details the full process of public consultation and discussion with interested parties and the public, in addition to the processes of survey and analysis from which the restoration proposals were developed.

2.2. Acknowledgements

This Conservation Management Plan is an update to the CMP produced by the Landscape Partnership to accompany the first round submission. This itself was a development of the restoration plan first produced by LDA Design (then Landscape Design Associates).

Thanks go to Adrian Howlett a visitor to the park and local historian who has produced a dissertation entitled *Holywells Park: Bring the Magic Back* (2004). Adrian has contributed to this update to the CMP.

2.3. Purpose of the Report

Conservation is about caring for our heritage and can involve a wide range of activities including maintenance, repair and restoration but also managing visitors, education and training, improving access, and the creation of new facilities. In essence, conservation is the management of change in a way which ensures that those heritage elements which make a place special ('significant') are not lost due to pressures to adapt or alter, changing patterns of use, lack of finance or resources, or simply the inescapable process of deterioration and decay. Hence the importance of planning for conservation, particularly for a complex, multi-layered heritage asset such as Holywells Park, where many interlocking strands of significance may generate differing — and sometimes conflicting — conservation requirements.

The purpose of this report is to:

- help in the development of the project by providing information on the park's history, its importance and its significance so that this information may inform a thorough and reasoned set of proposals.
- Explain how the project will be delivered
- help in the maintenance and management of the park's heritage after the project ends.
- Describe how the completed project will be supported using a sound and robust management regime over the coming years.

2.4. Site Information

The park is located in the town of Ipswich, about 1km to the south-east of the town centre. Holywells Park is about 28 Ha in size and lies immediately adjacent to the Wet Dock. This former industrial and commercial area is rapidly undergoing regeneration to provide a large amount of primarily residential development. This coupled with the expanding University Campus Suffolk (UCS) close by is thus bringing a new population to the area.

The park lies within the Holywells district ward and is bounded to the south and east by the residential areas of Gainsborough, Priory Heath and St. Johns with Alexandra to the north. These residential districts date primarily from the 1930s and contain examples of both private and public ownership, together with associated schools, shops, public open space and other community facilities.

2.5. Social and Public Benefits

The following social and public benefits will be achieved by responding to the heritage merits and implementing the proposals:

- Responding to public demand on key individual issues, including the play area, paddling pool, ponds and canal, Orangery, Stable Block, visitor/education centre, and park security
- Improvement in the quality of planting and visual appeal of Holywells Park
- Provision of new facilities, within the refurbished stable block, visitor/education centre, and refurbished Orangery
- Improvements to access and facilities for disabled and less able bodied users
- Improved setting and visitor perception and appreciation for the (listed) buildings
- Better interpretation and heightened awareness of the heritage value of the Park
- Superior opportunities for environmental education through an enhanced nature conservation area and provision of visitor/education centre
- Improvement of the general infrastructure of the Park for public benefit
- Opportunity to implement a wider marketing policy to attract additional visitors to enjoy new/improved facilities and an enhanced parkland
- Commitment by Ipswich Borough Council to provide high levels of park management in the future for public benefit

2.5.1. Current Ownership Details

The park is under ownership of Ipswich Borough Council with a land holding of 28 hectares. The owners address is:

Billy Brennan – Interim Head of Community & Cultural Services
 Ipswich Borough Council
 Grafton House
 14-17 Russell Road
 Ipswich
 IP1 2DE

Tel: 01473 432060
 Email: billy.brennan@ipswich.gov.uk

A land ownership plan is shown in Figure 03 and proof of land ownership is included within the application.

2.5.2. Contact Details

For the purposes of the Holywells Park restoration scheme, details and enquiries about this application should be directed to:

Billy Brennan – Interim Head of Community & Cultural Services
 Ipswich Borough Council
 Grafton House
 14-17 Russell Road
 Ipswich
 IP1 2DE
 Tel: 01473 432060
 Email: billy.brennan@ipswich.gov.uk

2.6. Background to the Project

2.6.1. Introduction

In September 1997, the Leisure Committee of Ipswich Borough Council gave permission for officers to appoint consultants to produce Historic Landscape Surveys and Restoration Plans for Chantry, Christchurch and Holywells Parks. This was subject to successfully obtaining grant funding from the Heritage Lottery Fund and negotiating compensation from Anglian Water in connection with Project Orwell, a drainage improvement scheme for Ipswich which has involved tunnelling works in Alexandra, Christchurch, and Holywells Parks. The award of a grant for the study was received from the HLF in July 1998 and work on the Restoration Plans commenced in December 1998.

Ipswich Borough Council subsequently produced the Ipswich Historic Parks Restoration Strategy and made a Stage 1 application to the HLF in 2001 for Christchurch, Holywells and Chantry Parks under the Urban Parks Programme.

The HLF subsequently advised Ipswich Borough Council to adopt a phased approach to restoration and focus on the Christchurch Park application. Thus the Holywells and Chantry Parks applications were withdrawn. The physical restoration of Christchurch Park was started in January 2007 and Practical Completion granted in March 2010.

Having completed Christchurch Park, Ipswich Borough Council are now focussing on the second phase of the project, by progressing the Holywells Park restoration scheme.

The proposals contained within this study have been drawn up in response to:

- research and analysis of the history, conditions and use of the Park
- views expressed by the people of Ipswich during public consultations carried out by Ipswich Borough Council between August 2007 and November 2012.
- Views expressed by the client team including the park management team and Project Board.

The proposals have been evaluated to ensure they have been correctly costed, are achievable within the desired funding and can be sustained by Ipswich Borough Council's management structure.

The proposals are outlined in a multi-part document:

- The Conservation Management Plan - the document outlining the history, change, consultation, proposals, etc., which is cross referenced to the Plans and Illustrations section
- Plans and Illustrations - the maps, plans, photographs and other material
- Activity Plan

- Business Development Plan
- 10 year management and maintenance plan

which together form the Second round application to HLF.

2.6.2. **Holywells Park, Ipswich**

Ipswich Borough Council own and manage a number of parks within the City. These include Chantry Park, Christchurch Park and Holywells Park. An important aspect of this restoration project has been to acknowledge that each of these parks is different and to celebrate this diversity. To achieve this it has been important to identify the unique characteristics of Holywells Park so that this identity and distinction from the other parks may be enhanced through sensitive and appropriate design.

Holywells Park is one of the finest parks in Ipswich. The 28 hectares (70 acre) property is conveniently situated approximately one mile south-east of the town centre, immediately adjacent to industrial and residential dockland, the Wet Dock and historic waterfront (Figure 01). The Park has its own unique appeal which is very much community based. It offers recreational facilities (e.g. bowling, children's play area) and is also used for informal games (e.g. football and cricket), but the main focus is on the passive enjoyment of the Park's scenery and biodiversity, particularly its complex network of ponds, open spaces and woodland.

The land occupied by the park was a medieval manor belonging to the Bishop of Norwich which consisted of the Wykes Bishop (Wix Episcopi – Wykes belonging to the Bishop) outside the jurisdiction of the Ipswich Borough. The manor/hamlet had many copyhold tenants putting the champion land to assorted uses. The Jermy's and Barnadiston families when they were Lords of the manor would have held manorial courts to obtain revenue from the land and tenants. Following this period the land became the property of the Cobbold family in the middle of the 18th century.

The Park, as it is seen today, is the creation of the remarkable dynasty of this family (1811-1929), under which it was transformed from mainly farmland to a landscaped park. Elizabeth Cobbold describes the farm as particularly picturesque in her poems. Two members of the Cobbold line were particularly instrumental in its development.

In the 1860's John Chevalier Cobbold enlarged the old house adding a large northern extension and creating the landscape park with formal gardens to the west and a winding carriage drive to Myrtle Rd. The park and house were mainly influenced by the Italianate style. Cobbold enlarged the mansion on several occasions, eventually adding a Conservatory (now referred to as The Orangery) and Stable Block.

In the early 20th century, Holywells was further improved by John Dupuis Cobbold, who introduced formal "Arts & Craft" style gardens to the south and created "Wild Gardens" in the eastern valley with extensive collections of wetland exotics, trees and rhododendrons.

The Park has strong historical links with the development of the local brewing industry. The springs that feed the famed Holywells ponds were at one time the original source of water for the nearby Cliff Quay Brewery, the flagship of the Cobbold brewing empire, and one of the oldest breweries in England. The Cobbold family's contributions to the development of Holywells continue to be underlined, not only by the presence of the Cobbold brewery, but also by three Grade II listed buildings in the immediate vicinity of the Park, including the Margaret Catchpole public house on Cliff Lane. The Park itself contains two Grade II listed structures - the orangery and the stable block.

In recent years, the most significant alterations to the parkland landscape have involved the appropriation of ground formerly occupied by one of the ponds for a children's paddling pool and the introduction of a play area into the moated site of the Bishops manor. The disappearance of Holywells House and its elaborate formal gardens, and the deterioration of

the line of ponds that traverse through the centre of the Park are also linked to its modern history. Lack of management in some areas has also led to the loss of historic views across, and out of, the park. Ipswich Borough Council has recently removed the concrete paddling pool to restore pond 4 of the network, and in doing so acknowledge a key aspect of the park's heritage value in anticipation of likely future restoration works. Following archaeological investigations in and around the moated site, Ipswich Borough Council also decided to proceed with a replacement play area, comprising an interactive water feature and enlarged play space. This work was completed in July 2007.

Holywells Park is classified as a County Wildlife Site and, as one of 20 such sites in the town, is considered of county importance for wildlife conservation. The park is largely naturalistic in its composition, containing a diverse range of wildlife habitats, for example woodland, unimproved grassland, orchard, dell, and the network of ponds and canals. The ponds have long been a dominant feature of the Park, certainly since the 1860's when some of them were created by John Chevalier. The name Holywells was coined by Elizabeth Cobbold who, on seeing the pure spring water, started a legend about the curative properties of the water and past medieval healing pilgrimages to the springs. The diverse flora they support comprise over 30 different tree species (beech, hornbeam, holly, yew, and oak, for example) and over 200 non-woody species. In addition, approximately 100 species of birds have been recorded in the Park, including woodpecker, nuthatch, kingfisher and nightingale. The wildlife areas within Holywells Park remain fairly undisturbed, supporting high numbers of invertebrates, small mammals and amphibians.

Holywells Park is afforded Conservation Area status which was designated by Ipswich Borough Council in September 2003.

In 1935, Holywells was purchased by Lord Woodbridge (of the Churchman family, prominent tobacco merchants). He gifted the Park to the Borough on 21st September of that year and it opened as a public park on 30th May 1936.

2.6.3. Ipswich Borough Council

The applicant for this project is Ipswich Borough Council. The historic Borough of Ipswich has a population of nearly 120,000, although the town itself has grown to more than 150,000 to become one of the largest urban centres in East Anglia. As the county town, it serves both its resident population and a catchment area, comprising over a third of a million people. Ipswich is one of the major employment and shopping centres for the region, accounting for one third of all the jobs in Suffolk. The long established inland port, one of five within the Haven Gateway, is strategically positioned with convenient links to the British Isles, Europe and beyond.

As one of the principal urban centres, Ipswich is strategically placed at the heart of the Haven Gateway sub region. Within the draft East of England plan (Regional Spatial Strategy, RSS14) the government has defined specific targets for acquiring Growth Point Status. It is anticipated that 65,000 homes will be built within the Haven Gateway, with a population projection of 150,000 additional people. Under the Sustainable Communities Plan, a multi-functional green space network, otherwise known as a Green Infrastructure network, is required to be delivered as an integral part of these evolving communities. Holywells Park is ideally placed to form part of this strategic programme to support and complement planned development.

Ipswich is also one of England's oldest towns. Significant milestones in its history include an Anglo-Saxon connection, dating from the town's foundation as a port in the 6th or early 7th century, the granting of a Royal charter by King John in 1200, and the creation of the Wet Dock by the Victorians in 1842. This wealth of heritage is reflected in many fine and varied landscapes and listed buildings in the town, including its historic parklands, namely Chantry (17th century), Christchurch (11th century), and Holywells (19th century). These onetime private estates, two of which were gifted by public benefactor Sir Arthur Churchman, Lord

Woodbridge (Holywells and Chantry), now constitute the Borough's most popular public parks. Chantry and Christchurch Parks are included in the English Heritage's Register of Historic Parks and Gardens of Special Historic Interest.

Ipswich Borough Council recognises the importance of the provision of open space for recreation and leisure for residents and visitors to the Borough as demonstrated through a number of ongoing initiatives. It seeks to provide new high quality open spaces and enhance existing public open space. The Borough has an ongoing programme of improvements to play areas, buildings, sports facilities and the general fabric of existing open spaces.

As part of the widely increasing acknowledgement of Holywells Park as an important community resource and to maintain the ever increasing involvement of the Friends of Holywells Park, a volunteer group established in 2001, the formation of the Holywells Park Management Board (HPMB) was ratified by Ipswich Borough Council Executive on 28th Feb 2006. This group comprises elected Councillors, Members and Friends who through their close collaboration have successfully taken forward numerous initiatives within the park.

2.6.4. **Vision**

Parks and Open Spaces Vision

Ipswich has some glorious parks and a network of high quality open spaces covering some 442 hectares - a scale normally associated with much larger towns and cities, this is a key ingredient in what makes the town attractive to residents and visitors alike and supports our claim to being the greenest town in Suffolk.

Our aspirations are to:

- Make our parks and open spaces safe, secure and accessible to everyone
- Improve community ownership and civic pride in our Parks and Open Spaces
- Manage and protect our Parks and Open Spaces in a sustainable way
- Encourage greater use of the parks and open spaces to encourage healthy lifestyles in all our communities
- To review our delivery strategies with the aim of increasing the number of Green Flag Awards
- Maximise use of resources and other sources of funding
- Review and produce key policy documents and action plan detailing key aims and the proposed actions to take the vision forward

Vision

Our Vision for Parks in the County's Greenest Town To safeguard the environment and improve everyone's quality of life by working in partnership to ensure safe, attractively designed, well used, well managed parks and open spaces for the benefit of all our communities and visitors alike.

Key Actions and Targets:

Aim 1

- To focus activity around the Borough's three flagship parks - Christchurch, Holywells and Chantry making them hubs for the support of the rest of our parks, open spaces and allotments.
 - Retain Green Flag Accreditation for Christchurch Park and achieve Green Flag status for Holywells Park in 2011 and Chantry Park in 2013

- Review the location of parks management and support staff to best meet the needs of all parks and open spaces.
- Review, re-launch and raise the profile of the Park Patrol Service based in these areas and improve enforcement capacity.
- Work closely with local police and the ‘Safer Neighbourhood Teams’ in order to ensure the Council’s Parks and Open Spaces are as safe as possible
- Accessibility for all and a review of park by-laws.

Aim 2

Enable communities to become involved in the management and maintenance of their local park and / or open space by aiding the establishment of park friends groups, management boards and self-run clubs

- Support existing and encourage the development of new constituted Friends Groups, establishing a Friends of Chantry Park in 2011
- Establish a Management Board for Chantry Park in 2011 and pursue the option of allowing Park Management Boards to chair meetings
- Review the terms of reference of the Park Management Boards.
- Encourage self-management of bowling greens by bowls clubs, licence agreement entered into with Holywells Bowls Club in 2010
- Explore management options for the improvement of allotment gardens.

Aim 3

Encourage input and assistance from individuals, the voluntary sector, community payback, business sector and other groups through improved partnership working.

- Increase volunteer involvement (time / cash equivalent from £41,000 in 2009 to £43,000 in 2010) i.e. 5% annual increase
- Number of successful projects completed by community payback increased year on year
- Seek additional external financial support, including from the private sector, for park and open space projects

Aim 4

Work in partnership with colleagues in neighbouring councils and other key stakeholders to ensure that the natural environment and sensitive wildlife habitats are protected from damage, and safeguarded for future generations.

- Support wildlife and conservation initiatives and protect, care for and plant more trees.
- Subject to revenues, explore possibility of a new visitor centre at Orwell Country Park in the longer term.
- Develop collaborative working to ensure due regard for parks and open space is given in assessing planning applications

Aim 5

Promote the town’s parks and open space in order to raise awareness of their leisure and amenity value, heritage interest and high quality landscapes, encouraging use by existing communities and attracting new visitors helping to boost the local economy.

- Update and develop a Parks and Open Spaces Policy statement and delivery Strategy by 2012
- Promote the service via Council website
- Provide legacy to 2012 Olympics, e.g. creation of Nordic health walks, trim trails, tree feature celebrating five rings
- Promote the importance of parks & open spaces to health & as a resource for exercise & sport.
- Promote and raise awareness of the benefits of the Council’s play facilities

Aim 6

Organise and facilitate a range of events and activities in our parks and open spaces, improving social inclusion and providing increased opportunity for people to participate in an active lifestyle, addressing health inequalities especially among specific target groups, e.g. children in poverty and the lack of physical activity by 65+ age range.

- Support Ipswich in Bloom and annual entry into Anglia In Bloom
- Increase visitor numbers to flagship parks
- Increase events in parks and open space

Aim 7

Provide cost effective services and invest in staff development and health and safety.

- Agree an improvement plan in 2010 to deliver £600,000 of savings over the next three years
- Assess annual training needs and implement action plan
- Proactively seek to reduce the level work related accidents to achieve above average industry performance measure
- Ensure an apprentice in each of Flagship parks Ensure an apprentice in each of the Flagship parks

2.6.5. Key Project Personnel

The management of the project is the responsibility of Ipswich Borough Council’s Greenspace Service. The key officers, councillors, members, and public involved in the project are listed below.

- | | |
|-----------------------|---|
| • Bryony Rudkin | IBC Councillor and portfolio holder for Culture and Leisure |
| • Helen Pluck | IBC Chief Operating Officer |
| • New appointment TBC | IBC Head of Community and Cultural Services |
| • Eddie Peters | IBC Operations Manager Parks and Open Spaces |
| • Andy Sheppard | IBC Assistant Operations Manager Park & Land |
| • David Burton | IBC Holywells Park HLF Project Manager |
| • Richard Sharp | IBC Holywells Park Community Engagement and Volunteer Officer |
| • Claire Jordan-Hawes | IBC Holywells Park Project Support Officer |
| • Nick Wilcox | IBC Area Supervisor East |

- Sam Teague IBC Landscape Officer
- Friends of Holywells Park
- Teachers Advisory Panel
- Disability Access Board

The proposals have been developed in close consultation with the Ipswich Borough Council who own, operate and manage the park. Regular meetings to discuss the proposals for the Park were held with Ipswich Borough Council’s Project Board and other relevant Officers in order to ensure that their views, knowledge and expertise were taken into consideration and informed the development of the proposals.

Ipswich Borough Council has also actively sought the views of the wider public with particular emphasis on users of the Park and the local community. Public meetings, public exhibitions and questionnaires have been used to obtain the views of local users, the wider community and interest groups. These consultation events have been attended by members of the client and design teams and the outcomes have been used to inform the development of the proposals.

The study and proposals were presented to, and have been discussed with and embraced, by both the Project Board and Executive Committee at Ipswich Borough Council.

2.6.6. **Consultant Team**

In preparing the study Ipswich Borough Council has employed the services of the following professional consultancies:

LDA Design	Lead consultant Landscape Architect
The Thomas Ford Partnership	Conservation Architecture
Stirling Maynard	Civil and Hydrological engineering
The Morton Partnership	Structural Engineering
Harley Haddow	M&E Engineering
CgMs	Archaeology
RPS	Arboricultural assessment work
Huntley Cartwright	Quantity Surveyor
BSG	Ecologist
Alison Millward Associates Ltd	Community Engagement

3.0 Statement of Significance

3.1. Heritage Merits

The Park and the land on which it lies have rich historical associations with the social and cultural development of Ipswich. The Manor of Wykes Bishop is ancient and is pre-conquest. It was later bestowed on the Bishops of Norwich during the reign of Richard I.

There would have been a manor house for Wykes Bishop but its site is unknown. Whether it was in the moated site is unproved, the Time Team archaeologists could not find any evidence of a building let alone the rumoured Bishop's Palace. There well may have been a farmstead, but that was gone by the time of the first surviving manorial survey of 1620. The moat has been partially restored and filled with water again

Holywells Park contains two Grade II listed structures: the Stable Block and the Orangery. In addition, there are four Grade II listed buildings in the immediate vicinity of the Park, each with strong links to its 19th century occupants, the Cobbold family. These are Cliff Cottage (16th and 17th century part of Tolly Cobbold's original Ipswich brewery premises); Cliff House (18th century and the first Cobbold family residence in Ipswich); and Cliff Quay Brewery House (1896 William Bradford for John Dupuis Cobbold). Also listed is the nearby Margaret Catchpole Public House (1936 Harold Ridley for the Cobbold Brewery) on Cliff Lane, which is reputed to have the most intact 1930s interior of any public house in the country.

The dominant feature of the Park is its water bodies. This feature has enabled the Park to make important contributions to the historical development of Ipswich. They have formed an important part of the town's water supply certainly since the 19th century. They have supplied water to the Cobbold Brewery, one of the oldest beer-makers in England, since the 1720s.

Elizabeth Cobbold coined the name Holywells for the springs that gushed out of the hillside and ran through a stream to a creek on the Orwell (shown on an old dock proposal plan and described by Richard Cobbold). It appears the Cobbolds made up the name Holywells as a means of helping them sell their beer. The name seems to come from a manorial land parcel called Hollowells Close. After consultation with David Jones, Curator of Human History, Ipswich museum he thought it more likely to mean Hollow and not Holy. Throughout Ipswich history there is no mention of Holywells in East Ipswich – There was a Holywell mentioned in the Annals of Ipswich but that was at Bourne Bridge area. Research has not found any noteworthy contributions to the historical development of Ipswich until the Cobbolds took over the existing brewery and Cliff House in 1743. The Story of Holywells as a house and park doesn't start until 1811 when John Cobbold buys Pits Farm (Race Ground Farm).

The park is rich in local legends of curative holy wells, a hermit in a cave, a magnificent Bishop's palace within the moated site and important medieval pilgrimages for healing at the springs. There seems to be no historical basis and they are first heard after Elizabeth Cobbold renames Pitt's Farm to Holywells. She started the story about the springs being so important, but her son, Reverend Richard Cobbold, greatly expanded upon this idea in his novel "Freston Tower". He describes the Bishop's Palace, the humble hermit St Ivan and the fall of Bishop Goldwell and his palace. These legends are so powerful that many townsfolk believe it as fact and, some claimed, even remembered the hermit's cave above the springs.

Holywells has a tradition of public access to the gardens and lawns from the mid 19th century. The first public opening appears to be Thursday 3rd September 1863 when J C Cobbold allowed the Ipswich Horticultural Society to hold its show in his recently improved grounds.

3.1.1. **Stable Block**

Holywells stable block is all that remains of the Cobbold mansion, Holywells House. It was built c1870 and probably replaced earlier stables. Holywells House was built in 1814 by John Dupuis Cobbold the son of Thomas Cobbold who established a brewery at the nearby Cliff Quay. In the 1860's the house and gardens were enlarged including the addition of a north wing and a conservatory. The park and house were acquired by the Council in 1936. Holywells House was demolished in 1962/3.

Since the park came into Council ownership the stable block has undergone some alterations to facilitate its use as a park store and offices. Overall the stables remain largely unaltered and retain its fixtures, which makes it a unique survivor of this building type.

Built to a courtyard plan, the stable block is a white and red brick structure with slate roofs. The most notable feature of the building is a 5-storey square clock tower with rusticated brick quoins, open cupola and weathervane (currently in store awaiting refixing).

The stables provide a landmark feature in the landscape and give an indication of the parks' original function as the mansions' gardens and parkland.

Within Ipswich Holywells is one of only three remaining stable blocks linked to large houses and estates the others being The Chantry and Goldrood House. However both Chantry and Goldrood have not retained their internal fixtures. Chantry stable block was converted into a café a number of years ago and Goldrood into accommodation ancillary to St Joseph's College.

3.1.2. **Orangery**

The Orangery is an elegant brick and glass structure built in the 1860's and was used to display exotic plants possibly collected on voyages of the Cobbold fleet. It has a rendered and colour washed plinth with a glazed roof. The west side has a seven window range, the three centre bays projecting into a gabled transept. All windows are sashes with margin glazing bars and timber frames. The tiled interior features two rows of round cast iron columns, which rise to support the wrought iron scrolled braces and beams. The building has suffered badly from the weather and vandalism over the last few years resulting in the loss of a quantity of glass. In January 2005 the Council erected a temporary steel structure around the building to protect it.

4.0 Planning Policy Context

4.1. Strategic Context

The Borough of Ipswich has one of the highest ratios of green space per head of population in the country, with over 10% of total land area devoted to public parks and open space. The town benefits from a high quality landscape setting, much of which is nationally recognised, e.g. the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). Ipswich is surrounded by high land which limits its impact on the wider landscape of East Suffolk, whilst in places affording attractive views of both the Town and countryside. The countryside around Ipswich is managed by a number of countryside projects and includes Sites of Special Scientific Interest (SSSIs) and areas of local natural beauty and interest such as the Orwell, Fynn, Gipping and Mill river Valleys.

The River Gipping flows into the centre of Ipswich from the northwest and becomes the River Orwell at Stoke Bridge immediately to the south of the town centre. The River Orwell follows a course southward from the town centre, past the Wet Dock immediately adjacent to Holywells Park, then beneath the Orwell Bridge, before flowing out to the Orwell Estuary and ultimately the sea. Much of the west bank of the Orwell valley, together with much of the east bank south of the A14, is designated as part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

On the southern fringes of the town, Orwell Country Park and the jointly managed Belstead Brook Park give visitors an opportunity to enjoy access to the countryside. The Orwell Country Park was officially opened to the public in 1995 and currently extends to c.60ha. The Country Park includes Bridge Wood and Brazier's Wood (both of which have been designated as Ancient Woodland), Pipers Vale and an area of former allotments (Elm Hill). The Vale, a remnant of the coastal sandlings heath (containing a number of habitats including heath, scrub, reedbeds and alder carr¹), has been used as recreational land by Ipswich residents for hundreds of years. A number of landscape and wildlife designations cover all or part of the Country Park and include a Site of Special Scientific Interest (SSSI), Local Nature Reserves, County Wildlife Sites (CWSs), Ancient Woodland and the above-mentioned Suffolk Coast and Heaths AONB.

4.2. National Planning Policy

The following are the key statutes relevant to the future management, conservation and development of Holywells Park:

- Ancient Monument and Archaeological Areas Act (AMAA) 1979 (as amended by the National Heritage Act 1983 and the National Heritage Act 2002)
- Wildlife and Countryside Act (1981) (as amended)
- National Heritage Act 1983 (amended 2002)
- Town and Country Planning Act 1990
- Planning (Listed Building and Conservation Areas) Act 1990
- The Conservation (Natural Habitats) Regulations 1994
- Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
- Natural Environment and Rural Communities Act 2006

¹ Ipswich Borough Council – *Orwell Country Park*; visitor information leaflet

In land use planning terms, the national position is now set out in the National Planning Policy Framework.

4.2.1. **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) published on 27th March 2012 provides the background policy for planning decisions in England. The NPPF is the basis on which all planning decisions are made, in conjunction with any adopted local development documents. The NPPF replaces most of the previous guidance provided in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).

The NPPF advises that the purpose of planning is to help achieve sustainable development. Whilst it relates to all development, one of the aims is to conserve and enhance the natural environment. In paragraph 73 of the NPPF the Government recognises the value that high quality open space can give to the health and wellbeing of communities. It sets out an approach to protecting existing open spaces and addressing deficits.

The NPPF also introduces a new designation of open space called ‘Local Green Space’, which can be identified by local communities and allocated through neighbourhood and local plans. It would have the same status as green belt. The NPPF identifies the circumstances in which this new designation should and should not be used (paragraph 77), for example it should not be used for extensive tracts of land.

In relation to biodiversity, the NPPF requires local planning authorities to (paragraphs 109-117):

- recognise the wider benefits of ecosystem services;
- minimise impacts on biodiversity and provide net gains in biodiversity where possible;
- establish coherent ecological networks that are more resilient to current and future pressures;
- plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;
- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; and
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

Section 1.3 examines how the national requirements are translated into local policy through the Ipswich Local Plan.

4.2.2. **National Planning Guidance**

Whilst the NPPF has replaced the majority of the previous Planning Policy Statements (PPSs) and Guidance Notes (PPGs), there are some good practice guidance notes to the former PPSs and PPGs which remain in force and offer advice which may be relevant to the planning and management of Holywells Park. They include:

- ‘Assessing Needs and Opportunities: a companion guide to PPG17’ – this includes guiding principles and concepts for the effective planning and delivery of open space, sport and recreation facilities; a methodology for local assessments of provision; a

framework for the implementation of policies and provision standards; and tools to assist in these activities.

- ‘Planning for Biodiversity and Geological Conservation: A Guide to Good Practice’ – this suggests ways in which the key principles of avoiding, mitigating and compensating for harm to biodiversity and geology, and also enhancing and restoring it, might be achieved.
- ‘PPS5 Planning for the Historic Environment Practice Guide’ – this provides information to support the implementation of national policy on planning for the historic environment.

4.3. Regional Planning Policy Context

4.3.1. Regional Spatial Strategy

The Regional Spatial Strategy for the region, known as the East of England Plan, was abolished by the Government on 3rd January 2013. Thus there is no longer a regional level of land use planning policy.

4.4. Local Planning Policy Context

4.4.1. Ipswich Local Plan

The Council is in the process of preparing documents to form a new Ipswich Local Plan, which is replacing the 1997 adopted Ipswich Local Plan. The main policy documents forming the new Local Plan will be two development plan documents (DPDs): the Core Strategy and Policies DPD, and the Site Allocations and Policies DPD incorporating the IP-One Area Action Plan.

Ipswich Borough Council Core Strategy and Policies Development Plan Document, adopted December 2011

The Ipswich Borough Council Core Strategy and Policies development plan document adopted in December 2011 (the ‘Core Strategy’) sets out the development strategy for the Borough up to 2027. It is the first document forming part of the new Local Plan for Ipswich to reach adoption. It is the key document for the determination of any application made to the Council under the Planning Acts. Whilst the entire document should be referred to in conjunction with other planning information adopted as policy by the Council, the key policies for open space are set out below.

Policy CS16: Green Infrastructure, Sport and Recreation

The Council will protect, enhance and extend the network of green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of flood risk. It will do this by:

- requiring all developments to contribute to the provision of open space according to the Borough’s standards, identified strategic needs and existing deficits in an area;*
- requiring major new developments to include on-site public open spaces and wildlife habitat. On-site provision must create a network or corridor with existing green infrastructure where such a network exists beyond the site boundaries;*
- supporting proposals or activities that protect, enhance or extend open spaces and recreation facilities;*
- working with partners to prepare and implement management plans for green spaces, including visitor management plans for key parts of European sites within the Suffolk Coast and Heaths AONB to be completed by 2015, and a plan for Orwell Country Park that will result in a reduced impact upon birds in the Orwell Estuary;*

- e. *supporting the Greenways Project in working with communities and volunteers to manage green corridors in Ipswich;*
- f. *working with partners to improve green infrastructure provision and link radial green corridors with a publicly accessible green rim around Ipswich;*
- g. *working with partners to ensure the provision of a new country park in the urban fringe of north eastern Ipswich (e.g. within any Northern fringe development – see policy CS10);*
- h. *promoting improved access to existing facilities where appropriate; and*
- i. *reviewing the town’s estate of sports facilities to consider how they can best meet the needs of a growing population.*

The IP-One Area Action Plan and Site Allocations and Policies development plan document will identify existing, new and proposed open spaces, sport and recreation facilities and green corridors.

Policy DM28: Protection of Open Spaces, Sport and Recreation Facilities

Development involving the loss of open space, sports or recreation facilities will only be permitted if:

- a. *the site or facility is surplus in terms of all the functions an open space can perform, and is low value and poor quality, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009; or*
- b. *alternative and improved provision would be made in a location well related to the users of the existing facility.*

Policy DM29: Provision of new Open Spaces, Sport and Recreation Facilities

All residential developments, and non-residential developments of 1,000 sq.m floorspace or more, will be required to provide and/or contribute to public open spaces and sport and recreation facilities, to meet the needs of their occupiers.

In all major developments (10 dwellings or 1,000 sq.m non-residential development or more), at least 10% of the site area, or 15% in high density developments, should consist of incidental green space (usable by the public in relation to residential schemes).

Further provision or contribution will be sought according to the size of the proposed development and the quantity and quality of existing open spaces and sports and recreation facilities within the catchment area of the site, as identified by the Ipswich Open Space, Sport and Recreation Study 2009 and subsequent monitoring. Provision will be made in accordance with the standards set out in Appendix 6. One-for-one replacement dwellings will be exempt from the requirements of the policy, because they are likely to have a minimal impact on demand for facilities. In addition, only certain types of public open space will be required for elderly persons’ accommodation and nursing homes.

The requirement will apply to all schemes, unless it can be demonstrated that this would lead to the scheme being unviable and/or site-specific matters so justify. In such cases, a reduced level of provision will be negotiated with the applicant.

A review of the Core Strategy will be started in 2012/13, which may result in modifications to the policies.

There are also policies in the adopted Core Strategy which cover heritage and natural assets:

Policy CS4 Protecting our Assets

The Council is committed to protecting and enhancing the Borough’s built, historical, natural and geological assets.

The Council will protect and enhance the character and appearance of conservation areas, by preparing character appraisals and using them to guide decisions about development.

The Council will also seek to conserve and enhance local biodiversity in accordance with Planning Policy Statement 9, national legislation, and through:

- a. Requiring new development to incorporate provision for conserving and enhancing local biodiversity and geodiversity interests;*
- b. Supporting the Greenways Project;*
- c. Designating additional Local Nature Reserves where appropriate; and*
- d. Preparing and implementing management plans for Council owned wildlife sites.*

The Council will encourage the use of local reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts. New development will also be required to minimise the amount of waste generated during construction and through the lifetime of the building.

Policy DM31 Conserving Local Natural and Geological Interest

The Council will seek to conserve the nature conservation and geodiversity interest of County Wildlife Sites, Local Wildlife Sites and RIGS identified on the Proposals Map, and Suffolk Biodiversity Action Plan species and habitats, by controlling the type and intensity of development. The Council will not grant planning permission for development which would be likely to cause net loss after mitigation and compensation of the relevant biodiversity or geodiversity interest, or protected BAP species, in terms of population size or loss of extent of BAP habitat or feature for which the site was designated.

Ipswich Borough Council Adopted Local Plan 1997

As stated above, Ipswich Borough Council is in the process of replacing the adopted 1997 Local Plan with new development plan documents under the Planning and Compulsory Purchase Act 2004. Until the new policy framework is entirely in place, there are a small number of saved policies from the 1997 Local Plan which remain in force. These generally relate to land allocations and designations and are explained on the key to the adopted Core Strategy Proposals Map.

Currently Holywells Park remains as identified as on the 1997 Proposals Map. This shows it as a Protected Open Space and an Existing Green Space with High Amenity Value/Historic Interest. The Core Strategy policies which now protect it are:

- Policy DM28 Protection of Open Spaces, Sport and Recreation Facilities
- Policy CS4 Protecting our Assets
- Policy CS16 Green Infrastructure and
- Policy DM10 Protection of Trees and Hedgerows.

Site Allocations and Policies development plan document, incorporating the IP-One Area Action Plan (the ‘Site Allocations Plan’)

Any remaining site-related policies in the 1997 Local Plan and designations on the 1997 Local Plan Proposals Map will be superseded by the Site Allocations plan when it is completed. The Site Allocations plan will also include new land allocations including sites for development.

In November 1997 the Council published its ‘Preferred Options’ for the Site Allocations plan for public consultation. This showed proposals for industrial sites, which currently occupy land to the east and west of Holywells Road, west of the Park, to be allocated for mixed use development comprising residential and employment uses (Preferred Options site references UCo46 and UCo67). The process of preparing the Site Allocations Plan will include a detailed look at whether these proposals are likely to be deliverable, given the extensive existing industrial and commercial use of the land. The schedule for preparation of the Site Allocations Plan currently shows adoption in September 2014.

4.4.2. **Wet Dock Redevelopment**

Arising from the emergence of the draft Regional Spatial Strategy (RSS), affecting the east of England is the need for 15,400 new dwellings to be built in Ipswich during the twenty year plan period 2001 to 2021. The 2001 census records indicated Ipswich as having a population of 117,400. As a result, the East of England Regional Assembly (EERA) have projected the population of Ipswich could grow by 28,200 by 2021 to give a total of 145,600 people. A significant proportion of this growth is likely to take place on land adjacent to Holywells Park.

The opportunities for tourism development in Ipswich focus heavily on the huge potential of the Wet Dock, a historic Port district less than a mile from the town centre. Holywells, with its reposeful open spaces and heritage interest, is ideally situated (i.e., a few minutes walk to the east) to complement the ambitious redevelopment scheme. The park is already subject to an increasing audience by virtue of the rapid development of flats and houses that have been built over the past 10 years. Numerous sites on land adjacent to the park currently occupied by industrial land uses are also earmarked for future development and in particular to meet housing needs. In addition, the university (University Campus Suffolk) is currently expanding and building a new state of the art campus on the Historic Waterfront as well as redeveloping its existing site. Holywells Park is therefore ideally situated to provide the green lung and breathing space that these new communities will need and value in years to come.

The Wet Dock is the oldest part of the Port of Ipswich and lies just west of Holywells Park. In 1991, it was designated a Conservation Area, reflecting the importance of this stretch of water, and its associated buildings, to the town.

To widen its appeal, the mixture of activities and uses presently offered in and around the Wet Dock (i.e., docking of cargo ships and pleasure craft, headquarter offices, public houses, restaurants and some housing) will be expanded to include substantial new housing, leisure, employment, small scale shopping, educational and community uses. It is likely that these proposals will also stimulate increased interest in, and usage of, the nearby Holywells, although it is also probable that they will place additional pressure on the Park's limited services (i.e., toilets, telephones, shelters, and so on). The Wet Dock has little accessible open space at present.

4.4.3. **Nature Conservation**

The Park has been designated as a County Wildlife Site due to the quality of its semi-natural habitats. It contributes to one of the town's principal 'green corridors', from Alexandra Park in the north, via private gardens to Holywells and the connecting canalised stream corridor to Landseer Park in the south. This is considered in more detail in section 5.7 Ecology and Biodiversity.

4.4.4. **Recreational Facilities**

The National Playing Field Association (NPPA) recommends that local authorities aim for 0.6 hectares of formal sports facilities per 1,000 population, whereas Ipswich currently provides 0.4 hectares per 1,000 population. The standard has limited applicability to Holywells Park, however, as the site's often damp ground conditions and high proportion of uneven ground make it unsuitable for most formal recreational facilities. Holywells Park has the potential to offer a diverse range of informal recreation.

Between 1991 and 2001 the population of the eastern region increased by approximately 6.6% and further increases at a similar level are projected to 2021. An increased number of new homes will be required in Suffolk and a large proportion of these will be focused on Ipswich, creating additional demand for leisure in the widest sense from play areas and recreational open space to more formal facilities.

The Council's leisure strategy provides a focused approach for future investment and management of the sports and recreational facilities. It identifies the need for surveys and public consultation to help with assessment of parks, open spaces and facilities within them. The strategy also incorporates advice contained in Regional Planning Guidance (RPG6, July 1991) which points out the benefits of increased participation in sport and leisure, including better health and involvement for local communities as well as the retention of open and green spaces within urban areas. Policy RL5 rounds out the policy framework, stating that future development proposals should avoid the loss of open space with recreational amenity value.

Nonetheless, there is a substantial shortfall from national standards, as regards the current provision of playing pitches and grounds for outdoor sports and children's play in the Borough. The National Playing Field Association (NPFA) recommends that local authorities aim for 0.6 hectares of formal sports facilities per 1,000 population whereas Ipswich currently provides 0.4 hectares per 1,000 population. The statistic is not directly applicable to Holywells, however, as opportunities for organised play and sports in the Park are severely limited by its hilly topography and often damp ground conditions.

Approximately half of the Council's children's play areas do not meet the national standards for either equipped or unequipped facilities. The most common reasons for play areas not meeting the standards are deficiency in the variety and/or number of items of play equipment and the absence of fencing. In contrast however, the recently opened play area at Holywells Park is an example of a successful implementation of play provision that meets the necessary criteria.

4.4.5. **Tourism Strategy**

The Ipswich Tourism Strategy to 2010 is the current document which contains Ipswich Borough Council's strategic aims for the future. The strategic vision states "to have established Ipswich as one of the East of England's leading urban tourist centres and to have maximised the advantages this brings to the town". In achieving the vision the strategy aims to achieve benefits for the local economy, local businesses and Ipswich residents. The strategy is formed around four major objectives, the most relevant of which, with regard to Holywells Park, is as follows.

At the heart of the strategy there is the stated objective to position Ipswich as one of the East of England's leading heritage based tourist destinations by bringing together the developing Ipswich Waterfront and heritage sites in and around the town.

The objectives recognise that opportunities for tourism development in Ipswich focus heavily on the huge potential of the Wet Dock and Historic Waterfront. Whilst the strategy indicates that the Waterfront area is still developing its tourism potential, recreation and leisure uses, including a maritime and heritage museum, art gallery, hotel complex, new university campus and marina all contribute to the Wet Dock redevelopment scheme. Holywells is ideally situated to complement these growing facilities, with its heritage interest, tranquil open spaces, and species rich woodland areas.

The proposed restoration of Holywells Park is consistent with the vision of the Ipswich Tourism Strategy, as a positive identity for the town is developed through placing an emphasis on heritage and culture. There are opportunities to interpret the history of the Park, particularly with reference to the pond network that fed water to the adjacent Cobbold Brewery site and the assortment of listed buildings in and around the vicinity of the Park. The park is also ideally situated to host a programme of Ipswich events, for which Holywells could be considered to be an ideal venue.

4.4.6. Access

The Ipswich Transport Strategy 2007 provides the approach to transport planning framework in Ipswich to 2020, as Ipswich aims to be a premier regional centre for the East of England. Its four primary aims are:

- To promote choice
- To facilitate sustainable growth, development and regeneration
- To promote better health
- To improve integration, accessibility and connectivity

The following measures and objectives resulting from the plan are of particular relevance to and should benefit Holywells Park:

- The development of improved cycling and pedestrian routes and facilities, linking all parts of the town, but in particular the Wet Dock area and the town centre
- Encouraging a shift towards the use of public transport, cycling and walking as alternatives to the car
- Contribute to improving the quality of the urban environment by improving its accessibility by bus, cycle and on foot, preserving and enhancing the built heritage and improve the attractiveness and usability of public open space
- Ensuring that key areas are accessible to those people without cars and to those with mobility difficulties

The findings of the Ipswich Cycle Study carried out in 1998 have resulted in a number of initiatives and implementation schemes by the Council. The key elements of the recommended strategy and action plan are measures to implement an urban cycling network as well as leisure routes that follow corridors out of the urban area and into the surrounding countryside.

These routes may in future link together open spaces within the town's existing green corridors, including a north-south corridor connecting Alexandra Park, Holywells Park, Landseer Park and Orwell Country Park with the Suffolk countryside. The principal aim is to actively encourage cycling to and from, the Ipswich parks in order to safeguard their enjoyment for the general population of park users.

Since the Ipswich Cycle Study was adopted, the Sustrans National Cycle Network has been extended to establish a section of cycle path which passes through Holywells Park. Route 51 will ultimately connect Colchester with Oxford, via Bedford, Milton Keynes, Cambridge, Bury St Edmund and Felixstowe.

At Holywells Park the cycle route has been designated to a single path only, which is the former driveway. Due to the Park's hilly topography, it is planned to encourage cycle bound visitors to make use of proposed cycle parking facilities and enjoy the site on foot.

4.4.7. Health and Education

Health and Education are high on the national agenda for improvement and, as a result, changes are being implemented in part through the 2004 Children's Act and the National Healthy Schools Programme. Another Government initiative called Every Child Matters: Change for Children, is a new approach to the well-being of children and young people and their families from birth to age 19. The Government's aim is for every child, whatever their background or their circumstances, to have the support they need to:

- Be healthy
- Stay safe

- Enjoy and achieve
- Make a positive contribution through participation
- Achieve economic well-being

Parks represent an important educational resource with the capability of extending the opportunities provided within school grounds. They are an excellent place to learn about the natural world, the dependency of all animal life on plants, the opportunities for green open space to clean air, the effect of the changing seasons. The National Curriculum includes goals for geography and life sciences at the primary as well as secondary level which are well suited to exploration within public open spaces. Holywells Park offers this opportunity to a wide public audience.

The Park Ranger Service has a remit of education, promotion and conservation. It has been Ipswich Borough Council's main instrument for conveying the educational value of the Park's wildlife habitats to school groups, conducting regular tours of the Nature Conservation area, producing leaflets on the site's wide range of wildlife and flora, and visiting schools and community groups in the Gainsborough, Priory Heath, and St. Clements wards on a regular basis. Ipswich Borough Council has supported these initiatives through the creation of a broad policy framework aimed at protecting natural areas within the Town (see sections on Local Plan and Planning Policies). Ipswich Parks Services currently maintains an annual programme of practical nature conservation and education work in the parks, open spaces and countryside of Ipswich with a number of individual projects. A recent program of improvements in Holywells Park enhanced the Nature Conservation area with new footpaths and pond dipping platforms.

The general decline in the state of the nation's health in recent decades has been recognised in a number of Government Green Papers, including "Our Healthier Nation". This Green Paper makes direct links between social, economic and environmental factors affecting the nation's health. Poor health is most obviously related to conditions of deprivation (as in the Priory Heath and Gainsborough wards). Ipswich Borough Council also acknowledges these relationships, citing the worsening levels of health and fitness amongst the young in Ipswich as being of particular concern. The town's parks and open spaces are recognised as playing a key role in improving the lifestyles of Ipswich residents through environmental enhancement and the provision of good quality leisure facilities and opportunities. The strategy draws support from regional strategies which highlight the benefits of increased participation in sport and leisure including better health and involvement for local communities as well as the retention of open and green spaces within urban areas.

4.5. Summary

The strategies and local policies described in this section have informed the proposals for Holywells Park put forward in this study. They will reinforce its importance as one of the principal urban parks in Ipswich.

5.0 History and Context of Holywells Park

5.1. Historic Development of the Site

5.1.1. Overview

The origins of Holywells Park as a park begin in 1811.

Prior to 1811 there are records dating back to Saxon times when the site now occupied by the park was part of the manor of Wykes Bishop. Revenues for the manor were drawn as tenant fees at Court Leets.

There was a moated site which possibly contained a farmstead, described as a ‘grange’ in 1515 that could mean either grange or barn. The “Manor” remained the property of the Bishops of Norwich until the sequestration of all church property by Henry VIII in the 16th Century.

Water plays an important part in the history of the Park, there being several springs which led into a marsh creek on the Orwell and later formed ponds and marshes. Elizabeth Cobbold named the park Holywells after the springs in the deep valley at the head of pond 1. Unproven legend suggests that there were pilgrimages to the springs for their alleged curative powers. Undoubtedly these springs formed an important part of the Town's water supply, possibly as early as the 12th century.

In 1723 Thomas Cobbold founded a brewery in Harwich, supplying the naval yards with beer. However, the well water quickly became brackish, necessitating import of sweet water by Schuyt from Erwarton. This was certainly uneconomical, so an existing brewery at the Cliff, adjacent to Holywells, was taken over with its own supply of sweet water. Cobbold was initially cautious about the move, preferring to rent rather than buy land, but by 1745 he had acquired eleven parcels of copyhold land, finally purchasing in 1789. He then proceeded to construct a stepped sequence of dammed reservoirs for his brewery utilising the existing pond network. In January 1743 he advertised that he brewed beer in Ipswich solely to supply Harwich, but by 1746 he was supplying Ipswich too. There was no park at Wykes Bishop at this time, only many tenant smallholders in an area that included the redundant Ball's watermill and millpond, a windmill, two brewers (one became Cobbold's at the Cliff), a brick works and arable farmland.

John Cobbold, grandson of Thomas Cobbold 1st, purchased the c17th or older Pitts farm in 1811 and altered it to suit his family and current fashionable tastes. Elizabeth his wife states it was but a “patching trick” with “white Woolpit brick” implying that the old farmhouse wasn't totally demolished but some part of the house was retained in the rebuild of Holywells. There was no town entrance only a drive to the brewery and a chaceway to Nacton Road.

A mansion, Holywells House, was built in 1814 and was the residence of John, second son of Thomas Cobbold. By the mid 19th Century the farmland had given way to a formal park with ornamental gardens and exotic plants and the building of a carriage drive through the Park.

John Chevalier Cobbold (John's Grandson) added a north wing to the house and created a landscaped park with formal lawns, flowerbeds and terrace in the Italianate style. He added a twisting carriage drive through the park to a lodge at Mytle Road entrance.

The 1841-44 Tithe Returns show that wheat and barley were grown on the upper valleys whilst the lower part of the valley was used as meadows. By this time the Brewery was using artesian water although the family continued to use the Holywells water for other purposes.

The Cobbold era in the Park ended in 1929 and eventually it was purchased by Lord Woodbridge in 1935, and he presented it to the Borough of Ipswich in the same year. It was opened to the public in 1936. The house fell into disrepair and was eventually demolished in 2 stages in 1962 and 1963 leaving only the conservatory (orangery) and stable block standing.

Ipswich Borough Council had hoped to save the West Wing ballroom for community use, but dry rot was too bad.

5.1.2. Chronology

Holywells Park has a rich and varied history, a summary of key dates influencing the development of Holywells Park are summarised below:

- c.11th Queen Edith, wife of Edward the Confessor and her brother Gyrth, share ownership of the Half Hundred of Ipswich, which includes Holywells
- Godwin, Earl of Essex, whom Edward had entrusted with the management and rule of his kingdom, dies. Godwin's son, Earl Harold, assumes his father's duties
- 1066 3 January—Edward dies and Harold is elected King by the Witan, despite the fact that Edward had promised the succession to the Duke of Normandy (Harold himself had ratified the oath)
- September—William the Conqueror rallies his forces, builds a fleet and sails for England in a bid to claim his throne
- 14 October—William wins the English throne at the battle of Hastings in which Harold (and Gyrth) are killed. William allows Queen Edith to retain all her lands and possessions throughout England
- 1075 Queen Edith dies. William, who bestowed many manors on the Bishops during the medieval period, transfers ownership of the Park to the clergy. It becomes the Manor WIX EPISCOPI (The Manor was also known as WIX Bishop or WYKES Bishop. 'Wykes' denotes a hamlet outside a walled town)
- c.1190 During the reign of Richard I, the manor is given to John of Oxford, Bishop of Norwich. His brother, King John, subsequently confirms it to John le Grey
- 10 July A near riot occurs at Wykes Bishop (calendar of patents of Edward II) when
1315 around fifty tenants and eminent townfolk assaulted the Bishop's steward and clerk and prevented them from holding the court Leet to collect fees and punish wrongdoers. During the fracas the bishop's pound was broken and a horse stolen. It recommended that the Bishop should hold court leets at least once a year, implying a long simmering disagreement that the bishop was probably unaware of.
- c.1540 The sequestration of church property by Henry VIII removes Holywells from the ownership of the Bishops of Norwich
- 1545 May—Holywells granted to Sir John Jermy of Stutton Hall
- 1635 After passing through three generations of the Jermy family, Holywells is sold to Francis Hewitt
- c.1663 Sir Samuel Barnardiston of Brightwell Hall, wealthy and celebrated deputy Governor of the East India Company, acquires the Park via Sir Thomas Essington
- 1723 Cobbold Brewery established in Harwich to capitalise on the market provided by the naval dockyard and packet service to Holland
- Thomas Cobbold begins renting land in Wix Bishop from Mrs Mary Barnardiston, exporting water from Holywells to Harwich in specially-built

- barges
- 1746 Thomas Cobbold, 'brewer of Ipswich', moves his brewery to 'the Cliff' in the south-west corner of Holywells. The Cobbold family takes up residence in Cliff Cottage, adjacent to the brewing premises
- 1748-50 Thomas Gainsborough paints the Holywells ponds in this period
- 1788 The last of the Barnardiston family to own Wykes Bishop manor (Holywells), Mary Barnardiston, dies.
- 1789 Thomas Cobbold purchases the Cliff which he had previously rented.
- c.1800 Natural stream in south-west corner of Park is diverted to increase the water supply to the brewery
- 1811-14 Thomas Cobbold's 2nd second son John Cobbold purchases Pitts Farm in 1811 and remodels and rebuilds it as "Holywells House" ready by Christmas 1814. The interior is later decorated with panelling removed from various decrepit buildings in Ipswich (i.e., Eldred's House, the Neptune, the Half Moon and Stars, and the Tankard)
- 1841-44 Tithe Returns indicate that wheat and barely were grown on parts of the upper slopes whilst the lower part of the valley was retained as meadows
- c.1850 Survey carried out by Edwin White of Ipswich shows a landscape largely devoted to farmland (Figure 08). The major exception being a series of converging paths with garden pavilion in the southeast corner of the Park, now meadow. The tree belt on the east side of the Park, stretching from Nacton Road to Bishop's Hill, is much as it appears today.
- 1860s John Chevalier Cobbold carries out more building works adding a large north wing and the beginning of a landscape park with terrace, conservatory, formal gardens, ponds and twisting drive with balustrade bridge to Myrtle Rd. Panelling added around this time. He had previously lived in Tower Street and Holywells was to be his, (what we term now,) retirement home.
- c.1867 White's 1867 map (Figure 09) shows the property in the early stages of its transformation to a landscaped park. The house has been enlarged and ornamental gardens laid out to the west of the new wing and in the moated site (an orchard in the 1850 map). The drives, once linking the house with Cliff Road, now Holywells Road, have been replaced by a single curving road, planted with trees. Branches connect it to entrances at Myrtle Road and Bishops Hill, both of which have Lodges
- 1896 Cliff Quay Brewery House, designed by William Bradford for John Dupuis Cobbold, is completed
- 1904 The First Edition Ordnance Survey 25 inch map (Figure 10) confirms the removal of the contour canal and home farm (both shown in White's maps of 1850 and 1867). The canal was originally used to transport water via what is now Landseer Park, from springs in Clapgate Lane. The moated site has been returned to its 1850s role as an orchard. New terracing is evident to the south-west, apparently backing grass tennis courts

- 1926 A 25 inch OS Map from this period indicates the addition of formal gardens, south of the house, apparently in the early 20th century - they do not appear on the 1904 map. Period photographs depict steps, decorative planters and herbaceous borders flanking a north south axis, and centred on a circular ornamental pond located on the present day site of the Margaret Catchpole Public House.
There are press reports of gardens open days with photos.
- 1929 John Dupuis Cobbold dies. Important artefacts in the mansion, mainly wood panelling and antique work are willed to the Ipswich Museum
- 1935 Park purchased by Lord Woodbridge (of the Churchman family, tobacco merchants). In his capacity as High Stewart of Ipswich, he gifts the Park to the citizens of the Town on 21st September of that year
- c.1935 Children's paddling pool built in the heart of the Park, reducing the size of an original Holywells pond (pond 5). Bowling greens replace the grass tennis courts west of the house
- 1936 30 May—The Park, with its house, is formally opened to the public by HRH Duke of Kent. The Margaret Catchpole Public House, designed by Harold Ridley Hooper of Ipswich for the Cobbold Brewery, opens off Cliff Lane on the former site of John Dupuis Cobbold's formal gardens
- 1940-45 'Holywells House' is used as an air raid shelter.
Holywells House was used as a rest centre (for providing food, shelter and comfort for those Ipswichians bombed out of their homes). The stable block was used as a police sub-station and there was a community air raid shelter near Cliff Lane in the current allotments area. Aerial photograph show much of the lawns dug up as part of 'Dig for Victory', other grass was left long for hay.
- 1945 Holywells Association sponsors the Park and holds many events there. The house becomes a base for a youth club
- 1949 Ipswich Carnival held in the Park
- 1962-63 Holywells House demolished in two phases first the main house in 1962 then in 1963 the West Wing containing ballroom that they had hoped to save.
- 1983 Holywells Park Conservation Project area designated, mainly the wooded belt surrounding the Big Pond, but also along the south margin of the property
- 1984 Wildflower meadow established in the south-west corner of Park on the supposed site of the 'mount'
Holywells Conservation Project, funded by the Manpower Services Commission, set up to improve the wildlife value of the semi-natural habitats within the Park and to increase the educational value of these areas. The program is discontinued the following year
- 1986 1 June—Thousands turn out to help celebrate Golden Jubilee of Holywells Park. The Mayor of Ipswich formally opens of a new Study Centre for Nature Conservation in the stable block

- 1990s Pond dipping platforms installed at the Big Pond, new trails are cut through Nature Conservation Area, and a fruit and nut area is planted
- 2006 A partial restoration programme of the pond features is begun by de-silting some of the pond features and the Medieval moated area, together with demolishing the concrete paddling pool
- 2007 Summer- Ipswich Borough Council unveil a new interactive children's play area to the public and visitor numbers to Holywells Park soar by over 1000%
- 2011 75th anniversary of the opening of Holywells Park to the public

5.2. Gainsborough

5.2.1. 'One of the great masters of c.18th painting in Britain'

In 1748-1750 Thomas Gainsborough painted the Holywells Ponds (See appendix 6).

Thomas Gainsborough was born and educated in Sudbury before he moved to London to develop his skills as an artist. He was quickly adopted by a circle of painters and draughtsmen who admired the work of William Hogarth and he contributed to a number of important artistic ventures including the decoration of the Court Room at the Foundling Hospital (now the Thomas Coram Foundation for Children) and the supper boxes at Vauxhall Gardens. There is some evidence that he was regarded as a specialist landscape painter at this early period and he contributed to the background of at least one portrait by another artist. He married in 1746 and returned to Sudbury early in 1749.

In his native town he painted his first masterpiece, Mr and Mrs Robert Andrews (London, National Gallery), a conversation piece much in the style of the work of one of his teachers in London, Francis Hayman. After the birth of his two daughters he moved to Ipswich which gave him more opportunity to obtain portrait commissions. He developed a naturalistic approach to portraiture by abandoning 'conversation pieces' and painting a number of straight forward head-and-shoulder portraits. By 1758 he felt that he should see whether his work was acceptable to a more discerning public and he visited Bath. After about six months it was clear that there was a ready market for his portraits and he moved to the city with his family late the following year.

In 1774, perhaps because he declined to exhibit at the Academy, he moved to London. At Schomberg House in Pall Mall he built a studio in the garden and he continued to attract a wide clientele. Three years later he began to work for the Royal family which prompted him to exhibit at the Academy once more. The Watering Place (London, National Gallery), which was included in the 1777 exhibition, was described by one commentator as 'by far the finest Landscape ever painted in England'. In 1784 he finally broke with the Academy after they refused to hang another Royal portrait as he wished. Instead he began to hold annual exhibitions of his work at Schomberg House.

After visiting Antwerp and the Lake District Gainsborough began to select his sitters more carefully and develop 'fancy' pictures which were based on the work of Murillo and attempted to rival Old Master paintings. He contracted cancer and died on 2 August 1788. Reputedly his last words were: "We are all going to Heaven, and Van Dyke is of the company".

5.2.2. Chronology

- 1727 Born in Sudbury and baptised on 14 May at the Independent Meeting House in Friars Street, the fifth son and ninth child of John Gainsborough, a clothier, and

Mary Burroughs

- C.1740 Sent to London and was taught by Hubert Francois Gravelot, a French draughtsman and engraver
- 1746 Married Margaret Burr on 15 July at Dr Keith's Mayfair Chapel, London and settled in Hatton Garden, Margaret Burr had an annuity of £200
- 1748-1750 Paints the Holywells Ponds
- 1749 Returned to Sudbury and lived in Friars Street
- 1750 Birth of his eldest surviving daughter, Mary
- 1751 Birth of his youngest daughter, Margaret. Moved to Nr.34 Foundation Street, Ipswich and established himself as a painter
- 1758 Travelled to Bath
- 1759 Moved with his family to Bath where he rented a large house in Abbey Street
- 1761 Exhibited at the first Society of Artist's exhibition in London
- 1766 Moved to a new house in The Circus in Bath
- 1768 Accepted an invitation to become a founder member of the Royal Academy of which Sir Joshua Reynolds was the first President
- 1769 Exhibited in the first Royal Academy exhibition
- 1772 Took as an apprentice his nephew, Gainsborough Dupont (1754-97)
- 1773 Quarrelled with the Royal Academy over the hanging of his pictures. He did not contribute to the Academy again until 1777
- 1774 Moved to London where he rented the third wing of Schomberg House in Pall Mall
- 1780 Commissioned to paint portraits of George III and Queen Charlotte. Gainsborough became a royal favourite, fuelling his rivalry with the official court painter Sir Joshua Reynolds
- C.1782 Made a tour of the West Country with Gainsborough Dupont
- 1783? July Made a tour of the Lake District with his Ipswich friend, Samuel Kilderbee
- 1783 September/October visits Antwerp
- 1784 Quarrelled again over the hanging of his paintings at the Royal Academy and withdrew his pictures from the exhibition. He began to have annual exhibitions of his work in his own studio
- 1788 Died 2nd August in London. Buried in Kew Churchyard

5.2.3. Land Acquisition

The earliest mention of Holywells Park is as either whole, or part, of a medieval manor, specifically the Manor WIX EPISCOPI. (The Manor was also known as WIX Bishop or WYKES Bishop. ‘Wyke’ denotes a hamlet outside a walled town).

The manor was said to have belonged to Queen Edith, wife of Edward the Confessor, who with her brother Gyrth, owned the Half Hundred of Ipswich. Upon Edward’s death, 3 January 1066, Harold, Earl of Essex, whom Edward had entrusted with the management and ruling of his kingdom, was elected King by the Witan. However, the succession had been promised to William Duke of Normandy. Incensed by the unexpected turn of events, William launched an assault on England in September 1066, regaining his crown and property at the Battle of Hastings. Queen Edith was allowed to retain all her lands and possessions throughout England until 1075 when these reverted to the Crown. It is likely that the Park became the Bishop’s Wyke about this time, as William customarily bestowed many manors on the bishops of the period.

The earliest recorded ownership of Holywells by a bishop is in the reign of Richard I who gave this manor to John of Oxford, Bishop of Norwich. His brother, King John, subsequently confirmed it to John le Grey. The bishops of Norwich retained possession of Holywells until the sequestration of all church property by Henry VIII, three hundred and fifty years later. In May 1545, it was granted to Sir John Jermy of Stutton Hall, subsequently passing through three generations of the Jermy Family, before being sold to Sir Francis Hewitt in 1635. It was eventually acquired by Sir Samuel Barnardiston, deputy Governor of the East India Company (He is mentioned as the owner of Holywells in a Court Roll of 1663). The last of his family to own Holywells, Mrs. Mary Barnardiston, died in 1788. The manor entered the ownership of the Cobbold family in 1789 when Thomas Cobbold purchased it. Holywells remained Cobbold property until the death of John Dupuis Cobbold in 1929.

In 1935, Holywells was purchased by Sir Arthur Churchman, Lord Woodbridge (of the Churchman family, prominent tobacco merchants). In his capacity as High Steward of Ipswich, he gifted the Park to the Borough on 21 September of that year.

5.2.4. Development Phases

The New Stone Age

The valley that is now the Park is thought to have originated approximately 10,000 years ago when an Ice Sheet, that covered much of East Anglia melted, carving out the landform. It’s unique geology is largely responsible for the configuration of springs and ponds that characterise the site today. The valley bottom is underlain by an almost impervious layer of London clay, its sides are supported by layers of Red Crag. Above these are the sands and gravels that support the Parks woodland and once provided a dry site for ‘Holywells House’.

The Medieval Period (1075-1545)

It is thought that a fine ‘Bishop’s Palace’ once existed in the Park on a site ‘south of the Nacton Road’. The ditch that surrounds the approximately rectangular site, once owned by the Bishops of Norwich, is believed to indicate the possible location of the structure, although archaeological investigations carried out to date have yet to confirm this. The moat would have been multi-purpose; perhaps defensive; undoubtedly a controlled source of water supply; a fish pond. It was also necessary, as were many others in Suffolk, for site drainage (The enclosed area is raised several metres above the general ground level). In addition to the Bishop’s house, the Holywells moated site would likely have contained a farmstead to support the household and other servants. Cattle sheds and barns would have shared the remaining space with small, well-kept plots of grain, vegetables, fruits and grazing and poultry runs.

The Cobbold Era (1789-1928)

Little is known of the development of Holywells, between the sequestration of church property by Henry VIII in the 1540s, and its acquisition by Thomas Cobbold in 1789. When Thomas Gainsborough composed his famous painting 'Holywells Park, Ipswich' of the site in 1748-50, the Barnardiston era was coming to a close. Thomas Cobbold had moved his brewery from Harwich to 'the Cliff' in the south-west corner of Holywells, Ipswich, only a few years earlier, and the Cobbold family had taken up residence in nearby Cliff Cottage. Gainsborough's painting is significant as the only contemporary account of Thomas' enterprise in constructing reservoirs for his new brewery. The south side of the moated site (a stream during medieval times) is shown as having been replaced by ponds, dammed in a stepped sequence, much as they are today. The three reservoirs, now consolidated into the Big Pond, are illustrated in the background.

John Cobbold greatly improved the estate, following his move into the recently completed 'Holywells House' in 1814. The majority of his improvements to the grounds appear to have taken place during the 1850s and 1860s. Tithe Returns from 1841-44 suggest that the open character of the valley, portrayed in Gainsborough's painting, was still largely intact. Wheat and barley were grown on parts of the upper slopes whilst the lower part of the valley was used as meadows, crossed by straggling streams with standing marshes in places. An 1850 survey carried out by Edwin White of Ipswich (Figure 08) also confirms a landscape devoted mainly to farmland. Shown behind the Stable Block, towards Cliff Lane, is the Home Farm and beyond that again, where the Rivers Housing Estate now stands, are its cultivated fields. The tree belt on the eastern side of the Park, stretching from Nacton Road to Bishop's Hill, is much as it appears today. The northern boundary remains open, with the exception of a narrow belt of trees below the present day housing estate between Bishop's Hill and Myrtle Road.

The farmland had undergone a degree of ornamentation by this time. White's plan shows formal path configurations in certain areas of the Park, particularly east of the moated site. This could indicate ground laid out in the manner of a *ferme ornee* or ornamental farm. (The essence of the concept, initially popularised by William Shenstone [1714-63] at the Leasowes, was the beautification of hedgerows with mixed shrubs and herbaceous plants with paths laid alongside). Also shown in the survey are a series of converging paths with a garden pavilion, laid out in the south-west corner of the Park, now meadow. Situated opposite Cliff Cottage, the mid 18th century residence of the Cobbold family, it resembles a 'mount', a garden feature modelled on the watch-tower, and dating from the post-medieval period. It should be noted, however, that the popularity of the mount as a garden feature (into the 18th century), also overlapped the Barnardiston era (1663-1788). The term *ferme ornee*, on the other hand, was current in England from about the 1790s.

White's 1867 map (Figure 09) shows the property in the early stages of its transformation to a landscaped park. The house has been enlarged and ornamental gardens laid out to the west of the new wing and in the moated site (an orchard in the 1850 map). It is known that an Orangery was built onto the south-west corner of the house about this time to display exotic plants, from the Far East and other foreign locales serviced by the Cobbold fleet. The mature specimen trees that dot the parkland today may also owe their existence to the maritime resources of the brewery. A new carriageway is also depicted on the 1867 map, lined with trees and running north from the house to a lodged entrance at Bishop's Hill. A side branch connects it to another entrance at Myrtle Road, also with a lodge. (White's 1850 map shows drives from each side of the house, joining and crossing over a bridge to reach Holywells Road beside Fountains Cottage, the residence of the younger members of the Cobbold family).

20th Century Development

Twentieth century improvements to the property, as brought about by John Dupuis Cobbold, continued to accent it with rich planting. The 1926 25 inch OS Map shows the

addition of elaborate formal gardens, south of the house, apparently early in the century (they do not appear on the 1904 map). Period photographs depict steps, decorative planters and densely planted herbaceous borders flanking a north south axis, and centred on a circular ornamental pond, located on the present day site of the Margaret Catchpole Public House. The area to the west of the house had been terraced by this time (See 1867 and 1904 maps (Figures 08 and 09) to accommodate grass tennis courts. Period photographs depict the parkland below the house as being embellished with a range of exotics, including weeping ash, Lawson's cypress, and magnolia. A 'Rhododendron Valley' is shown north east of the house (around Pond 1); a wetland garden, now drained, is recorded between the 'Valley' and the stable block. The Park is by this time almost completely enclosed by planting. The tree belt shown on White's 1850 map on the eastern side of the property has, by 1926, been extended to include its northern and western limits.

Also occurring at this time is the removal of the contour canal originally used to transport water to the Park from Clapgate Lane via Landseer Park. The moated site has been returned to its 1850s role as an orchard.

Public Park Phase (1935 to the present day)

From a heritage point of view, the most important alterations to Holywells during the public park phase of its development have involved the addition of the children's play area (in the centre of the Bishop's Wyke) and paddling pool (into what was once the eastern half of Pond 5). Also significant are the disappearance of 'Holywells House' and Home Farm, and the replacement of the formal gardens, south of the house, with the Margaret Catchpole Public House (1936). The demolition of Holywells House in 1962 due to dry rot, caused Ipswich Borough Council to install formal gardens on the site of the house and coincided with the removal of John Dupuis Cobbold's grass tennis courts in favour of a bowling green. In 1983, the southern margin of the property and the wooded belt along the western boundary of the Park, including the Big Pond and Canal, was designated a Nature Conservation Area. Pond dipping platforms were installed more recently at the Big Pond and trails cut through the area. An orchard of fruit and nut trees was also planted in recent years, this in the south-west corner of the Park, above the wild flower meadow that was established in 1984 as part of the Holywells Conservation Project.

6.0 Existing Site Status and Condition

6.1. Description of the Park

6.1.1. Overview

The 70-acre (28 hectares) site containing Holywells Park is roughly triangular in shape, the blunted apex of the triangle, forming its northern end. The Park is essentially a bowl shaped valley with a wooded rim that still comprises remnant heathland vegetation around the high eastern edge. It is bounded on three sides by housing (i.e., to the south by Cliff Lane; to the north-east and north-west by Bishop's Hill and Myrtle Road; to the east by Nacton Road). To the west lies Holywells Road and a mixture of light industrial buildings, beyond which is the historic Ipswich docks area.

The main entrance to the Park is at its south-eastern corner (Cliff Lane), with a wide tarmac drive connecting to a drive running north through the centre of the Park to a second principal entrance off Bishop's Hill. A side branch leads to a third entrance off Myrtle Road.

6.1.2. Holywells House and Gardens

The main entrance to the Park is marked by black wrought iron gates, fronting Cliff Lane. To the left is the Grade II listed Margaret Catchpole Public House. A tarmac lane leads into the Park, passing by the original home farm cottages (on the left), and a modern nursing home (opposite, on the right). Just beyond the nursing facility is a small gravelled car park, bounded to the south by a low brick wall and on the north and east by mixed woodland. Opposite the car park, on the left side of the drive, is the listed Stable Block, virtually all that remains of the Cobbold mansion (1812-1962). Built to a courtyard plan, the white and red brick structure features a 5-storey square clock tower, with open cupola and weathervane. It now houses the headquarters for the Ipswich Borough Council Parks Rangers Service and is a depot for Ipswich Greenspace grounds maintenance staff.

Opposite the Stable Block, on the far side of a broad expanse of tarmac, is a narrow strip of lawn, backed by a perennial border and then shrubs. Just past the Stable Block, to the west, is the entrance to the walled garden area. Here, an ornate garden door, formed by a brick arch and black wrought iron gate, pierces a brick wall about 2 metres in height. The enclosed garden beyond, comprises four terraces, roughly square in shape, and decorated with formal bedding. The uppermost terrace (to the left) consists of rectangular panel of lawn, embellished with beds of roses, and backed by a mixed shrub and herbaceous border. A low brick wall separates it from a second terrace of lawn and bedding below (to the north). This area is bounded on three sides (south, east, and west) by a herbaceous border, and is bisected by a tarmac footpath, running between the main entrance to the walled garden and the bowls area to the immediate east. Along the footpath, to the right, are two side paths surfaced with rolled gravel, connecting with brick steps, leading down to the remaining two terraces (to the right).

The listed Orangery marks the eastern extremity of the walled garden. The west side of this elegant brick and glass structure is identified by a seven-window range, the three centre bays projecting as a gabled transept. The tiled interior features wrought iron scrolled braces and beams. Beyond the Orangery lies the bowls area, a square panel of lawn, surrounded by a metre-high wire mesh fence and a walk of concrete pavers. The bowls area is bounded to the north and west by a belt of shrubs, containing an odd assortment of mostly pyramidal foliage conifers (chamaecyparis, juniper and yew, for example). Two timber storage buildings, maintained by the bowls club, are located in the south-west and south-east corners of the area, the latter at the terminus of a flight of concrete steps that climb the terraced hillside, marking the southern edge of the bowls area. A single row of flowering cherries decorates the hillside, which also features formal bedding. Beyond this is a heavily shaded shrub border, followed by the fenced southern boundary of Holywells Park.

Concrete steps lead down to the former terrace of the Holywells House. The brick wall, running along the rear of the terrace (and forming the northern boundary of the walled garden), marks the frontage of the mansion. The remains of stone balustrading identifies the front of the terrace, and separates it from an overgrown shrubbery that covers the bank, lying between the terrace and the parkland beyond. Stone steps, towards the western end of the terrace, lead down the bank to a bowl of lawn, beyond which is the line of ponds that runs across the valley (referred to in this report as Ponds 1 to 5 and the Big Pond, Pond 1 being the easternmost). At its opposite end, the terrace joins with the main drive (the former carriageway) that leads through the Park.

6.1.3. **Parkland Core**

An avenue of lime trees follows the raised tarmac drive, which connects the main entrance (off Cliff Lane) with the two gated entrances in the northern end of the Park (Bishop's Hill and Myrtle Road). From the stable block, the drive proceeds down a gentle slope, then past a group of fine mature Holm oaks (*Quercus ilex*) to pass over a balustraded brick bridge, lying between Ponds 2 and 3. To the right, the ground slopes down to a shallow depression of lawn, occupied by a scattering of Scotch pines, beyond which lies the eastern woodland.

Just beyond the bridge, to the left (the west) the ground slopes down to a roughly rectangular area of lawn, thought to be a medieval moated site, now a children's playground. The flat area is enclosed by a shallow ditch (U-shaped in plan), which until recently was filled with scrub and young trees, including many willow and sycamore. Ponds 3 and 4 define the southern limits of the space, which is accessed by a tarmac walk, running from the main drive along the north side of Pond 3, before veering south between the two waterbodies, and then west to follow the southern edge of Pond 4. A second access point, from an area of open space to the west, is provided by a wood plank bridge that traverses the ditch just above Pond 4.

From the bridge, it is possible to view the complex of east-west running ponds. Each is roughly rectangular in shape and enclosed by fencing. Ponds 1 and 2 are enclosed by wooden field fence; and Ponds 3, 4 and 5 with chain link. The edges of the latter three are obscured by a heavy infestation of scrub vegetation (including sycamore, alder, bramble), but Ponds 1 and 2 are relatively well defined, the result of recent clearing operations. A number of uncommon wetland plants, including bogbean, purple loosestrife and ragged robin are evident growing in the margins of the water bodies. Invasive species, in particular Japanese knotweed, are also apparent here. Pond 2 is infested by reeds and small trees, whilst Pond 5 is so obscured by scrub species, that it is indistinguishable from the tree belt that defines the western boundary of the site.

Lying behind Ponds 4 and 5 (to the north) the ground rises gently through an open space of amenity grassland to meet with the Myrtle Road entrance drive. Beyond this is a scattering of semi-mature specimen trees, then a narrow tree belt, dominated by Scotch fir and running along the Park's northern boundary.

There are isolated specimen trees scattered throughout the parkland, including Western Red Cedar, Lawson's cypress, weeping ash, and magnolia. The section of carriage drive opposite the Bishop's Wyke is adorned with island shrubberies, including rhododendrons and holly.

6.1.4. **Eastern Woodland**

Taking the path opposite the Stable Block, on the far side of the entrance drive, the visitor is led past the Park's Leaf Yard, then up a gentle grade via a wide tarmac path that links Holywells House and Gardens area with Nacton Road (in the south-east corner of the Park). The Leaf Yard is only partially screened from the path by the remains of a holly hedge, now ivy-covered and backed by a chain link fence. The fence, which is initially bounded to the left by scrub vegetation and occasional clumps of bamboo, barberry and holly, follows the path for a short distance along, before passing a hollow known as the Dell (on the right). Thought

to have once been a sand and gravel pit, it is now infested with sycamore scrub and bramble, with an occasional exotic also apparent, for example bamboo, rhododendron and Chusan palm. Areas of standing water cover much of its marshy bottom.

Just beyond the Dell, also to the right, is a flight of wooden steps, leading up a sharply sloping bank to the plateau that defines the south-east corner of the woodland. Near the base of the steps, it is possible to see a profile of the sandy and gravelly soil that typifies this section of the Park. A sunny clearing, above the steps, connects with two paths, one leading back down the slope to the car park (right) and one running east (left) to join with the main path, just below the Nacton Road entrance. The housing that bounds the Park to the south is barely discernible through the thick undergrowth that defines the edge of the clearing, and provides cover for the range of wildlife that inhabits the woodland (i.e., foxes, kingfishers, rats, kestrels, herons, woodpeckers, squirrels, hedgehogs and so on). Visible opposite the base of the wooden steps, and down a steep slope, is Pond 1 which is enclosed by a wooden field fence. The waterbody is accessed by footpaths of compacted earth, running off the main tarmac walk, and into the valley, from two points: the path junction inside the Nacton Road entrance Pond 1; and the eastern end of the Leaf Yard. The eastern tip of Pond 1 is traversed by a narrow wood plank footbridge. Recent clearing of sycamore scrub and bramble in the 'Rhododendron Valley' (as it was known during the Cobbold era) has exposed isolated groups of rhododendron, laurel, and bamboo.

The Nacton Road entrance is marked by black wrought iron gates attached to brick gate piers. A substantial brick wall runs the length of the eastern boundary to the Bishop's Hill entrance. Apart from the paths leading to the mansion and to Pond 1, the path junction inside this entrance joins with a third path, leading north through the heart of the tree belt that fronts the remainder of the eastern boundary of the Park. The varied outline of this plantation forms a large bay opposite the section of carriage drive adjacent to the Bishop's Wyke. It provides the most dramatic exit for the woodland walk. As in most of the Eastern Woodland, path surfacing here consists primarily of a narrow track of compacted earth, with a grass verge, although wider sections are occasionally evident, mulched with woodchips. Some paths have become completely overgrown.

The mixed woods in this area of the Park contain some fine specimens of oak, poplar, holly and yew, despite the fact that the woodland was severely damaged by the great storms of 1987 and 1990. Large numbers of standard trees, including pines, sweet chestnut and oak were uprooted or damaged at the time. Many of the open areas were subsequently colonised by bramble and sycamore scrub, but now also contain a variety of young natives.

6.1.5. **Nature Conservation Area**

The tree belt along the western edge of the Park stretches from Myrtle Road, in the north end of the Park, to Cliff Lane in the south. Access to the mixed woodland is provided by an informal footpath of varying widths that runs almost the entire length of the area, beginning in the open space just south of the Myrtle Road entrance, and exiting from the south-west corner of the Park, through wooden field gates that lead onto Cliff Lane. Secondary paths connect the main footpath to the interior of the Park at several points, most notably above and below the Big Pond, and between the wildflower meadow and the New Orchard (to the south), where it is intersected by a public right of way, running off Holywells Road. A wood plank bridge, edged by chain link fence, traverses the canal at this point. Various modern fence treatments mark the nearby western boundary (i.e., corrugated steel, wire mesh, wooden post) alongside a native hedgerow.

The main entrance to the Nature Conservation area from the parkland (through a field gate to the north-west of the Pond 5) reveals the islanded Big Pond, which takes water from the line of ponds higher up (to the east). A small clearing, with rustic seating, defines the area between the main entrance and the shoreline. Here, several wooden pond-dipping platforms line the banks of the water, which is reinforced by wooden planks held in place by larch

posts. Despite this, several sections are showing signs of erosion. Significant numbers of wildfowl are evident here, including many Canada Geese. Additionally, both the Big Pond and the Canal are being inundated with various forms of debris, including leaves, fallen trees, and litter. In several areas of the Canal, silt has built up to within a few inches of the water surface.

The trees in the Nature Conservation area have largely grown up over the last hundred years, forming a screen which hides the semi-industrial area and dockland beyond. Heavy shade is cast upon both the Canal and Big Pond by massive specimens of poplar and crack willow, interspersed with leggy stands of sycamore and alder. This accounts for the lack of wetland vegetation here and the high concentrations of algae. Along the Canal walk, the effect of the dense tree canopy has been to create a dark tunnel-like experience, although occasional patches of sunlight are admitted through gaps in the tree belt, lying between the Canal and the Park. Scrub vegetation is encroaching upon the edges of the Canal, obscuring its original outline.

The canal leads towards the sluices which controlled its entry to the brewery, although it is no longer used there. An inlet to the canal shows where water flowed in from a ditch which once led down across the Park (The line of the ditch is crossed just below the Big Pond and can still be seen in the turf).

6.1.6. **Southwest Parkland**

The south-west corner of the Park comprises a roughly rectangular area, lying between the Nature Conservation area and the Holywells House and Gardens area. It consists of an open expanse of amenity grassland, below which are found three, approximately square, and fenced, enclosures of planting. From north to south these are known as the New Orchard, the Wildflower Meadow, and the Old Orchard.

The Old Orchard contains the overgrown remnants of the original Cobbold family orchard, a museum of past tastes, containing many old apple varieties. These have largely been left in recent years, and now share the space with self seeded trees such as Sycamore. The Wildflower Meadow to the immediate north is a completely self-contained area, enclosed by a hedgerow, and planted with native wildflowers. It is the area of the Park that most resembles the surrounding Suffolk country side. With the Old Orchard, it shares the eastern boundary of the Holywells with a modern housing estate. The New Orchard comprises rows of traditional fruit and nut trees. Beyond its chain link enclosure (to the immediate north) is a recently established belt of woodland edge species. To the east, allotment gardens are visible, separated from the Park by a wire mesh fence.

6.2. **Geology and Soils**

6.2.1. **Introduction**

The nature of the geology of the park and its surroundings has been compiled by reference to available data. This data includes:

- Geological Map, Sheet 207 (Ipswich), 1:50,000 series Solid and Drift, British Geological Survey, 1990;
- Groundwater Vulnerability Map, Sheet 33 (East Suffolk) 1:100,000 series, National Rivers Authority, 1995;
- Soils and their use in Eastern England, Soil Survey of England and Wales, 1984;

The above information is sufficient to form a hypothesis of the likely geology of the area. Further site investigation is likely to be necessary in order to confirm the anticipated geology and to determine the engineering properties of the strata in support of particular proposals.

Figure 11 shows the geological makeup of the site and its context using data from the Ordnance Survey geological data service.

6.2.2. Regional Geology

Geological sheet 207 Ipswich (BGS 1990) indicates that the solid geology underlying the region comprises the following sequence: Red Crag, London Clay, Lower London Tertiaries (Woolwich, Reading and Thanet Beds) and Upper Chalk.

The geological sheet also shows that the drift deposits likely to be encountered are as follows: Alluvium, River Terrace Deposits, Boulder Clay, Glacial Sands and Gravels and Channel Fill Deposits. Colluvium is also believed to be present.

6.2.3. Local Geology

The valley that is now the Park is thought to have originated approximately 10,000 years ago when an Ice Sheet, that covered much of East Anglia melted, carving out the landform. This largely unique geology is largely responsible for the configuration of springs and ponds that characterise the site today.

The valley bottom is underlain by an almost impervious layer cohesive material believed to be London clay. The sides are supported by layers of Red Crag and Norwich Crag. Above these are the predominantly granular materials of glacial sands and gravels that support the Parks woodland and once provided a dry site for Holywells House.

6.2.4. Soils

The majority of the area surrounding and including the park is unsurveyed as it is an urban settlement comprising a mixture of residential, industrial and commercial land uses.

6.3. Topography

6.3.1. Regional Topography

The topology of the region is dominated by the presence of the Orwell Valley.

The land between Cliff Quay and Priory Heath forms part of a semi circular land mass projecting into the River Orwell with a maximum elevation of approximately 40m AOD at the Greenwich housing estate, just north of Sandyhill Lane. From here the land dips west towards the valley floor where it meets the River Orwell, which is generally level and low lying.

Figure 12 shows the topography of the site and its context, illustrating how the site is situated to on the west facing valley slopes of the Orwell valley.

6.3.2. Local Topography

The local topography in the park is sloping with a fall from east to west, although the land to the eastern edge falls significantly steeper closer to the wooded boundary with Nacton Road at approximately 36.78m AOD, leaving the open parkland beyond that appears to sit within a natural 'bowl'.

The site of the former Holywells House (and Stable Block) stands towards the higher part of the site to the south, from where the park slopes downwards to a height of 6.57m AOD at the big pond. The former house would have had commanding views of the parkland beyond.

6.4. Townscape and Urban Context

Historically, Ipswich has had an important relationship with the River Orwell since the days of the Romans, the Vikings and then, in particular, the Anglo-Saxons. This relationship

continues to the present day with the modern port and more recently the redevelopment/restoration of the Wet Dock and Historic Waterfront.

To the south of the park are the housing areas of Gainsborough, Priory Heath and Greenwich. These date primarily from the 1930s and contain examples of both private and public ownership, together with associated schools, shops, public open space and other community facilities. To the south of this is an area of newer housing (i.e. 1980s-1990s) known as Brazier's Wood. Further to the southeast, the former airfield site is currently being redeveloped primarily for residential use, with some industrial and commercial uses; this development is known as Ravenswood.

To the north of the park are the housing areas of Alexandra and California and further beyond this lies Ipswich town centre.

To the west of the park lies the predominantly commercial and industrial district of Holywells which lies adjacent to the Wet Dock on the River Orwell. Beyond this on the west banks of the River Orwell lie the residential districts of Stoke and Maidenhall. The town's main railway station is situated on the edge of the Stoke settlement and just south of the town centre core.

The park is largely hidden, being largely contained from view by a high brick wall, which increases its sense of tranquillity from the inside. Two of the major arterial routes into Ipswich town centre from the south (Holywells Rd and Nacton Rd) run along park edges to the west and east.

Local context information is shown on Figure 13, 13a, including local amenities, schools and facilities.

6.5. Landscape Structure and Features, Condition, Character and Visual Quality

6.5.1. Landscape Character

Holywells Park can be conveniently divided into six distinct character areas:

- 1) Holywells House and Gardens
- 2) Parkland Core
- 3) Bishop's Wyke
- 4) Eastern Woodland
- 5) Canals and Pond network
- 6) Nature Conservation Area

The landscape character areas are shown on the plan in appendix 1 and described in more detail below:

6.5.2. 1) Holywells House and Gardens (Stable Block—Walled Garden—Bowls Green—Terrace—Orangery-Car Park)

The lack of signage and ornamentation at the Cliff Lane entrance means that there is no sense of arrival to Holywells Park. The initial impression of the Park is undermined by the poor condition of the car park (uneven, thinly gravelled, encroaching sycamore scrub), and the neglected appearance of the Stable Block (graffiti-covered, peeling paint, broken windows, faded signage). Further, the contents of the nearby Leaf Yard (machinery, materials, containers, compost) are poorly screened and are therefore exposed to all visitors using this entrance to the Park.

The formal layout of the walled garden area, and the presence of the Orangery and Stable Block clock tower recalls some of the splendour of 'Holywells House' and its gardens as they

appeared in John Dupuis Cobbold's day, but lacks the standard of maintenance, scale of planting, and degree of architectural ornamentation associated with this period. Missing is the garden vocabulary of balustrading, urns, steps, pond, and extensive herbaceous borders. The focal point of the area is the listed Orangery, which is currently empty, being in a poor state of repair (broken windows, peeling paint, cracked window sashes) and protected with metal sheeting to limit further vandalism. The assortment of foliage conifers bounding the north and west sides of the bowls area also detract from the quality of the building and spoil the appearance of the bowls green space. Most of the plants that adorned the slope, fronting the parkland below are long gone, leaving many gaps, the sole survivors being the usual range of hardy evergreens (i.e., laurel, holly, privet, box).

The Terrace is the most neglected feature of the former mansion site. The shrubbery, which separates it from the Park, is now overgrown, with dense masses of holly, rhododendron, laurel and bramble blocking historic views over the parkland (with the exception of the brightly coloured playground equipment in the Bishop's Wyke). The surfacing of the terrace (a melange of grass, bare earth and gravel), the neglected appearance of the adjoining shrubbery, and substantial deterioration of its decorative stonework (balustrading, urns, steps) have rendered this much recorded feature incapable of communicating its former grandeur.

6.5.3. **2) Parkland Core (Informal grass recreation area--Carriage Drive)**

The landscaped park that formed the setting for Holywells House has largely retained its spatial integrity, although its degree of ornamentation has declined dramatically from that evidenced in early photographs. The wetland exotics that decorated the bowl of lawn north-east of the Stable Block and the concentration of specimen trees sprinkled along the line of ponds (e.g., weeping willow, cypress, thorn, holly) have now largely disappeared. Gaps in the lime avenue along the main drive through the Park (it was damaged during the 1987 storms) have recently been replanted, although the side branch, leading to the Myrtle Road entrance, is in some need of refurbishment, having lost all but a few of its trees. Also in poor condition, are two island shrubberies, lying between the main drive and the eastern ditch of the Bishop's Wyke.

The ponds which are aligned through the centre of the Park have become overgrown by trees and shrubs. Several of the ponds have silted up to the extent that large patches of reeds and small trees have become established in them. The heavy infestation of scrub species along the margins of Ponds 3 and 4 now block important historical views, for example from the bridge west down the line of ponds, and into and out of the Bishop's Wyke. The appearance of the ponds, and the relatively open character that has characterised them since they were first recorded by Gainsborough in 1748-50, has also been seriously eroded by the use of high chain link fence around their edges.

The drainage system in the Park appears to be failing and should be reviewed. There are many areas of waterlogged ground, particularly between the Terrace and Ponds (extending around as far as the New Orchard), and between Pond 3 and the Bishop's Wyke. Also, water regularly overflows the banks of Ponds 3 and 4, creating a ford over the tarmac walk that separates them.

6.5.4. **3) Bishop's Wyke (Play area)**

The supposed site of the Manor WIX EPISCOPI has recently undergone further archaeological investigation as it was believed to be the first recorded settlement in Holywells. The findings of this study were inconclusive, although some old wooden pipes were discovered within the surrounding ditch during recent desilting and scrub clearance work. Now the restoration work is complete here, it enables one to appreciate the heritage of this historic feature. It would, however, benefit from further interpretation.

As part of this process the children's playground was recently rebuilt and, despite its scale, is partially screened by the dense vegetation that surrounds Bishops Wyke.

6.5.5. **4) Eastern Woodland (Woodland areas--Nature Trail)**

Overall the area retains the distribution of planting that has characterised it from at least the middle years of the 19th century. Extensive tree replanting has been undertaken since the storms of 1987 and 1990, but numerous gaps in the tree canopy remain, indicating that much remains to be done to restore the structural integrity of the mixed woodland. The existing stands of oak, poplar, holly and Scots pine are responding well to present management practices (i.e., removal of swathes of bramble, mowing of path edges, and the selective removal of sycamore) and are beginning to regenerate naturally.

There are clear indications that the area is being managed for the enjoyment of the public (i.e., clearing in the 'Rhododendron Valley'; widening, resurfacing and levelling of paths) although much work remains to open paths that have become overgrown and to improve the quality of existing paths. There is a lack of interpretative signage, as to the 'living heritage' to be found within the woodland, especially at the main entrances (by Nacton Road and Bishop's Hill).

A highly botanical character once characterised not only the parkland core of Holywells, but also extended into the lower part of the eastern woodland via the drifts of rhododendrons and azaleas that surrounded Pond 1, inspiring the name 'Rhododendron Valley'. The photographic record of this area indicates that it must have provided a magnificent setting for the pond, capitalising on ideal growing conditions (i.e., moist soil, dappled shade, acid soil) and an attractive woodland setting. In view of the amount of clearing accomplished to date, and the need to recall at least some of the horticultural interest that was present in the parkland during the Cobbold era, it would not be inappropriate to improve the 'Rhododendron Valley'.

6.5.6. **5) Canal and Ponds (Canal--Big Pond—Ponds 1-5--Nature Walk—Myrtle Pond)**

The deterioration of the pond network has caused a marked decline in the visual quality and wildlife value of the park. The influx of wildfowl, silting up of the water bodies, sycamore and alder scrub infestation, and litter problem have also negatively impacted on the network. The view over the Big Pond from the eastern bank is dominated by fallen trees, floating debris, and a corrugated iron boundary fence. Restoration work to the canal and pond 4 has recently been completed and has resulted in dramatic improvements, although there is much to do in order to recreate this potentially outstanding heritage feature.

A continuation of the pond reclamation program appears essential to reverse the decline of aquatic life, bank and marginal habitats here. This would involve de-silting the remaining ponds, and removing trees and continued removal of scrub vegetation on either side of the canal for a distance of 3-4 metres. There is also a need to repair/replace sections of the edging that defines the historic outlines of the waterbodies. Supplementing the existing hedge row planting along the western boundary would benefit the wildlife value of the area and close gaps in the boundary screen, thereby eliminating views of the industrial fencing and structures that border much of the area. Interpretative signage would bring a deeper understanding of the heritage and nature conservation value of this area to park users.

Pathways along the canal are frequently damp due to the heavy shade cast by the dense tree canopy along the Canal. Edwin White's 1850 and 1867 maps show the water, lined on either side by a single row of trees. In view of this, and to alleviate the shading problem and encourage the regeneration of woodland and waterside flowers, it would be reasonable to consider thinning the tree belt between the parkland and the canal.

6.5.7. 6) Nature Conservation Area (Old Orchard—New Orchard—Wildflower Meadow)

The three rectangular spaces of planting that define this area of the Park give it a distinctly rural feel. Divided by hedgerows, and devoted to cultivation of sorts, they refer in form and purpose back to the early 19th century when Holywells was primarily farmland. The Old Orchard is the oldest area, retaining its original boundaries (it is first shown on Whites 1850 map), whereas the Wildflower Meadow and New Orchard were retained as meadow until sometime after the Park passed into Borough ownership in 1935. Far removed from the major attractions in the Park, this secluded area of the Park seems to be underused. Although in differing states of care, the Old Orchard is so overgrown as to be virtually impassable; whilst the New Orchard and Wildflower Meadow are mown regularly. There may be an opportunity here to recall some of the rural traditions of Suffolk, and establish trial plots of plants for education and/or research purposes.

6.6. Built Elements

Holywells Park contains two Grade II listed structures: the Stable Block and the Conservatory. In addition, there are three Grade II listed buildings in the immediate vicinity of the Park, each with strong links to its 19th century occupants, the Cobbold family. These are Cliff Cottage (16th and 17th century—part of Tolly Cobbold's original Ipswich brewery premises); Cliff House (18th century—the first Cobbold family residence in Ipswich); and Cliff Quay Brewery House (1896—William Bradford for John Dupuis Cobbold). Although not a listed building, the nearby Margaret Catchpole Public House (1936—Harold Ridley for the Cobbold Brewery) is reputed to have the most intact 1930s interior of any public house in the country.

A comprehensive survey of both structures was produced by Bret Hallworth and Co Ltd in March 2005 and this is included as an appended document within the submission. Also included is the listing description for both buildings.

Extract from the listing description for the Stable block:

Stable block to Holywell Park Mansion (demolished), now Local Authority store and workshops. c1870. White and red brick. Slate roofs. Courtyard plan. The building is notable for its 5-storey square clock tower with white brick rusticated quoins. Tower pierced at intervals by round-headed metal windows with glazing bars. Clock faces at top floor to north and west. Hipped roof with open cupola and weathervane. Courtyard buildings attached, of one and 2 storeys, altered. INTERIOR: riding-horse stables in north range have 2 complete stalls with iron rail guards, feeding troughs and hay-racks. (Edward White: Map of Ipswich, Chief Town and Port in the County of Suffolk: Ipswich: 1867).

Extract from the listing description for the Orangery:

Orangery. Late C19. Rendered and colourwashed brick plinth, glass roof. West side has a 7-window range, the 3 centre bays projecting as a gabled transept and entered through a central pair of C20 glazed doors. One sash with margin lights either side. Traceried glazed tympanum of gabled roof. All windows are sashes with margin glazing, with timber frames. East side without a transept or entrance. Boiler room with flue attached to south gable. North gable of rendered brick pierced by a C20 glazed door. Gabled roof. INTERIOR. 2 rows of round cast-iron columns rise to support wrought-iron scrolled braces and beams. (Edward White: Map of Ipswich, Chief Town and Port in the County of Suffolk: Ipswich: 1867-).

The stable block is perhaps the best remaining building to testify to the existence of a substantial house of some character on the site. The group is based on a court yard plan surrounded on all four sides. The carriage entrance is to the south and still retains its original gates, all facing towards the original drive on at the front of the house. The range containing the carriage entrance is two storeys with a slate mansarded roof. The upper storey to this range was presumably used originally for staff accommodation it is presently used as office accommodation for the ground maintenance team, the ground floor contains

the original stable and stall fittings, these are not only very handsome but are in remarkably good condition and show little sign of having been used. The original stable brick floors also remain which have become in part uneven over their life. The remaining clock tower on the south east corner is five storeys high with lime stone dressings. The single storey western range was presumably used for housing carriages, with the three sets of double access doors, with possibly one further door at the southern end of this range now blocked, presumably fairly early on in its life became garaging. A structure similar in construction to a Porte-cochere exists with a cast iron legs and bracketing in the north range, presumably generating a dry space for carriages to stand prior to being used, and the remainder of this space appears to have been used for office/staff accommodation. The same would appear to apply to the west range which now contains storage and toilet accommodation for the park. The courtyard itself is paved with stable bricks which are a handsome original feature have become uneven over the years. A timber column exists towards the south east corner of the yard which contains a hanging bell with rope.

The Orangery was originally connected to the house, possibly the ballroom and used as an adjunct to that space. The Victorian desire for the collection of exotic plants as evidenced by the remainder of the site was further enhanced by the use of this space. The Orangery is a combination of cast iron and timber with the southern end which previously connected to the house now finished with a masonry wall with double doors. At the other end are the remains of what had presumably been the boiler room to heat the Orangery. The primary view of the conservatory had been to the east and linked with the formal gardens. The floor is tiled with an ornamental pond towards the northern end. The winding gear for the roof vents remains in place.

Building Details:

Details:

Building Name: HOLYWELLS PARK
STABLE BLOCK AND TOWER

LBS Number: 428800

Parish: IPSWICH

Grade: II

District: IPSWICH

Date Listed: 04/08/1994

County: SUFFOLK

Date Delisted:

Postcode: IP3 0PQ

NGR: TM1762843372

Listing Text:

IPSWICH

TM14SE CLIFF LANE, Holywells Park

642-0/12/10051 (South side)

Holywells Park Stable Block and

Tower

GV II

Stable block to Holywell Park Mansion (demolished), now Local Authority store and workshops. c1870. White and red brick. Slate roofs. Courtyard plan. The building is notable for its 5-storey square clock tower with white brick rusticated quoins. Tower pierced at intervals by round-headed metal windows with glazing bars. Clock faces at top floor to north and west. Hipped roof with open cupola and weathervane. Courtyard buildings attached, of one and 2 storeys, altered. INTERIOR: riding-horse stables in north range have 2 complete stalls with iron rail guards, feeding troughs and hay-racks.

(Edward White: Map of Ipswich, Chief Town and Port in the County of Suffolk: Ipswich: 1867-).

Listing NGR: TM1762843372

Building Details:

Building Name: HOLYWELLS PARK ORANGERY

Parish: IPSWICH

District: IPSWICH

County: SUFFOLK

Postcode:

Listing Text:

IPSWICH

TM14SE CLIFF LANE, Holywells Park

642-0/12/10050 (South side)

Holywells Park Orangery

GV II

Orangery. Late C19. Rendered and colourwashed brick plinth, glass roof. West side has a 7-window range, the 3 centre bays projecting as a gabled transept and entered through a central pair of C20 glazed doors. One sash with margin lights either side. Traceried glazed tympanum of gabled roof. All windows are sashes with margin glazing, with timber frames. East side without a transept or entrance. Boiler room with flue attached to south gable. North gable of rendered brick pierced by a C20 glazed door. Gabled roof. INTERIOR. 2 rows of round cast-iron columns rise to support wrought-iron scrolled braces and beams.

(Edward White: Map of Ipswich, Chief Town and Port in the County of Suffolk: Ipswich: 1867-).

Listing NGR: TM1759043379

Details:

LBS Number: 428799

Grade: II

Date Listed: 04/08/1994

Date Delisted:

NGR: TM1759043379

6.7. Ecology and Biodiversity

The Ecological appraisal and survey including recommendations have been prepared by BSG ecologists and is submitted as part of the second round application.

The ecologist has been involved in the preparation of proposals for the restoration of the park. They have advised on where enhancements to biodiversity may be integrated into the proposals. They have also advised on how best to mitigate against adverse impacts on wildlife during the works.

IBC have also prepared and are implementing a Wildlife Management Plan to conserve and enhance the biodiversity of the park. This plan is appended to the 10yr MMP.

Holywell Park in Ipswich is a County Wildlife Site designated for its range of habitats set within an urban environment. The park is 28 hectares in size and comprises a range of

habitats including parkland that supports a large number of mature parkland trees, a series of spring-fed waterbodies, unimproved and semi-improved neutral grassland, amenity grassland and dense scrub woodland areas. The spring-fed wells within the park supply the line of ponds and canal and moat within the central part of the parkland.

Ipswich Borough Council (IBC) submitted a bid request to the Heritage Lottery Fund (HLF) for various improvements to and developments at Holywells Park. That bid has been successful at the first stage.

The objectives for the park restoration included the following:

- The key objective is the restoration of the Stable Block, Orangery and their immediate landscape setting to restore the high quality historic core of the park;
- Restore or re-create the medieval waterbodies, the formal gardens and terrace that adorned the mansion;
- The restoration of the waterbodies includes the removal of sediment from the pond network as part of the restoration of the waterbodies to improve both their water quality and wildlife value;

BSG Ecology was commissioned by LDA Design to provide the ecological advice to the design team co-ordinating the restoration programme.

A desktop review of existing records of habitats, protected species and designated sites was carried out based on information provided by Suffolk Biological Records Centre and through consultation with local groups and key Ipswich Borough Council personnel. A series of ecological surveys was undertaken to identify habitats and species present and to undertake an assessment of the ecological value of the site and to provide advice on the likely impacts of the proposed restoration and the legal implications in relation to habitats and protected species.

The Stable Block buildings and the Orangery are to be restored as part of the HLF restoration programme and two bat roosts have been identified within these buildings. Liaison with the Architect, Thomas Ford & Partners in relation to the restoration proposals for each building has been undertaken to determine if there is likely to be an impact on the bat roosts and advice has been provided as to whether the future restoration work will need to be undertaken under a Natural England European Protected Species Licence. The proposed restoration works to the Old Stable Block include cleaning out and an overhaul of gutters and redecorating external joinery including the wooden soffits and boxed eaves. If this work can be undertaken without obstructing access to the bat roost, and at a time of year when bats are unlikely to be present (late autumn/winter), then an English Nature licence will not be required for these works to proceed.

As the works to the Orangery will result in the loss of a bat roost, a licence will need to be secured from Natural England prior to the commencement of the works to the Orangery to enable the lawful removal of the bat roost. Securing an EPS licence will require the provision of compensatory roosting facilities either within the restored Orangery or nearby.

The proposed restoration of the waterbodies within the park aims to enhance the long-term value of this network of waterbodies providing green corridors through the centre and along the western edge of the park. The de-silting and restoration strategy has been designed to minimise disturbance to the ecological interest of the ponds, including water vole and breeding birds, and proposed approach to the de-silting works. Due to the proposed restoration of some of the waterbodies of the park it would be advisable to survey for burrows and any signs of water vole activity prior to each phase of the restoration of the individual waterbodies. Depending on the results of the surveys there may be a need to adopt mitigation measures to avoid an impact on any water vole burrows and to avoid disturbance to water voles if they are present within a particular pond.

6.8. Entrances, Access and Approaches

Drawing 3361/102 shows the current arrangement of access points to the park.

The main entrance to the park is at Cliff Lane, and is a combined vehicular and pedestrian use, surfaced in asphalt. It is also used by the Parks Services and Rangers teams, together with any maintenance or contractor teams that need access to the park. The Sustrans cycle route also uses this entrance to connect south to Dereham Avenue.

The entrances at Bishops Hill and Myrtle Road are primarily pedestrian, although being part of the former carriageway, they would be wide enough to accommodate vehicles. The Myrtle Road entrance also provides the Sustrans cycle route connection at the northern end of the park heading towards the town centre. These entrances are both surfaced in asphalt.

The Nacton Road entrance is a small pedestrian entrance that serves Gainsborough and Priory Heath communities.

The second Cliff Lane entrance, at the junction with Holywells Road, is not well defined and is essentially a rough earth track for pedestrians that pass along the banks of the canal. This entrance, if improved, has the potential to better serve the existing and growing communities that currently lie south and west of the park if it were better defined.

A further pedestrian entrance lies part way along the canal and provides a narrow track through the industrial area to meet Holywells Road. It is the only entrance which is not locked at night, being part of public footpath which crosses the park to link up with Cliff Lane. The entrance is more of a passageway and ought to be improved to serve the future growing community.

6.9. Heritage Issues and Opportunities

6.9.1. Modern Introductions

Street Furniture: Throughout the park, the introduction of an assortment of benches, litter bins, fences and signage of varying quality, together with a lack of consideration for the siting of these items has adversely impacted the overall quality of the historic environment. In proposed improvements to the park, careful thought should be given to siting of park furniture of all kinds. Where feasible, consideration should also be given to reinstating original design details, as in the iron parkland fencing shown in Reverend Richard Cobbold's 1812 painting of Holywells House and terrace, or the park benches pictured in early post cards.

Buildings: The bowls club buildings are out of character with the designed nature of the Holywells House and Gardens area, as defined by the surviving 19th century structures: the Stable Block and Orangery. Where buildings are to be introduced into the Park, in future, consideration should be given to a more sensitive blending of old and new, with regards to scale, form, materials and style.

Planting: Following the formulation of a long term planting strategy for the park, existing trees and shrubs should be evaluated for retention, rejuvenation or removal. Where there is clear evidence that modern planting is not faithful to the original design intent, and materially erodes the historic character of an area, as in the array of foliage conifers that bound the bowls area or the chamaecyparis rows that relieve the formal bedding in the walled garden, consideration should be given to their removal.

Path Treatments: The use of asphalt as a path surface for the main walks and drives in the Park is a practical, but historically unsympathetic treatment. The proposals should explore opportunities for using more sensitive alternatives such as bitumen or resin bound or bonded gravel surfacing.

Leaf Yard: The facility is immediately visible upon entry to the Park, so that it is a poor introduction to the area that once defined the setting of ‘Holywells House’. This feature is crucial to the operation of the park and functions will be relocated to here from the Stable Block to create more community space. However, the leaf yard should be screened.

Play Area: The medieval layer of the development of Holywells Park represents a rare opportunity to investigate and interpret a part of Suffolk’s history that extends back over nine hundred years to William the Conqueror. This will be impossible given the present location of the Play Area, which also intrudes on one of the Park’s principle historic views (i.e., of the parkland from the terrace of the Cobbold mansion). The Play Area is an essential part of the Park’s appeal and has recently been renovated.

Paddling Pool: The Holywells springs and ponds are arguably the Park’s signature feature, influencing as they have, the fortunes of the valley for at least the last thousand years. The ponds were a source of water—and means of defence—for the moated medieval Manor WIX EPISCOP; played an important role in establishing one of the region’s most successful industrial empires, and persuaded its owner—and his relations—to settle and build a grand Victorian estate. The replacement of one of the original ponds by the visually intrusive ‘blue’ rectilinear paddling pool has been reviewed, with the addition of a water play area to replace this popular feature within the play area and the re-introduction of a more naturalistic water course.

6.9.2. **Loss of Designed Character**

Holywells House and Gardens: The disappearance of Holywells House, with its elaborate gardens, coupled with the deterioration of its remaining buildings, the Stable Block and Orangery, has left the Park without a strong identity or focal point. The Stable Block retains a strong presence, but is unusable by the public in its present condition, nor is it accessible to the public due to its present function as a storage facility and park office). The Orangery, on the other hand, sits empty.

Good photographic evidence survives to inform on the recreation of the terrace, and formal gardens south of the house. Both would considerably enhance the historic character of the area, whilst reinforcing the role of the mansion site as the focus for park administration, services, and events.

Parkland Core: Consideration here should be given to refurbishing three key features of the Park’s development: Holywells Ponds, the Bishop’s Wyke; and the ‘Rhododendron Valley’.

- Holywells Ponds—Reconditioning the Park’s signature feature is a prerequisite to understanding the Park’s history, both natural and man induced from the Stone Age to the present.
- The Bishop’s Wyke—The medieval layer defines the earliest recorded settlement in the Park, and may yet yield further clues as to the precise makeup of Manor WIX EPISCOPI.
- Rhododendron Valley—The high degree of ornamentation that distinguished the parkland during the Cobbold era was no where more evident than here.

Main Entrances: It is vital that the main entrances to the Park are treated in a manner more appropriate to their historic intentions, setting and as an inviting arrival to the Park. It would also be appropriate to explore additional interpretation opportunities both here and in the interior of the Park.

Woodland: Holywells ‘living heritage’ extends back 10,000 years. Reconditioning the woodland around the perimeter of the park will be essential to maintain its strong focus for greenspace users in the south-west of the Town.

7.0 Proposals and Recommendations

7.1. Overview

7.1.1. Generally

The restoration proposals for Holywells Park are shown on the Masterplan (LDA Design drawing 3361/101) with further detail shown on the drawings. The rationale behind the proposals is summarised below and described in further detail in the tables in section 6.2 below. Each table includes a drawing schedule listing those drawings and documents which are relevant to each proposal.

The proposals are cross referenced on the Masterplan (LDA Design drawing 3361/101).

For consistency the proposal numbers have been carried forward from the first round submission.

The client, stakeholders, local community and park users have been involved in the design process and their views have helped to inform the development of the proposals. A series of consultation events have been held extending the consultation process which was started during the first round. Details of the consultation process and outcomes are given in the Activity Plan.

7.2. Consultation

The design development work has been informed by consultation with the client, stakeholders, park management, users groups, Friends and local community. Details of the consultation process and outcomes are given in the Activity Plan.

7.3. Survey Work

The design work has been informed by survey work carried out prior to the commencement of the second round design development as well as additional survey work undertaken as part of the second round.

7.3.1. Ecological Survey

Please refer to summary in section 6.7. The full report is included as part of the second round submission.

7.3.2. Archaeological Survey

This archaeological appraisal has examined evidence from written, map, archive and published sources for past activity at Holywells Park. The appraisal has established that the historic character of the Holywells Park area can be divided in several broad periods.

- 1) During the prehistoric period the area may have been the location of largely transitory activity based at first on hunting and gathering followed by land clearance and increasingly sedentary agriculture. No settlement within the park area is evident.
- 2) During the Roman and early Saxon period the site was peripheral to activities which may have focused on the river of higher ground to the east.
- 3) In the medieval period the land was part of the manor of Wix Bishop, under the Bishop of Norwich.
- 4) After the Dissolution of the monasteries by Henry VIII, in the Post Medieval period, the land remained in agricultural use passing through a succession of owners. The majority of the land at this time was known as Pitts Farm.

- 5) In the Modern period during late 18th century increasing development led to the exploitation of the springs on the site, leading, in the 19th century, to the purchase of Pitts Farm and other adjacent lands by John Cobbold, a brewery magnate. His wife, Elizabeth, conferred the appellation Holywells to the farmland, and the estate, created by the Cobbolds, became Holywells Park.
- 6) Holywells Park remained in the Cobbold family into the 20th century, until the death of John Dupuis Cobbold and in 1935 after a period of neglect it was sold to Lord Woodbridge who in 1936 presented to Ipswich Borough as a public park. Holywells Park therefore has some potential to yield prehistoric, Roman and Medieval evidence of landscape development, but the greatest potential is of evidence from the Modern period.

In conclusion, the potential to yield further, as yet undiscovered, archaeological evidence and to record known archaeological deposits, relating to the 19th and 20th centuries, is high.

As part of the improvements to the park archaeological recording is recommended during the refurbishment of the Stables and Orangery and during any below ground activities.

The methodology proposed for below ground archaeology is a Watching Brief carried out according to the Standard and Guidance of the Institute for Archaeologists and during buildings renovation a level 2 Survey based on the guidance provided by English Heritage.

The implementation of these methodologies can be secured in the context of a planning application by a planning consent condition based on Circular 11/95 para 55: 55. No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The methodology, to be agreed in consultation with the local authority, would be specified by CgMs, in a Written Scheme of Investigation for both survey and recording.

7.3.3. **Tree Survey**

An investigative survey carried out from ground level using visual observation methods has been undertaken which consisted of a broad visual inspection of key trees and vegetation zones and compartments from the ground. The approximate location of the trees was identified from a topographical survey of the site undertaken by EDI Surveys Ltd in November 2004 and updated in September 2012. The trees were subsequently mapped and species noted by Ipswich Borough Council using the GIS based platform Arbortrack.

The findings were recorded in a schedule and plan appended to the main report noting the broad species make-up, age and height of the compartments. Similarly, key individual trees were recorded as target notes. Any notable trees omitted or lost since the production of the original survey were also recorded.

Maintenance recommendations were recorded in the schedule detailing works for the compartments and where appropriate provide specific management recommendations for individual trees. The recommendations prioritised to focus the works, taking into regard the proximity of nearby land uses (i.e. closeness to sensitive receptors such as play areas or busy footpaths) and the management systems which are in place already.

7.4. **Restoration of Ponds**

The pond network at Holywells Park is a key element of the character of the park and each pond has its own distinctive features. Over the years, silt has accumulated in the ponds. That, together with a build up of fallen leaves from overhanging trees and, in some ponds, the accumulation of excessive duck excrement, has led to a decrease in water quality. Stirling Maynard produced a specification for a silt and bathymetric survey of all of the ponds to

establish the depth of silt that has accumulated in the ponds and also to ascertain the chemical nature of the silt.

Stirling Maynard has prepared a de-silting strategy that seeks to improve the water quality in the worst-affected water bodies. To minimise the impact of carrying out these works on ecology and park users, the de-silting strategy has been planned to take place over three years. This strategy has been issued to the Environment Agency for comment, in advance of submitting an application for waste exemption for the dredging works.

7.5. **Drainage**

Stirling Maynard identified that the foul drain that crosses the park is likely to fall under the responsibility of Anglian Water, under recent changes to legislation over the ownership of sewers. Anglian Water has been contacted for them to confirm ownership of this sewer.

The proposed restoration works includes several items that necessitates new drainage or alterations to existing drainage infrastructure. These include the construction of a new toilet facility that is to be located adjacent to the play area near the centre of the park, but remote from any existing foul drainage. Stirling Maynard investigated drainage options for disposal of wastewater from this new facility and came up with an outline design for a pumping station and rising main.

Stirling Maynard has also prepared outline designs for the drainage works required for the alterations to the Stable Block, the Orangery and the new Performance Area.

7.6. **Building Restoration**

The proposals relating to the restoration of the Orangery and Stable Block are shown in Thomas Ford and Partners' drawings. Please refer to the drawing schedules in the proposals tables in section 7.2.

7.6.1. **Stable Block**

There are a range of uses that this building will be put to including housing some of the park management staff; letting some of the building to a charity (Orwell Mencap) who provide employment for local people with learning difficulties; toilet facilities including a Changing Place; provision of simple refreshments; interpretation space; park reception area and education space.

The reception would be manned during park opening times seven days per week. The Wildlife Whisperer project would be a feature of the reception area.

Please refer to the Activity Plan for a list of events and activities planned to take place within the Stable Block.

- **Repairs**

As part of these works the intention would be to carry out general repair and redecoration works i.e. setting the rainwater and drainage goods in good repair, flashings etc, reusing the existing where possible or matching materials where not possible e.g. using cast iron rain water goods. Joinery repairs to be carried out removing a minimum amount of material with sections being faithfully replicated. An absolute minimum amount of repointing to be carried out so as not to despoil the elevations, where this is done care is to be taken to match mortar mixes colours strengths, and profile of joints.

The existing flooring within the space is to be relaid and levelled to satisfy DDA requirements.

- **Access**

Access would be maintained through the Carriage Opening for pedestrians, the proposal would be to have the doors operable, so that they could be closed overnight to provide additional security. A second (non public) opening would be used off the drive and come into the rear of the courtyard.

- Court Yard

The proposal is to improve accessibility by replacing the cobbles with clay brick paving matching the other paving within the courtyard. Some of the cobbles would be retained and relaid as a margin around the courtyard as a reference to this historic material.

- Workshops to the northern elevation (Rooms 1 and 2)

The workshops will be retained and extended to the rear into a new extension.

- Single Storey section to the West Elevation (Rooms 3 – 11)

This will contain public and staff toilets, a Changing Place and education room.

- Ground floor to clock tower (room 12)

This will contain the plant room.

- Stables/Stalls (Rooms 13 & 14)

These are in very good condition and great care would need to be taken whilst working in this area not to damage these and if possible to allow their interpretation. These will form interpretation space and workshops.

- Carriage Store/Garage (Rooms 15 – 17)

Simple refreshments could be served from the old Carriage Store/Garage with a small kitchen and food prep area in addition to tables and seats. This would then spill into the Court Yard. The intention would be to exploit the open feel of the Carriage store, and the two sets of double doors opening onto the Court Yard. The openness of the carriage store will be restored with the removal of the fuel tank and enclosures. Use of concertina doors will increase the flexibility of the space while still allowing it to be perceived as one open room. The kitchen will be inserted into room 15 which is large enough to house a small kitchen without needing to remove any walls or subdivide the space.

- Covered area (room 18)

This will be enclosed with new glazing and doors and used as the reception space for the park.

- First Floor

This would be refurbished to form better offices for both the Parks Staff and the Greenways Conservation Project.

7.6.2. Orangery

Various options have been considered for the use of this space. After careful deliberation the proposal is to use this space as a multi purpose area with uses including interpretation, meetings, events and exhibitions. Please refer to the Activity Plan for a list of events and activities planned to take place within the Orangery.

The works would be to refurbish the building and set it in good order, i.e. removing the glass, repairing the joinery with a timber and sections to match the existing. Carefully cleaning the cast iron components in such a way as to not loose detail or damage those sections etc. Make the ventilation gear work and set in good order. Re-glaze with safety glass. A store room is to be provided in the position of the original boiler house and a small kitchenette will be provided.

7.7. Summary of Proposals and Benefits

The following tables summarise the proposals and lists the benefits to be gained through the restoration scheme:

BUILDING AND STRUCTURES

Proposal B1 - Refurbish Grade II listed Stable Block and associated courtyard

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Return clock to working order; • Repaint gates; remove graffiti; • Improve and redesign portion of building to provide space for new Nature Education Centre/ Ranger Office for park visitors/workshops for local craft and a café and toilet facilities. • Provide covered space within courtyard. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The fabric of the attractive historic feature is deteriorating • Unattractive views into the courtyard which is usually untidy and filled with park maintenance equipment • There is presently no secure indoor facility for school groups to use during inclement weather • Lack of toilet facilities in the park. • Lack of catering/refreshment facilities within the park 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Restores an important Grade II historic feature • Creates a high quality sense of arrival to historic core of the Park • Responds to separate demands of the public for education/interpretation centre and renewal of Stable Block • Provides room(s) for Park Ranger activities/community groups/school groups • Provides a café facility • Provides improved toilet facilities for the public
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • A covered space will not be provided within the courtyard although the provision of tables with umbrellas is a possibility. • A new extension to the rear will be provided to be used as bike workshops. 	

Design Approach and Development

Philosophy:

To adapt and reuse the space, reutilising materials where possible, to create a multi functional accommodation and facilities which will enable the stables to be used by the public and charitable works.

The Stable Block is a listed building and the new extension will compliment and enhance the existing fabric.

The access to all the rooms will be via a new level surface within the courtyard and it is intended to replace or rework the existing internal floor surfaces to avoid any potential trip hazards.

All materials selected are low maintenance but their quality will help to maintain the 'sense of history' while providing a modern and multifunctional facility. This principle is applied both internally and externally within the proposed scheme.

The building will be restored and refurbished using materials which match the existing, or will re-use materials where removed elsewhere.

The new extension to the south of the Stable Block will be in materials to those existing for the walls, roof finishes and rainwater pipes.

The existing timber stable doors are in reasonable condition and will be retained and refurbished. The new toughened glass double doors and side panels will provide natural lights and views from within the courtyard

New windows to the Stable Block will be in keeping with the existing building. Where existing window panes need replacing, this work will be done using cylinder glass.

Where possible, local materials have been chosen, including locally manufactured bricks and blocks. Timber used will be FSE sourced.

The works:

- The external fabric of the stables remains unaltered except refurbishment works to the north and west elevations.
- The eastern elevation will be refurbished. However it is also proposed here to form two new timber window openings below eaves level to provide additional natural light into the internal rooms 16 and 17 (originally the carriage sheds and now proposed as multi functional spaces). The windows will match those already in the elevation.
- It is proposed to provide a new single storey extension to the centre of the southern elevation to provide additional workshop accommodation internally. As the lie of the land is higher to the south of the stables when compared with the internal finished floor level, the new extension will be excavated down and only a small portion of the new brick walls of the extension will be visible above the ground level. The roof will be a double pitched slate roof with central valley gutter. Both materials are already in existence within the fabric of the building and all will match existing.
- Internally within the existing fabric of the building the following alterations and refurbishments are proposed:

Room 1

New door opening to be formed within the existing timber panelling from room 1 into Room 18. The door will match the panelling in appearance.

Room 2

New door opening to be formed within the existing timber panelling from room 2 into new rear extension Room 19. The door will match the panelling in appearance.

Rooms 3p, 4p, 6p, 7p

The rooms are currently redundant stable store rooms with brick pavers floor finishes, fairfaced brick walls and lathe and plaster ceilings, which will be removed and reused elsewhere in the refurbishment works.

The new layout of rooms will be formed by the demolition of existing non load bearing walls and the removal of existing floor and wall surfaces. A new floor will be excavated including positioning a ground bearing slab, insulation, screed and floor finish with integral under floor heating. New block work walls will be positioned with plaster finishes and a new plaster ceiling.

The new rooms will comprise male, female toilets and an accessible toilet. There will also be a room dedicated as a Changing Places room for disabled use. The rooms will therefore be fitted out with sanitary ware, non slip floor surfaces and a plastered finish.

Room 5a

This room is in definition an extension of the existing corridor. The corridor is currently paved in a small format brick paver with an additional area in brick-on-edge. This area currently in the brick on edge finish will be incorporated into the new toilet area so the existing brick here will be removed and re-positioned to the extended area of corridor.

Room 9

This room, formerly a tack room with original features, will be retained and refurbished. Its proposed use will be as a Junior Education Room

Rooms 10, 11 and 12

These rooms have been heavily adapted over time and converted into public toilets and contain no historical features. They will be adapted to form a staff entrance with toilet and shower; and a plant room with a new timber staircase to the first floor of the tower for plant maintenance access

Room 13

This room contains two original stable stalls with small format brick pavers and timber dividers. These will all be retained and refurbished and only small scale services changes are proposed here.

Room 14

This room contains three original stable stalls with small format brick pavers and timber dividers. Only refurbishment works are proposed here.

Room 15

Small room with lathe and plaster ceiling and brick paved floor. These will be retained but with new door into room 16, and the remainder of the room converted into a small kitchen with base and wall units.

Rooms 16 and 17

These rooms are the original carriage sheds and later vehicle garages. The original brick paved flooring is uneven but generally in a reasonable level format. It is proposed here to:

- Remove the current block work and concrete walls and base originally containing the oil tank.
- Reinstall the original barn door opening from room 16 to the courtyard.
- Remove all the existing brick paving floor for re-use.
- Excavate down and provide a new ground bearing slab, insulation and screed incorporating new under floor heating. Existing bricks re-laid on top to provide finished surface.
- Existing ceiling replaced with new lath and plaster ceiling.
- The two existing barn doors into the courtyard (a) will be retained or replaced by the two barn doors currently within the openings below the canopy (b & c). New glazed double doors and side panels positioned within the existing openings behind the timber barn doors.
- All walls retained, with minimal localised repointing and repairs. Finish to be distemper of limewash.
- Two new timber sash windows inserted into new openings in eastern elevation to match adjoining.

Room 18

- Remove all the existing brick paving floor for re-use.
- Excavate down and provide a new ground bearing slab, insulation and screed incorporating new under floor heating. Existing bricks re-laid on top to provide finished surface.
- New aluminium framed glazed screen positioned full height to underside of existing canopy to enclose and create a new reception, with double doors allowing access from the courtyard.
- Existing barn door openings from room 17 to 18 to be retained. New fixed glazed screen positioned in opening adjoining back wall (c) and new glazed double doors positioned in opening (b).
- Remove existing felt roof finish to canopy and existing structure retained. New slate roof positioned on counter battens to match existing.
- Underside of timber roof retained and repainted.

Rear extension Room 19

The ground is currently raised to the south of the stables and it is proposed to excavate an area out to allow for a single story extension to be built, accessed from room 2. This will involve the following:

- New concrete slab and retaining walls.
- Above concrete slab insulation and granolithic screed to internal floor finish.
- External fabric of the extension will be brick to match the existing with cavity and block internal skin.

- The roof will be a double pitched configuration with valley gutter, slates to match existing.

Courtyard

The existing courtyard cobbles will be removed and laid as a decorative margin to retain this historic material. The existing cobble paving will be replaced with new buff coloured clay brick paving (to match existing) laid down to allow for level, step-free access to all areas.

Drawings and Illustrations

532201-PR-110,
532201-PR-111,
532201-PR-201,
532201-PR-202,
532201-PR-203,
532201-PR-204,

532201-PR-301,
532201-PR-302,
532201-PR-303,
532201-PR-304,
532201-PR-305
External works drawing: 3361/105

Photographs

Appendix 9

Proposal B2 - Refurbish Orangery

Proposal as set out in the Conservation Management Plan submitted at Round 1

- Undertake repairs to interior and exterior of Grade II listed Orangery as necessary;
- Return building to working order.

<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The attractive historic feature has lost much of its original fabric. • The building has fallen out of use, giving the walled garden area a functionless character 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Restores an important Grade II listed historic feature • Creates a high quality setting within the re-created formal gardens • Complements a broader objective of restoring the focal point of the Park (i.e., the former site of ‘Holywells House’) • Responds to public demand
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>Philosophy:</p> <p>To retain as much of the existing fabric of the building and replace with new only as required. To ensure the building can be reused as a multi functional space.</p> <p>The building will be restored and refurbished using materials which match the existing, or will re-use materials where removed elsewhere.</p> <p>Where possible, local materials have been chosen, including locally manufactured bricks and blocks. Timber used will be FSE sourced.</p> <p>The works:</p> <p>Whilst various options for future use of the Orangery have been considered, it is now proposed to use this space as a multi purpose area capable of being used for education groups, interpretation, exhibitions, functions and light refreshments. In order to cater for maximum flexibility in use it is intended to extend the solid floor area with new stone paving beyond the existing tiling. A connection with past horticultural activity will be maintained by the growing of exotic plants in containers. The primary objective of the works will be to refurbish the building and repair the historic fabric on a like for like basis. The works will comprise the following:</p> <ul style="list-style-type: none"> – Complete restoration of the Orangery building to include repairs and renovation to historic fabric and features, complete replacement of all glass, overhaul of roof opening lights and winding gear, repairs to floors, provision of heating and electrical services and complete redecoration. Stripping out of boiler room and conversion to store. New kitchen in existing store room for serving of light refreshments. Formation of 2 new 	

door openings into the store and kitchen. Re-opening of the external doors at the north end of the building.

- The existing polychrome tiled floor will be retained and restored, and will be extended with new York stone paving so that the whole floor area will have a solid finish (i.e. no planting beds). The whole of the internal floor area will be level and there will be level access from the exterior for people with disabilities. Low level heating will be provided by means of trench heating with flush grilles, the pond will be retained and restored and there will be space for containerised plants.
- Re-glazing will be in 7mm laminated (windows) and 5mm toughened (roof) glass. It is hoped to retain and refurbish the existing aluminium patent glazing bars to the roof.

The results of the above will be the restoration of an important Grade II listed historic feature; the creation of a high quality setting within the re-created formal gardens; completion of the broader objective of restoring the focal point of the Park (i.e., the former site of Holywells House) and implementation of the client's brief for flexible use, which has been derived through extensive consultation and represents a response to public demand.

Drawings and Illustrations

532201-PR-115,
532201-PR-205,
532201-PR-206.

Archive photographs

Appendices 7 and 8

Proposal L1 - Refurbishment of bowls area

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Undertake repairs to flight of steps, including removal of modern handrail • Remove conifer hedge, chain link fence • Resurface main path with York stone • Replace slab on edge retaining wall with brick retaining wall. • Replace the turf/meadow maze with a more planted maze. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The setting of a listed structure (the Orangery) compromised by the poor condition of the surrounding park fabric, and by unsympathetic modern additions to the landscape 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Supports the broader aim of restoring the area of the former Holywells House • Enhances and reinforces the ‘designed character’ of this part of the park
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The steps will be cleaned and repairs undertaken to any areas of damage. The handrail will be replaced with a more sympathetic mild steel design.</p> <p>The main path will be resurfaced with York stone to create a terrace to be known as the Rose Terrace. To reinforce this character area a planting bed will be formed to the west of the western Mansion Garden wall. This will be planted with roses, including climbing/rambling roses as well as complementary shrubs and perennials.</p> <p>Seating will be set into the planting bed overlooking the new maze.</p> <p>The slab on edge retaining wall will be replaced with a brick retaining wall with brick on edge coping to match wall construction elsewhere in this area.</p> <p>The existing maze is looking tired and does not provide a fitting setting for the Orangery. The proposal is for it to be replaced with a more highly planted maze. Paths will be mown grass and the planting will include a variety of ornamental grasses and perennials to create a more intensive and ornamental maze than is there currently. This will create a more appropriate setting for the Orangery which is to be restored.</p> <p>Consultation</p> <p>The proposals were presented at the public consultation events and received good levels of support.</p>	
<p>Drawings and Illustrations</p> <p>3361/104 Mansion Gardens, Orangery and Maze - General Arrangement</p>	

Proposal L2 - Reinstatement of the Terrace

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Restore and resurface the terrace area • Reinstatement of the stone balustrading • Repair the flight of steps leading down to the parkland and reinstatement of the parkland gate • Create a new stepped access (York stone) to the proposed ornamental garden • Provide additional planting on the terrace and balustrade • Remove selected vegetation to north of the Terrace to enable views across the park. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • A substantial portion of the fabric of an important historic feature has been lost • The neglected appearance of this area compromises the visual quality of the site of the former house and the park in general • Historic views across the park, previously afforded by the Terrace have been lost due to maturing/regenerating vegetation. 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Restores/recreates a historic feature • Reinstates one of the principal historic views across the parkland • Creates a quality threshold between the area of the former house and the park • Responds to public desire
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The terrace area is currently a hard core parking area which detracts from the formal character; historic design and setting of the Orangery. This will be replaced with formal lawns bounded by bound gravel footpaths.</p> <p>Stone balustrading will be replaced on top of the existing plinth wall to the west of the steps down to the park. Stone balustrading and a new brick plinth wall will be installed to the east of the steps down to the park. The balustrade will be reconstituted stone in a style chosen to closely match that seen in archive photographs (see Appendix 13).</p> <p>The steps down to the park will be cleaned and repaired if necessary. The proposal to replace the parkland gate has not been pursued as this was not felt to be necessary.</p> <p>The wall forming the boundary between this terrace and the Mansion Gardens will be lowered and an opening formed to provide access from the terrace to the Mansion Gardens lowering the wall will create views between the Park and Mansion Gardens restoring the original relationship between the two. Yorkstone steps will address the change in levels whilst a ramp will provide an alternative form of access. The steps and path through the terrace will form a strong axis and vista</p> <p>Formal planting beds will be created and planted with a rich mixture of shrubs, perennials and topiary. The topiary is used to reinforce the symmetry, geometry and formality of the terrace. Formal planting will reflect the original character shown in Appendix 10.</p> <p>One tree will be removed to the north of the terrace to improve views between the park and</p>	

terrace. Consideration will also be given to pruning the remaining trees to further improve views without loss of mature trees.

Drawings and Illustrations

3361/104 - Mansion Gardens, Orangery and Maze, General Arrangement

3361/116 - Mansion Gardens, Orangery and Maze, Details

Photographs

Appendix 13

Appendix 10

Proposal L3 - Repair of bridge arch (*Project complete*)

Proposal L4 - Boardwalk and new pond dipping platforms

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Create timber boardwalk around the Big Pond and decked area close to Cliff Lane/ Holywells Road entrance. • Replace existing pond dipping platforms with new, better quality timber versions that enable disabled access • Add two additional platforms, each 2mx3m 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Banks of the Big Pond and the canal are displaying signs of erosion • Existing (unsurfaced) footpaths are unable to sustain current level of visitor pressure without undue damage, and have become uneven and muddy 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Improves access for the disabled • Stabilises the pond edges and helps conserve sensitive natural environment • Reduces conflict between educational activities and general use • Improves the visual quality of the nature conservation area • Enhances opportunities for environmental education
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal has not been pursued.</p>	
<p>Design Approach and Development</p> <p>Proposals for a boardwalk within the Dell area were put forward but consultation showed that this proposal was not supported.</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal L5 - Refurbish main entrance at Cliff Lane

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Repair and improve gates with decorative detailing as appropriate; incorporate new overhead sign to identify Park; • Replace wire mesh fence with iron railings in appropriate style. • Provide high quality paving to highlight park entrances on Cliff Lane. • Provide signage markers to identify park. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Poor sense of arrival • Lack of representation of the Park’s designed character 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Attractive, new sign which celebrates arrival at this busy entrance to the Park • Improves gates to accord with Park’s historic character. • Provides a setting for the park entrances
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>Gates will be replaced not repaired/improved. Wire mesh fence will not be removed.</p>	
<p>Design Approach and Development</p> <p>The existing entrances at Myrtle Road and Nacton Lane are formed from brick piers supporting metal gates. Archive photos have shown that the Bishop’s Hill entrance was also originally a pair of brick piers supporting a gate, albeit a timber gate.</p> <p>In order to create consistency, coherence and continuity the proposal is for Myrtle Road, Nacton Lane, Cliff Lane and Bishop’s Hill entrances to be formed out of brick piers and metal gates. This will create a consistent identity to the important park entrances.</p> <p>The gates will be supported by simple brick piers with stone capping. The gates will be designed in collaboration with a fabricator/artist with the design inspired by the history/heritage/character of the park. Signage will be incorporated within the design to reinforce the presence of the Park.</p> <p>An important aspect of the proposals for this entrance is that the car parking which currently reduces the usable width of the drive will be prohibited. The use of this entrance by the general public driving into the park will also be restricted and this will reduce pedestrian/car conflict. The raised footpath to the east of the drive will be lowered to be flush with the road and the whole width re-surfaced with resin bonded gravel. The combination of these proposals will create a wide, light, welcoming, safe and accessible entrance.</p> <p>Welcome signage and waymarkers will improve navigation within the park.</p>	
<p>Drawings and Illustrations</p> <p>3361/1111 - Cliff Lane entrance - General Arrangement and Elevations</p>	

Photographs

Appendix 14

Proposal L6 - Refurbish Nacton Road entrance

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Renew gates and repair flank walls and railings as necessary; • Replace existing safety fence with type in appropriate style to main gates. • Provide high quality paving to highlight park entrance at Nacton Road. • Provide signage marker to provide park identity. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Poor sense of arrival. • Inappropriate modern safety railing detracts from historic character of entrance. 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Better identification and usage of under-utilised entrance. • Visual improvement of Park boundary. • Improves setting for the park entrance.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>Highway safety fence will not be replaced as part of this project, but may be pursued separately.</p>	
<p>Design Approach and Development</p> <p>Gates will be made good and redecorated. Flank walls will be cleaned and made good if necessary.</p> <p>A granite threshold strip will be introduced between the piers to signify the park entrance. Within the entrance the path will be coated in resin bonded gravel to improve the quality and sense of entry.</p> <p>Welcome and directional signage will be provided.</p> <p>New planting adjacent to the close boarded boundary fence will reduce the prominence of the fence and create a more welcoming, parkland character to this entrance. New turf and management of existing planting will further enhance the sense of arrival.</p>	
<p>Drawings and Illustrations</p> <p>3361/106 - Nacton Road Entrance - General Arrangement</p>	
<p>Photographs</p> <p>Appendix 14</p>	

Proposal L7 - Refurbish Bishop’s Hill entrance.

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Renew gates and repair flank walls and railings as necessary. • Provide high quality paving to highlight park entrance at Bishop’s Hill. • Provide signage marker to provide park identity. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Fabric Bishop’s Hill gateway is deteriorating 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Creates a high quality sense of the arrival to the Park at all entrances. • Improves the setting for the park entrances.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>Gates will be replaced (not renewed). Railings will be replaced (not renewed)</p>	
<p>Design Approach and Development</p> <p>The existing entrances at Myrtle Road and Nacton Lane are formed from brick piers supporting metal gates. Archive photos have shown that the Bishop’s Hill entrance was also originally a pair of brick piers supporting a gate, albeit a timber gate.</p> <p>In order to create consistency, coherence and continuity the proposal is for Myrtle Road, Nacton Lane, Cliff Lane and Bishop’s Hill entrances to be formed out of brick piers and metal gates. This will create a consistent identity to the important park entrances.</p> <p>The gates will be supported by simple brick piers with stone capping. The gates will be designed in collaboration with a fabricator/artist with the design inspired by the history/heritage/character of the park. Signage will be incorporated within the design to reinforce the presence of the park.</p> <p>The main piers will include a section of flank wall ending with a secondary brick pier. The flank wall will incorporate park signage to reinforce the park’s identity. The entrance feature will be set further forward than the existing gates. The inclusion of flank walls and secondary piers and the location closer to the road will increase the prominence of this entrance signifying the presence of the park to a wider audience.</p>	
<p>Drawings and Illustrations</p> <p>3361/109 - Bishop’s Hill Entrance - General Arrangement and Elevations</p>	
<p>Photographs</p> <p>Appendix 12</p>	

Proposal L8 - Refurbish Myrtle Road entrance

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Renew gates and repair flank walls and railings as necessary. • Provide high quality paving to highlight park entrance at Myrtle Road. • Provide signage marker to provide park identity. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Fabric Myrtle Road gateway is deteriorating 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Creates a high quality sense of the arrival to the Park at all entrances • Improves the setting for the park entrances
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The existing gates will be repaired, cleaned and repainted.</p> <p>The existing walls will be cleaned and made good if necessary.</p> <p>The footpath within the entrance will be re-surfaced with resin bonded gravel to provide high quality paving to highlight park entrance at Myrtle Road.</p> <p>Welcome and directional signage will be provided.</p>	
<p>Drawings and Illustrations</p> <p>3361/107 - Myrtle Road Entrance - General Arrangement</p>	
<p>Photographs</p> <p>Appendix 14</p>	

Proposal L9 – NUMBER NOT USED

Proposal L10 – Refurbish footpaths

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • For paved surfaces install timber edging throughout, excepting the main drive where concrete pin curbs should be used; • Surface treatment to be Trustseal resin-bonded gravel throughout the Park. • Widen and level informal footpaths in the woodland along eastern and western boundaries, surfacing with woodchips and edging with timber. • Replace existing fencing along Nacton Road path with iron estate style fence. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Variety of surface treatments present throughout the Park • Poor condition of terrace • Width of paths in wooded areas variable, with poor accessibility in winter. 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Provides high quality appropriate walking surface for all • Important component of a high quality park • Significant improvement for those with mobility problems • Allows year round use of woodland paths.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>New edging to existing paths is not proposed as it is not felt to be necessary.</p>	
<p>Design Approach and Development</p> <p>The footpaths were assessed and the views of the client, user groups and park managers sought. These have all informed the proposals.</p> <p>The main north-south path through the park will be resurfaced in resin bonded gravel to signify its status as the main pedestrian route through the park. Improvements will be made to the junction with the Nacton Road footpath to reduce the camber and improve drainage. These measures will improve accessibility.</p> <p>The paths through the woodland areas will be repaired as necessary to remove soft spots or hazards and to improve accessibility. The varying width of paths was felt to reinforce the rustic, woodland character and there was a general reluctance to encourage too high a level of use as this may disturb wildlife and compromise the quiet character of this area.</p> <p>The paths alongside the water system to the west of the park will be repaired as necessary to remove soft spots, puddling areas or hazards and to improve accessibility.</p>	
<p>Drawings and Illustrations</p> <p>3361/102 - Paths, furniture and signage proposals</p>	

Proposal L11 - Widen footpath linking main drive with big pond

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> Widen footpath to 2 metres and extend to the Big Pond, surfacing using Trustseal resin bonded gravel. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> At present, the Nature Conservation area and lower ponds/canal are not accessible for those with mobility difficulties This route through the centre of the Park (on the line of the historic ponds and springs) is very damp underfoot, particularly in winter 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> Good quality (walking) surface for all, including wheelchairs Significant improvement for those with mobility problems Enhances enjoyment of, and access to, the parks semi-natural habitats
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal has not been pursued – it was not included in the costings submitted and approved as part of the round 1 pass.</p>	
<p>Design Approach and Development</p> <p>NA</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal L12 - Recreation of main pond network

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Remove sediment; • repair/reinstate vertical pond and canal edges as necessary; • aquatic planting to edges; • removal of existing wire mesh fencing; remove scrub from edges and bottom of ponds and canal. • Note: Canal and Pond 4 (former paddling pool) are complete – refer to sunk fund. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Poor water quality: visually unattractive. • Lake edges in poor condition • Vegetation poor, obscuring ponds and blocking important views through the Park • Modern fencing visually obtrusive • Marked deterioration of aquatic life, bank and marginal habitats 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Visual improvement to parkland • Restores a signature historic feature • Improves water quality • Improves wildlife value of Park and increase educational value of the area • Improves existing pond and canal water flow. • Eradicates non-native weeds around pond edges • Strong public support for measure
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p>	
<p>Design Approach and Development</p> <p>The silt depths within the ponds have been surveyed and the silt itself has been analysed. The hydrological engineer has prepared proposals showing which ponds are to be de-silted. The drawings include details of the methodology and phasing of these works. The ecologist and park management team have contributed to the strategy to ensure that disturbance to the park and pond ecology are minimised.</p> <p>In summary the works are proposed to take place over a 3 year period as follows:</p> <ul style="list-style-type: none"> – Yr 1: Ponds 1 and 2 are desilted. – Yr 2: Pond 3 and the northern moat are desilted. – Yr 3: The canal is desilted. <p>The silt will be removed, dried and spread in locations shown on the plans. The silt will be spread so as to incorporate it into the existing landform. The silt will be sown with an appropriate grass/wildflower seed mix.</p> <p>Some bank reinforcement may be incorporated to the northern bank of pond 3 below the play area. The current proposal is for planted coir rolls but this is subject to further, detailed consideration.</p>	

Drawings and Illustrations 4662/00/02 4662/00/03
Photographs Appendix 11

Proposal L13 - Recreate lower section of early 20th century garden

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Reinststate paths, steps, decorative planters and herbaceous borders; • Resurface footpaths. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The existing ornamental gardens do not recall the designed character of the former house area, as evident during its heyday under John Dupuis Cobbold 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Re-creates a portion of the early 20th century Cobbold gardens to provide an appropriate, historically accurate, setting for the listed Orangery and Stable Block • Creates a heightened degree of horticultural interest to enhance historic core of the Park • Provides opportunity for sensory experience through creation of the garden
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The footpaths will be improved through a combination of resin bonded gravel and self binding gravel paths.</p> <p>The majority of the existing planting will be removed and replaced with new, formal turf. The central portion will be turf only to create an open area for sitting and contemplation. This lawn could also accommodate events including marquees.</p> <p>New planting beds will be created to the western and eastern edges of the Mansion Gardens and will be richly planted with exuberant shrubs and perennials chosen for their colour, scent and texture. The planting will reflect the historic style of planting in this area (see Appendix 10).</p> <p>The eastern set of steps will be cleaned and made good.</p> <p>The western set of steps will be replaced with ramps to create an accessible route along the axis between the lower park and the performance area adjacent to the Orangery.</p>	
<p>Drawings and Illustrations</p> <p>3361/104 - Mansion Gardens, Orangery and Maze - General Arrangement</p>	
<p>Photographs</p> <p>Appendix 10</p>	

Proposal L14 - Reinstate Bishop’s Wyke landform (Project is complete – refer to sunk funds)

Proposal L15 – New Trees / Tree Work

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Undertake full survey of existing tree stock • Carry out necessary arboricultural work; • Formulate long term planting strategy, including sycamore eradication program; undertake selective thinning along waterbodies and paths by western boundary. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Visual impact of surrounding buildings and traffic erodes the landscape character and quality of the Park • Loss of a significant numbers of mature trees during the 1987 storms, particularly along the northern boundary 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Restores the historic character of the planting around the boundaries of the Park • Substantially improves the visual separation of the Park from traffic and the built up industrial and residential areas • Significantly improves the overall landscape character and quality of the Park • Improves the structure of woodland • Increases wildlife diversity.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The trees have been surveyed by an arboriculturalist who has worked in liaison with the client’s tree team to produce a set of management proposals which are consistent with the council’s policies and the park managers’ aspirations.</p> <p>The intention is that the management proposals contained within the report will be adopted by the client and park management team and implemented as part of the ongoing management plan.</p> <p>In addition to the ongoing vegetation management the intention is to clear some vegetation from around the water bodies partly to facilitate access for de-silting but also to improve aesthetics and reduce shade and leaf drop.</p>	
<p>Drawings and Illustrations</p> <p>Tree Management Strategy report and drawings.</p>	

Proposal L16 – NUMBER NOT USED

Proposal L17 - Refurbish ornamental shrubberies

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Refurbish shrubberies, thinning and removing over-mature stock but retaining best plants; • Undertake new planting, including groundcover and limited herbaceous planting, in the manner of late Victorian period. • Plant margins of woodland surrounding pond 1 with rhododendrons and azaleas, including groundcover and bulbs 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The majority of the shrub beds are overgrown; interrupting important historical views over the Park • Some shrub beds lack historical accuracy in plant species • Shrubberies are generally unattractive with many gaps and limited use of ornamental varieties • An extremely attractive, highly ornamental historical feature has been lost from the Holywells parkland 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Re-creates an appropriate, historically accurate, setting for the former site of ‘Holywells House’ • Supports the objective of rejuvenating the Mansion area as the principal location for activities and events in the Park • Provides added horticultural interest to enhance the vibrancy and appeal of the Park • Significantly improves to the overall landscape character and quality of the parkland • Provides a suitable, historically accurate setting for Pond 1 • Responds to public sentiment
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>No planting is required at the margins of the woodland surrounding pond 1. This area will be left to recover naturally following the de-silting.</p>	
<p>Design Approach and Development</p> <p>Management of existing shrub planting is ongoing within the park. New shrub planting is included within the Mansion Gardens, around the Orangery and to the eastern side of the Stable Block.</p>	
<p>Drawings and Illustrations</p> <p>3361/104 - Mansion Gardens, Orangery and Maze - General Arrangement 3361/105 - Stable Block - General Arrangement</p>	

Proposal L18 – NUMBER NOT USED

Proposal L19 - Re-create the Wetland Garden

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Reinstate part of Cobbold wetland garden with suitable range of period exotics as per historical documentation. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • A key horticultural feature, linking the richly planted Holywells parkland with the Mansion area (and providing an attractive setting for its buildings and gardens) is no longer evident 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Re-creates a historic feature • Supports and compliments the replanted ‘Rhododendron Valley’ • Provides added horticultural interest • Provides additional selling point to broaden the appeal of Park beyond the community level • Provides an appropriate, historically correct setting for the Stable Block
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None.</p>	
<p>Design Approach and Development</p> <p>Planting is proposed within the Dell area. Planting will consist of hardy exotic plants to complement the style of planting introduced there previously such as palms and bamboos. Other exotic planting will be used such as Gunnera, Rodgersia, Ligularia etc to create a unique character area within the park.</p>	
<p>Drawings and Illustrations</p> <p>3361/1110 - The Dell and pond - General Arrangement</p>	

Proposal L20 – New park furniture

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Allow for 16 seats; 12 benches; 20 bins; 10 picnic tables; and 3 cycle racks, providing 15 spaces, 16 woodland seats and 15 timber stools. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Diverse range of park furniture • Quality of park furniture variable but often poor • Park furniture often poorly sited 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Provides harmonious suite of Park furniture • Well considered locations that make the most of the design • Good quality park furniture enhances the overall landscape quality and historic character.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>The schedule of furniture has been rationalised.</p>	
<p>Design Approach and Development</p> <p>In terms of park furniture we are proposing the following seating. All supplied by Orwell Mencap (or similar) and in Iroko timber:</p> <p>7 No. 1.8m Fonnereau benches</p> <p>15 No. 1.8m Brandon benches</p> <p>The timber is FSC accredited. The preferred supplier is close to the park meaning that the local economy will be supported. In addition, if future funds become available, the use of the same supplier will ensure that there is continuity in the furniture used within the park. The supplier uses staff with learning difficulties thereby creating a community training opportunity.</p>	
<p>Drawings and Illustrations</p> <p>3361/102 - Paths, furniture and signage proposals</p>	

Proposal L21 – New signage

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Signage at all entrances and within the Park to give information on park activities and management (allow for 8 map style notice boards , 3 finger posts, 10 marking signs) and 6 interpretation panels throughout the park. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Existing signboards inadequate or incomplete 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Enhances sense of arrival to the Park • Increases awareness of heritage value of the Park and of special events and attractions
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>Following a review of signage requirements we have included the following as part of the project:</p> <ul style="list-style-type: none"> • We have included 5 new welcome signs at the five main entrance (Nacton Road, Bishop’s Hill, Cliff Lane, Myrtle Road and Cliff Lane/Holywells Road). • We will include interpretation to key features within the park such as the Ice House, Well Head, Geology etc. • 7 finger posts are included. 	
<p>Drawings and Illustrations</p> <p>3361/102 - Paths, furniture and signage proposals</p>	

Proposal L22 – New vehicle, tool and material storage facilities

<p>Design Approach and Development</p> <p>In order to create community use space within the Stable Block the decision was made to relocate some park management staff and Friends of Holywells Park accommodation from the Stable Block into accommodation within the Leaf Yard. The Stable Block is also used to house park vehicles and these needed to be relocated in order to create space for community uses.</p> <p>The leaf Yard will be cleared of the current debris, paved with compacted subbase and a series of cabins located there to accommodate park management and Friends. Park maintenance vehicles will be accommodated in this area. A concrete standing will be provided to store mulch, salt bins and other park maintenance paraphernalia.</p>
<p>Drawings and Illustrations</p> <p>3361/115 - The Leaf Yard - General Arrangement</p>

Proposal L23 – Remove Leaf Yard

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> Remove leaf yard and restore with appropriate planting within woodland setting. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> Present Leaf Yard is visually obtrusive, providing a poor setting for the Stable Block and re-created Wetland Garden (Proposal 22) Existing location of Leaf Yard creates conflict between maintenance vehicles and pedestrian traffic in the Park. 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> Enhances setting of the Listed Stable Block Reduces vehicular traffic in the Park
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal is superseded by proposal L22 above.</p>	
<p>Design Approach and Development</p> <p>Refer to L22 above.</p>	
<p>Drawings and Illustrations</p> <p>3361/115 - The Leaf Yard - General Arrangement</p>	

Proposal L24 – CCTV installation

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Introduce CCTV cameras at limited number of selected locations in the Stable Block/Terrace/ Walled Garden Area; provide for power supply for occasional lighting of same. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The Stable Block/Terrace/ Walled Garden Area is the main problem zone in Holywells for vandalism, illicit drug and alcohol use, and other forms of antisocial behaviour 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Supports associated building lighting • Considerate of public anxieties regarding Park safety • Proven track record in reducing vandalism and associated problems elsewhere in the Town (i.e., the Town Centre)
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>In accordance with IBC requirements a CCTV system will be provided as detailed below:-</p> <p>Cameras:</p> <ul style="list-style-type: none"> • 4 x External high resolution Housed Camera c/w IR LED's to cover the Stable Block Courtyard area, front of stables & leaf yard. • 2 x External high resolution Housed Cameras c/w IR LED's to cover the Orangery external elevations and the performance area. • 1 x Full function ruggedized camera with IR LED's to cover the car park area. • 2 x Internal high resolution Vandal resistant dome cameras to cover the main reception. • 2 x existing MICI Full function CCTV cameras to be connected onto the new system. <p>The exact locations and Camera mounting options shall be reviewed on site in conjunction with the system specialist to be decided on site.</p> <p>Head End Equipment:</p> <ul style="list-style-type: none"> • 1 x Synectics Simplicity Digital Video Recorder to be monitored locally on site and by Grafton House CCTV Control room. • 1 x 17" LED Monitor for local Camera live viewing and playback. • 1 x Encrypted point to point Wi-Fi link from Holywells Park to Grafton House (line of sight & aerial locations to be confirmed) <p>The new system shall be integrated with the existing Synectics system. All provisions noted above will be further clarified with IBC during the Stage E design development.</p>	

Drawings and Illustrations

Refer to the M&E Report

Proposal L25 – Icehouse

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • NA 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Location is not clear to park visitors • Nature of the Icehouse is unknown 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The location of the icehouse will be highlighted to park visitors. • Interpretation will help park visitors understand the icehouse.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>The location of the icehouse has been confirmed and some limited clearance work has commenced.</p> <p>The location of the icehouse will be highlighted with new signage. The signage will include brief interpretative material.</p>	
<p>Drawings and Illustrations</p>	

Proposals L26 - 29 – NUMBERS NOT USED

Proposal L30 – Carpark

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Improve existing car park by adding an additional 20 nr. spaces and resurface. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • The existing car park is under capacity and insufficient for the current level of park activity. • The existing car park has no disabled allocation or family sized bays. • The existing car park drains poorly and is not well surfaced/ levelled. • The existing car park does not cater fully for people who are unable to utilise public transport, e.g., due to distance. 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Suitability of car park provision for park visitors who are from further afield and unable to use public transport • Suitability for all types of uses • Improves facilities for park users
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal was not included in the cost plan submitted at Round 1.</p>	
<p>Design Approach and Development</p> <p>NA</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal L31 - Drainage Proposals

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Improve existing drainage issues: • Main Driveway (between Cliff Lane and Ponds) • Car Park • Land drainage to wet grassland areas in open parkland. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Damp open grassland areas often unsuitable for informal recreation • Runoff water collects on lower sections of main path close to the main ponds 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Larger areas of open space parkland will be available for informal recreation purposes • Run off will not collect on the pathways • Improves facilities for park users
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>Drainage to the Car Park and Land drainage to wet grassland areas in open parkland are not included as part of the current proposals.</p>	
<p>Design Approach and Development</p> <ul style="list-style-type: none"> • Foul Drainage: <ul style="list-style-type: none"> - Stable Block: Modify existing foul drainage to suit the proposed layout. - Orangery: Provide new gravity foul connection into existing foul drainage that serves the Stable Block. - Play Area Toilets: Provide new pumped foul connection to link with foul sewer that crosses the park. • Surface Water: <ul style="list-style-type: none"> - Stable Block: Retain existing RWP connections for existing roofs. Clean and investigate existing RWP and gully outfalls in vicinity of small extension to Stable Block, with a view to re-using to serve new extension or providing new soakaway. - Orangery/Performance Area: Investigate the use of soakaways and/or rainwater gardens. - Play Area Toilets: Provide new drainage from the small roof to the nearby pond. 	
<p>Drawings and Illustrations</p> <p>Stirling Maynard drawings 4662/00/04 and 4662/00/05</p>	

Proposal L32 - Provide new fenced area with play equipment and water feature. (Project complete – refer to sunk funds)

Proposal N32 – Teen provision and play areas (nee Basketball Area)

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Provide a quadrant of secure (fenced) space, backboard and net, court area surfaced in asphalt. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • No formal facilities exist for older children within the park 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Caters for teenage users to the park through the provision of more formal facilities suited to their age group
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>A net and asphalt area are already provided to the north of the play area. A new toilet/kiosk will be provided.</p>	
<p>Design Approach and Development</p> <p>Following a series of discussions with the park management, client team and Friends it was agreed to provide a teen focussed iPlay unit. The deliberations included seeking references from other local authorities who had already installed one. The feedback from these bodies was positive and encouraging so the decision was made to provide one in Holywells Park. The iPlay unit is a large piece of equipment where the participant has to follow instructions on a digital screen and run around the equipment to complete given tasks. The results can be uploaded onto a leaders board on a central website. The equipment appeals to all ages and abilities but particularly teens and is a way of encouraging active participation and exercise. The iPlay unit is powered with solar panels and therefore no electrical supplies are required. Consultation has shown that there is a high demand for the provision of toilet facilities adjacent to the play area. The toilet block will include a small kiosk. The kiosk will replace the ice cream van and will sell simple refreshments. This will create an income stream for the Park. The presence of staff adjacent to the toilets will ease the management of them.</p>	
<p>Drawings and Illustrations</p> <p>3361/113 - Play Area - General Arrangement Thomas Ford and Partners drawing 532202/PL-01 (toilet block)</p>	

Proposal N33 - New Park Entrance and boardwalk

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Provision of new park entrance comprising gates and brick wall sections to match existing. New paving and marker to create identity for park entrance. • Provide new bridge across canal to link in with new footpath. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Poor access arrangements for an increasing audience 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Responds to the increasing public audience • Allows additional appreciation of pond and canal • Complements the wider objective of restoring the focal point of the park at the end of the access track, i.e. the former house.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal was not included in the cost plan submitted at Round 1.</p>	
<p>Design Approach and Development</p> <p>NA</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal N34 - Trim Trail/Sculpture Trail

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Provision of timber furniture and accessories within the Eastern Woodlands to create a trim trail. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • No such facility exists within the area 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Responds to public demand • Responds to wider need and promotion of public health • Improves the variety of recreation facilities
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>A series of 9 pieces of equipment will be located on a trail around the periphery of the park. The use of each piece will be described on a sign.</p> <p>The equipment is predominantly wooden so as to be in keeping with the character of the park.</p> <p>A sculpture trail, orienteering course and heritage trails will be developed by the client team as part of the ongoing management of the park.</p>	
<p>Drawings and Illustrations</p> <p>3361/1118 - The Health and Wellbeing Proposals</p>	

Proposal N35 - Orchards

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Provide additional 10Nr. Trees to expand orchard (new orchard). • Clearance and removal of scrub vegetation to expose the old orchard. • Hedge planting along the edge of orchard/ wildflower meadow. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • More modern innovations of wildflower meadow/orchard do not integrate well within the fabric of the park 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Expands a resource used by Friends and wider public audience and schools • Maintains the intact character of the parkland core
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>On review it was agreed that no new tree planting was required.</p>	
<p>Design Approach and Development</p> <p>This area will be managed by The Friends of Holywells Park and volunteers.</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal N37 - Proposed Footpaths

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> Trustseal finish resin bonded path between terrace and site of former Beech Cottage. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> Moated site and landform currently out of public view Footpath lost over time – it used to connect to Beech Cottage 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> Enables a public appreciation of an historic feature by virtue of its alignment
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>4 new footpaths are proposed:</p> <ol style="list-style-type: none"> 1) Tarmac footpath with timber edging from the existing flight of steps north of the lower terrace to connect with the bridge between ponds 2 and 3. 2) Tarmac footpath with timber edging to connect the bridge between ponds 2 and 3 and the new toilet/kiosk. 3) Timber edged self binding gravel footpath to the west of the moat. 4) Reinforced grass path from the SW of lake 4 towards pond 7 and the canal. <p>These will improve circulation and accessibility between the main areas of activity within the park.</p>	
<p>Drawings and Illustrations</p> <p>3361/102 Paths, furniture and signage proposals</p>	

Proposal N38 - Woodland Management

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Scrub, bramble and other self seeded vegetation block views and reduce quality of the woodland settings 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Visual improvement to park • Improves quality of the woodland
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>None</p>	
<p>Design Approach and Development</p> <p>Woodland management will be undertaken as an ongoing rolling programme and as part of the long term Management Plan.</p> <p>Some tree management will also be undertaken as part of the main contract works including removal of selected vegetation to facilitate access for de-silting works; removal of one tree to the north of the lower terrace to improve views and selected recommendations from the Tree Management Strategy.</p>	
<p>Drawings and Illustrations</p> <p>Tree Management Strategy report and drawings.</p>	

Proposal N41 – Lower Wall

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Lower wall to allow views from gardens and provide 2 new access points between gardens and terrace. Cap wall with York stone. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Historic views of terrace and park have been covered up 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Greater interaction for park users between former house and park beyond • Creates an improved setting for the park • Allows the relationship between the orangery and stable block to be seen visually.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>The wall will be coped with brick on edge coping and a crease tile course instead of Yorkstone coping. This matches the style and construction of walls elsewhere in the vicinity.</p>	
<p>Design Approach and Development</p> <p>The proposal is to lower the wall to a height of 1100mm to allow visitors in the formal gardens to see over the wall to the wider park below. Park users within the lower sections of the park should be able to see back to the Orangery. In this way visual links and relationships throughout the park are improved. The height of 1100mm will still provide some shelter to visitors within the formal gardens and act as a balustrade preventing falls into the lower terrace below.</p> <p>Consideration was given to providing grilled openings within the walls but this idea was not pursued.</p> <p>This proposal is costed within proposal L13 - Recreate lower section of early 20th century garden</p>	
<p>Drawings and Illustrations</p> <p>3361/104 Mansion Gardens, Orangery and Maze - General Arrangement</p> <p>3361/116 Mansion Gardens, Orangery and Maze - Details</p>	

Proposal N46 - Myrtle Road Pond Restoration

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Restore pond by clearance of debris, removal of sediment and connecting to the Big Pond to complete the pond ‘network’. • Provision of additional planting to pond edges. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Scrub and silt completely obscure the pond • Poor water quality: visually unattractive • Lake edges in poor condition • Vegetation poor, obscuring ponds and blocking important views within the woodland • Marked deterioration of aquatic life, bank and marginal habitats 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Visual improvement to park • Restores a signature historic feature • Improves water quality • Improves wildlife value of park and increase educational value of the area • Improves existing pond and canal water flow • Eradicates non-native weeds around pond edges • Strong public support for measure.
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>No works to Myrtle Pond itself have been pursued.</p>	
<p>Design Approach and Development</p> <p>In discussion with the ecologist, design team, park management team and client it was stated that the “part-time” wet/dry nature of this pond was ideally suited to amphibians and that the park representatives did not want it to be de-silted. Therefore, de-silting was not pursued.</p> <p>Scrub management will be pursued albeit as part of the Management Plan. This gives the park management team greater control over exactly what happens.</p>	
<p>Drawings and Illustrations</p> <p>3361/108 Myrtle Road Pond Proposals</p>	

Proposal N47 – Boundary Treatments

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Strengthen boundary treatments on western boundary through provision of native planting. • Provide park style wrought iron fencing on Cliff Lane to improve views into the woodland. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Poor visual quality adjustment to industrial uses • Cliff Lane views are restricted 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Improves the setting of the woodland area and sense of privacy
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>This proposal was not included in the cost plan submitted at Round 1.</p>	
<p>Design Approach and Development</p> <p>NA</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

Proposal N48 – Outdoor Classroom

<p>Proposal as set out in the Conservation Management Plan submitted at Round 1</p> <ul style="list-style-type: none"> • Provision of timber seating and some planting to create informal space in the middle of a woodland bowl. 	
<p>Issues identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • There is no current outdoor education facility in the park 	<p>Benefits identified in the Conservation Management Plan</p> <ul style="list-style-type: none"> • Provides additional resource for education in the outdoor environment
<p>Changes to the principles of the Conservation Management Plan submitted at Round 1</p> <p>Three outdoor classrooms will be provided instead of one.</p>	
<p>Design Approach and Development</p> <p>The outdoor classrooms are conceived as circular arrangements of logs or boulders to form informal seating arranged around a space where teaching can take place.</p> <p>The outdoor classrooms have been proposed in different locations which offer a different teaching environment.</p> <p>The outdoor classrooms will be delivered as part of a volunteer involvement programme.</p>	
<p>Drawings and Illustrations</p> <p>NA</p>	

8.0 Reference Documents

The following reference documents listed below have been used by the project team to compile this HLF second round application.

- *Population Projection of Suffolk and Districts from 2001 to 2021* (Information note), Suffolk County Council
- *Ipswich tourism strategy to 2010*, 2004, Ipswich Borough Council
- *Ipswich tourism strategy to 2010 (Supplement, key tactics to 2005)*, Ipswich Borough Council
- *Ipswich Transport Strategy – Appendix A*
- *Stage 1 Application to the parks for people programme for Holywells park* (ref no: E/07/16), 2007, Andy Sheppard
- *Ipswich Borough Council, Holywells Park in Context, A route to the future*, 2006, Lanarca
- *Restoration Plan*, 1999, Landscape Design Associates
- *Archaeology Report*, 2004, Wessex Archaeology
- *Environmental Study*, 2005, Lanarca
- *First Deposit Draft Local Plan*, 2001, Ipswich Borough Council
- *Holywells Park: Bring the magic back*, 2004, Adrian Howlett
- *Best Value Strategic Review – Sport and Recreation*, 2003, Ipswich Borough Council
- *Holywells Park Habitat and Wildlife Report*, 2005, Ipswich Borough Council Ranger Service
- *Archaeological Evaluation Report, Holywells Park, Moated Enclosure, Ipswich, IPS 497*, 2006, Suffolk C.C Archaeological Service
- *Holywells Park Restoration Project. Audience Development Plan*, 2005, Lanarca
- *Construction Cost Estimate. Proposed repair and restoration of orangery and stables at Holywells Park, Ipswich*, 2005, Davis Langdon LLP
- *Building Fabric Survey & Report at Holywells Park. Stable Block & Orangery*. 2005, Brett Hallworth and Co. Ltd, RICS Chartered Building Surveyors
- *Ipswich Historic Parks Restoration Strategy*, 2001, Ipswich Borough Council

Appendices

Appendix 1 – Landscape Character Areas – Plan

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LEGEND

Landscape Character Areas

- 1. Holywells House and Gardens
- 2. Parkland Core
- 3. Bishop's Wyke
- 4. Eastern Woodland
- 5. Canals and Pond Network
- 6. Nature Conservation Area

Park Compartments

- A Old Orchard
- B Kissing Gate Lane and Meadow
- C New Orchard
- D New Meadow
- E The Canal
- F Bishop's Hill Woodland
- G Nacton Road and Bishop's Hill Woodland
- H Elmhurst Drive Woodland
- I The Dell
- J Pond 1 and Environs
- K Wetland Garden Stream and Environs
- L Pond 2
- M Play Area and Moat
- N Pond 3
- O Pond 4
- P Pond 5
- Q Pond 6
- R Pond 7
- S Pond 8 and Environs
- T Parkland Core



REV.	DESCRIPTION	DATE
B	Text enlarged	29.01.13
A	Park compartments added	23.01.13

LD A DESIGN

PROJECT TITLE
HOLYWELLS PARK
IPSWICH

DRAWING TITLE
Landscape Character Areas and Park
Compartments

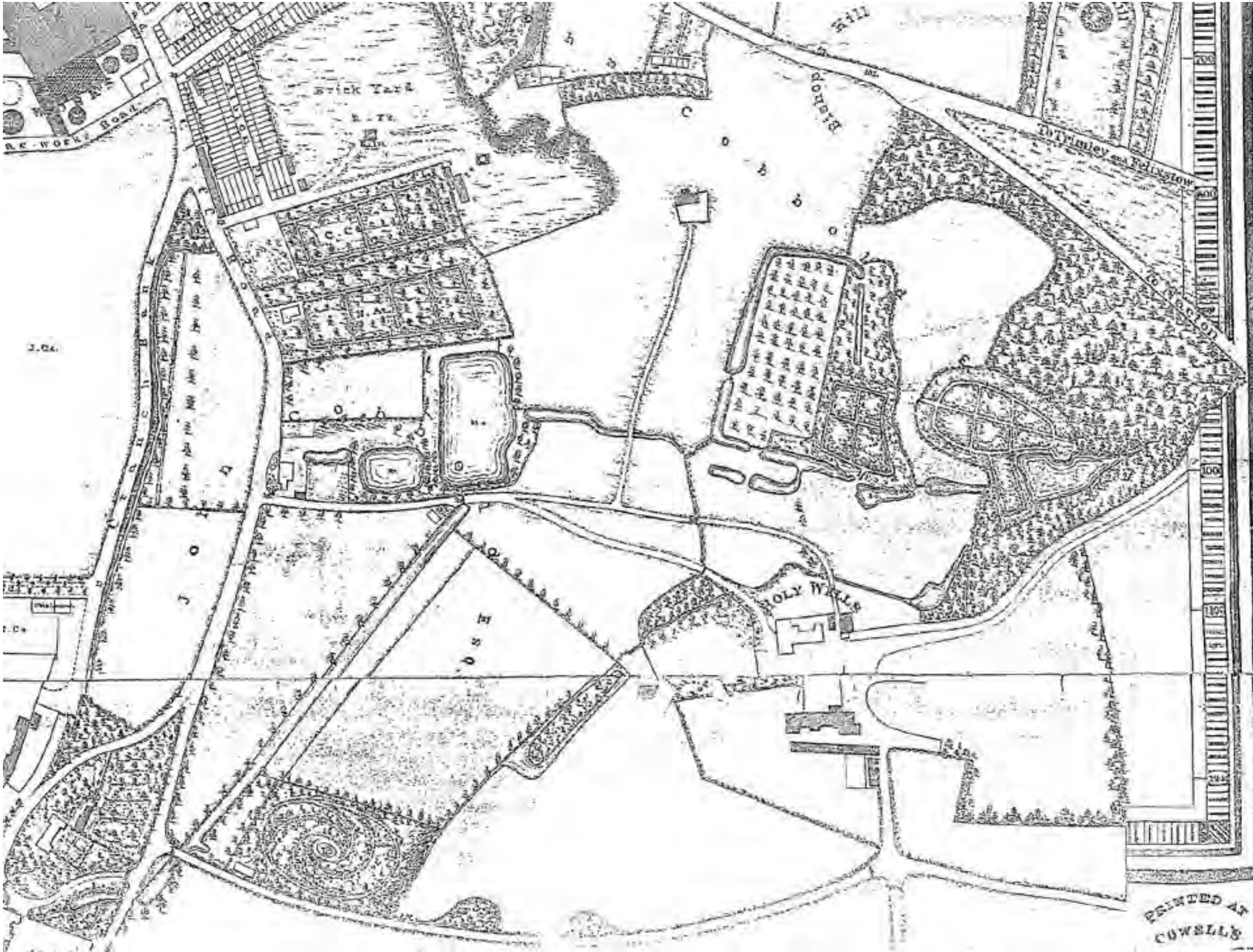
ISSUED BY	Peterborough	T: 01733 310471	
DATE	Jan '13	DRAWN	tjh
SCALE@A1	1:1250	CHECKED	ac
STATUS	Planning	APPROVED	ac

DWG. NO. 3361_120B

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey.

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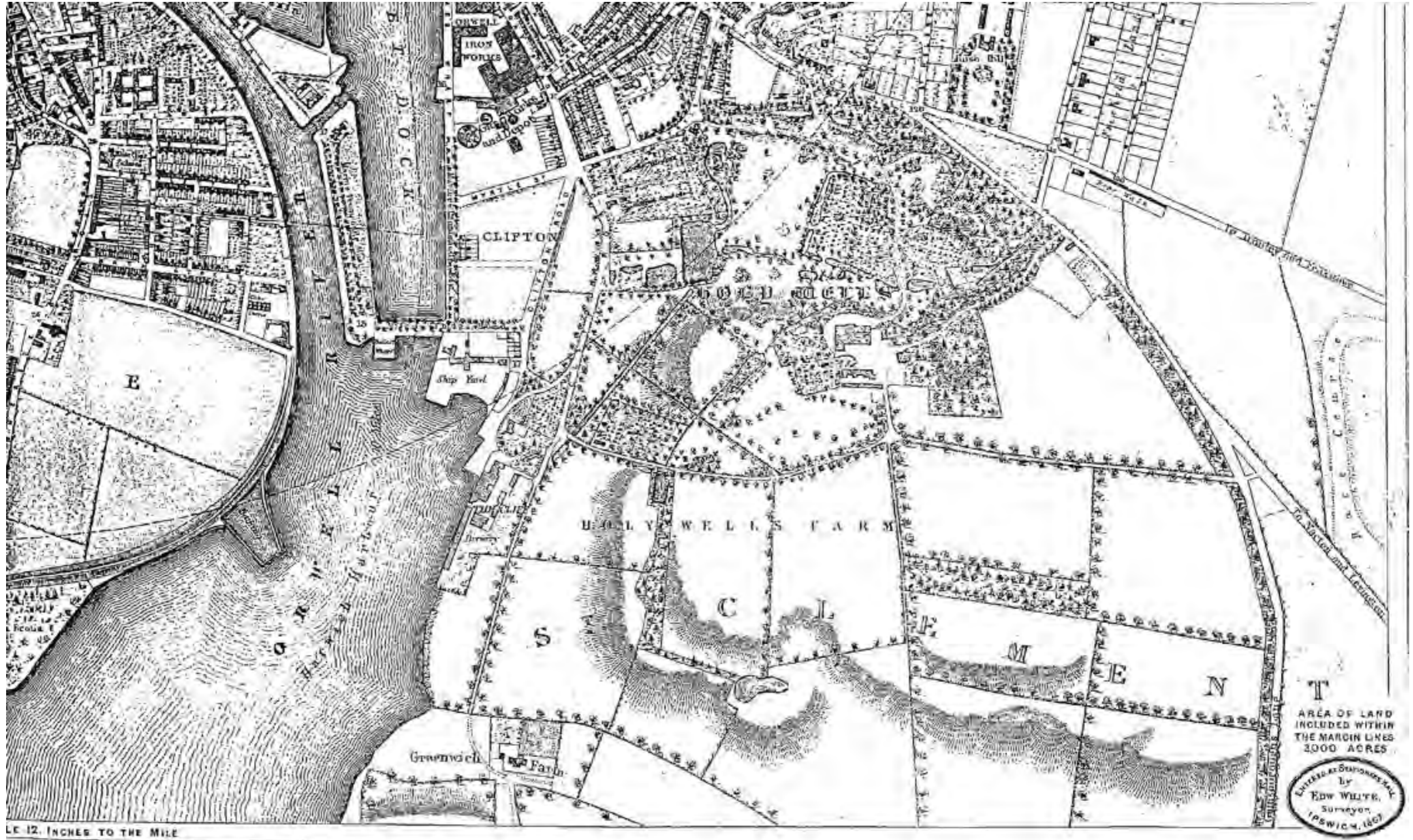
Appendix 2 – Map of Holywells Park – 1850



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Appendix 3 – Map of Holywells Park – 1867

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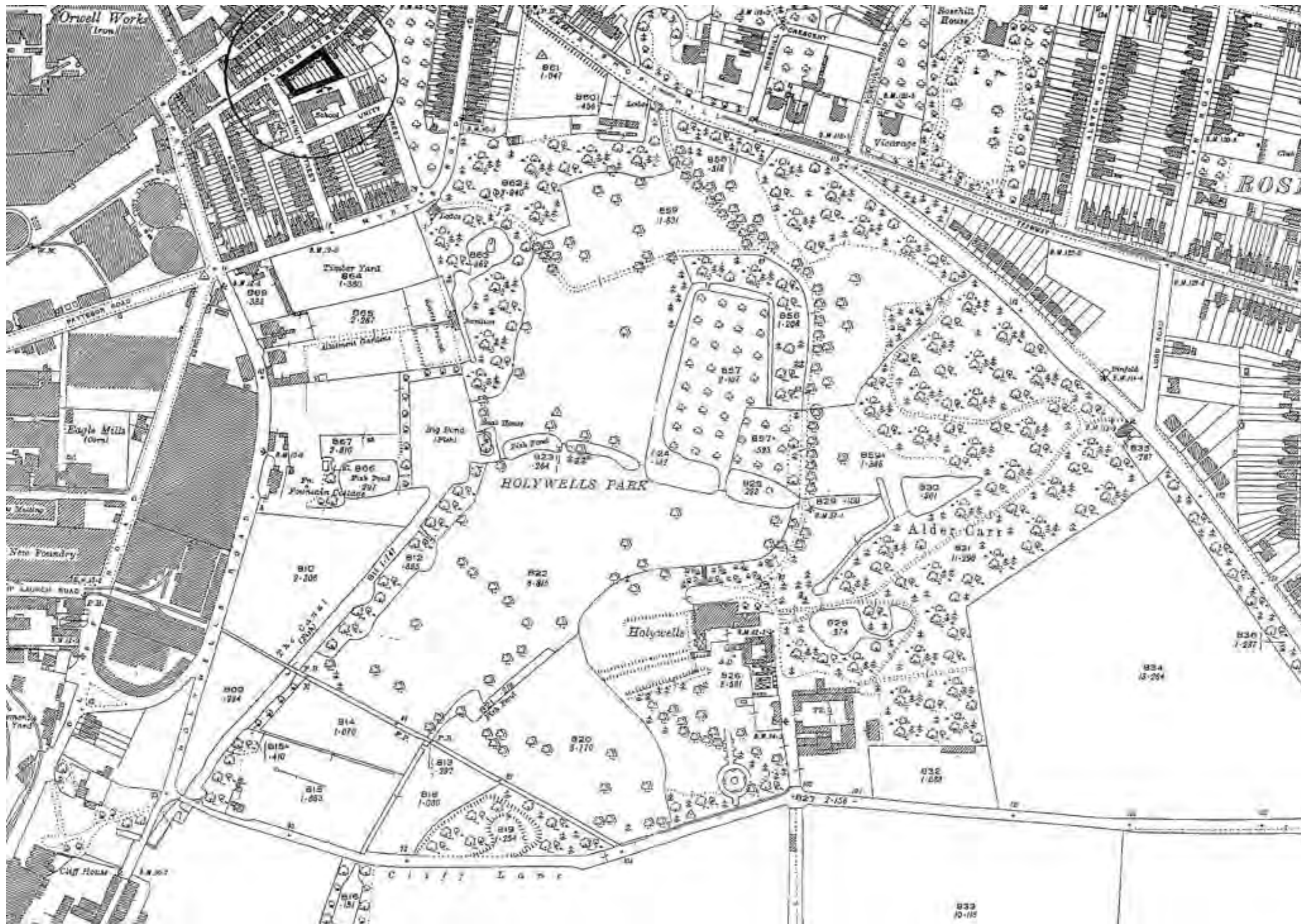


Appendix 4 – Map of Holywells Park – 1904



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Appendix 5 – Map of Holywells Park – 1926



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Appendix 6 – Holywells Park, Ipswich by Thomas Gainsborough, 1748-1750

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The careful depiction of the unusual formation of ponds in the foreground is characteristic of Gainsborough's style from 1748-50 and the dramatic treatment of the panorama with its atmospheric weather effects is strongly influenced by Dutch artists such as Ruisdael. Although Gainsborough lived in Ipswich for seven years, this rare early work is his only known depiction of the Suffolk town. This work was acquired with assistance from the Wolfson Foundation.

Appendix 7 – Holywells House

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Holywells House as painted by Reverend Richard Cobbold in 1812



Appendix 8 – The Orangery/Conservatory

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Appendix 9 – The Stable Block

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Appendix 10 – Gardens – Historic Photographs

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Current planting lacks the exuberance of the original style

Appendix II – General Archive Photographs

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The paddling pool before its removal



The paddling pool before its removal



The play area before its improvements in 2007



The pond and water lilies

Appendix 12 – Bishop’s Hill – Archive Photographs

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The entrance today.



Appendix 13 – The Lower Terrace

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The lower terrace originally.



The lower terrace today.



Steps between the lower terrace and park.



Missing balustrading.



Appendix 14 – Nacton Road, Cliff Lane and Myrtle Road Entrances

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The Myrtle Road entrance.



The Cliff Lane entrance.



The Nacton Road entrance.



The Cliff Lane entrance.

Appendix 15 – Holywells Park Conservation Area – Appraisal and Management Plan

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.

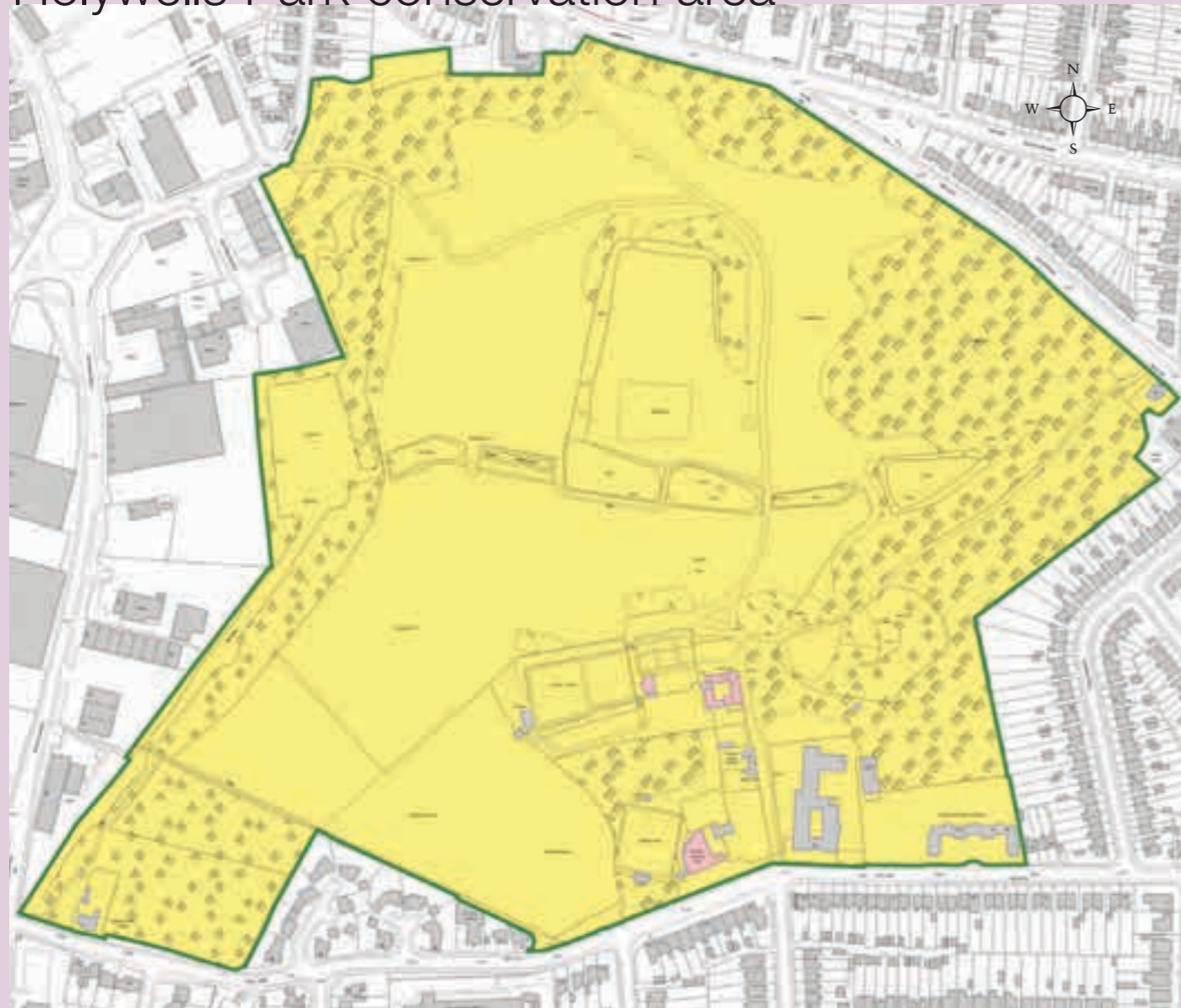
The statement cannot cover every eventuality, but further advice on specific matters can be obtained from the Development Control and Conservation Service of the Council. Like all the Council's planning guidance this document has been adopted in 1994.



HOLYWELLS PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

IPSWICH BOROUGH COUNCIL

Holywells 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:

"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."

Holywells Park has previously been the subject of a bid for inclusion on the English Register of Historic Parks and Gardens. Although up to now English Heritage felt the Park did not justify inclusion, this view is now changing and it was considered to be of sufficient merit by the Heritage Lottery Fund to be included in the Urban Parks Programme.

Designation of the Park as a conservation area in September 2003 recognized its special status in the absence of inclusion on the Register and also allowed consideration of additional buildings of merit such as the Margaret Catchpole public house listed Grade II* and buildings of special local interest adjacent to the Park. The Park itself has two listed buildings, the Stable Block and Orangery both listed Grade II.

In recent years, the most significant alterations to the Parkland landscape have involved the appropriation of ground formerly occupied by a Holywells pond for a children's paddling pool, and the introduction of a play area into the moated site of the Bishops Manor. The disappearance of Holywells House and its elaborate formal gardens, and the deterioration of the line of ponds that run through the centre of the Park are also linked to its modern history.

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 favor 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.

The designated area includes the whole of Holywells Park and is bounded by Felixstowe Road and Nacton Road to the north, Cliff Lane to the south, Holywells Road to the east and by the rear boundaries of the properties on Elmhurst Drive to the west. The surrounding area is mainly residential.

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 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

Holywells Park is one of the finest parks in Ipswich. The Park as it seen today is the result of two principle development phases.

The Medieval period when there was a moated site of a Bishops Manor; and the Cobbold era when it was transformed from mainly farmland, to an early industrial landscape through the construction of reservoirs by Thomas Cobbold, to a landscaped park by successive generations of the brewing family. The Park landscape retains much of the layout and distribution of planting that characterized it during the Cobbold era, but its designed character has been eroded by a combination of modern alterations and a loss or deterioration of historic features. Although there are some recreational facilities the main focus is on natural features, particularly the complex of ponds, open spaces and woodland.

The present Park has reverted to a more informal open space although the lines of the carriage drives and remnants of the formal garden still remain.

The principle built structures remaining in the Park are the orangery and the stable block, both of which are listed. Built in the 1850s the orangery was used to display exotic plants collected on voyages of the Cobbold fleet. It has a rendered and colour washed brick plinth with a glazed roof. The stable block was an ancillary building to the mansion and is built of white and red brick with slate roofs. The most notable feature of the building is the five storey square clock tower with rusticated brick quoins.

The Margaret Catchpole public House, listed Grade II*, with its bowling green is situated just outside the northern boundary of the Park. Designed by Harold Ridley Hooper for the Cobbold Brewery, it was built in 1936. Its well detailed architecture and original interior make it outstanding among surviving inter-war public houses. To the east of the Park are 52 and 54 Nacton Road, mid 19th Century brick cottages, both of which are included in the Ipswich Society's Local List. Also locally listed is Holywells Garden Cottage, outside the south-western boundary of the Park, and 1 and 2 Holywells Farm Cottages at the Cliff Lane entrance which were originally part of the Holywells estate. On the southern boundary are the King George V Memorial Homes and the 18th Ipswich Scout Headquarters.

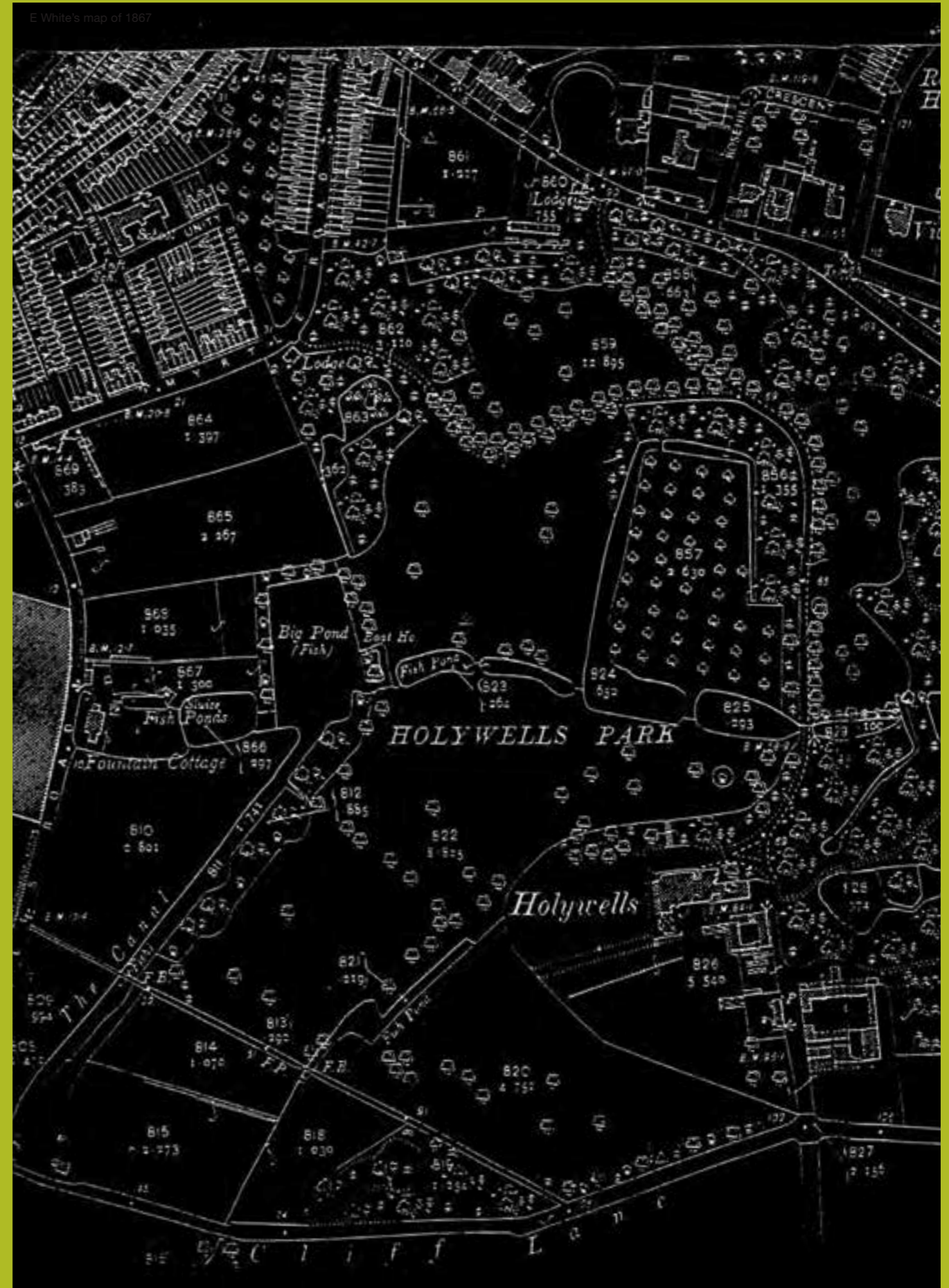
Holywells is a designated County Wildlife Site because of its importance for wildlife conservation. It contains over 30 different species of tree and a variety of different habitats supporting large numbers of birds, invertebrates, small mammals and amphibians.



Above: The Mansion painted by Rev Richard Cobbold 1814



Left: Remnants of the original carriage drives and formal gardens



3 historic development of the area

The origins of Holywells Park appear to date back to Saxon times when it was known either in part or whole as the Manor 'Wix Episcopi'.

It is believed that there was a moated site, which would have accommodated a house and farmstead within the Park, and there is still evidence of embankments to support this. The land remained in the ownership of bishops until the sequestration of all church property by Henry VIII in the 16th Century.

Water plays an important part in the history of the Park, there being several springs that supplied the streams in the valley and later formed ponds and marshes. This is presumably where the name 'Holy Wells' comes from. There is reference to pilgrimages to the springs, legend attributing curative powers to them. Indeed these springs formed an important part of the Town's water supply as early as the 12th century.

It was also the pure water in plentiful supply that attracted Thomas Cobbold to move his brewery from Harwich to the nearby 'Cliff' in 1744. Previously he had transported the water in barges to Harwich. Thomas purchased the Park in 1789 and proceeded to construct reservoirs for his brewery by the creation of the Ponds dammed in a stepped sequence.



Thomas Gainsborough painting c1750 of Holywells

The 1841-44 Tithe Returns show that wheat and barley were grown on the upper valleys whilst the lower part of the valley was used as meadows. By this time the Brewery was using artesian water although the family continued to use the Holywells water for other purposes.

A mansion, Holywells House, was built in 1814 and was the residence of John, second son of Thomas Cobbold. By the mid 19th Century the farmland had given way to a formal park with ornamental gardens and exotic plants and the building of a carriage drive through the Park.

The Cobbold era in the Park ended in 1929 and eventually it was purchased by Lord Woodbridge in 1935, and he presented it to the Borough of Ipswich in the same year. The house fell into disrepair and was eventually demolished in 1962 leaving only the orangery and stable block standing.



The Stable Block



Opposite page:
Holywells Park
Above:
The Margaret Catchpole

4 location, area, boundaries, landform, setting

The 70 acre site containing Holywells Park is roughly triangular in shape, the blunted apex of the triangle forming its northern end.

The Park is essentially a bowl-shaped valley with a wooded rim that still comprises a remnant of heathland vegetation around the high eastern edge. It is bounded on three sides by housing, to the south by Cliff Lane; to the north east and north west by Bishop's Hill and Myrtle Road and to the east by Nacton Road. To the west lies Holywells Road and a mixture of light industrial buildings, beyond which is the Ipswich Wet Dock Conservation Area.

ENTRANCES AND APPROACHES

The main entrance to the Park is marked by black wrought iron gates, fronting Cliff Lane. To the left is the Margaret Catchpole public house (Grade II*). A tarmac lane leads into the Park, passing the original home farm cottages on the left and modern retirement flats on the right. Just beyond the retirement flats is a small gravelled car park, bounded to the south by a low brick wall and on the north and east by mixed woodland. Opposite the car park is the listed stable block.

The Nacton Road entrance is marked by black wrought iron gates attached to brick gate piers. A substantial brick wall runs the length of the eastern boundary to the Bishop's Hill entrance.

Apart from the paths leading to the site of the mansion, the path junction inside this entrance joins with a third path, leading north through the heart of the tree belt that fronts the remainder of the eastern boundary of the Park.

The tree belt along the western edge of the Park stretches from Myrtle Road, in the north end of the Park, to Cliff Lane in the south. Access to the mixed woodland is provided by an informal footpath that runs almost the entire length of the area, beginning in the open space just south of the Myrtle Road entrance, and exiting from the south-west corner of the Park, through wooden field gates that lead onto Cliff Lane.

PRINCIPAL BUILDINGS

The principle buildings in the Park are the stable block and orangery, remnants of Holywells House and both listed Grade II. The stable block was built in the 19th century to a courtyard plan in white and red brick with slate roofs. The building is notable for its 5-storey square clock tower with white brick rusticated quoins. The tower is pierced at intervals by round-headed metal windows with glazing bars. There are clock faces to the north and west and the hipped roof is topped with an open cupola and weathervane. Internally the stables in the north range have two complete stalls with iron rail guards, feeding troughs and hay-racks. It now houses the headquarters for the Council's Parks Rangers Service.

The orangery is an elegant brick and glass structure built in the mid to late 19th century. The west side has a seven window range, the three centre bays projecting as a gabled transept. All windows are sashes with margin glazing bars and timber frames. The tiled interior features two rows of round cast-iron columns which rise to support wrought iron scrolled braces and beams.

The building has suffered badly from the weather and vandalism over the last few years resulting in the loss of a quantity of glass. In January 2005 the Council erected a temporary structure around the building to protect it. The shell will remain in place whilst the future of the orangery is planned.

Beyond the park the other listed building within the conservation area is the Margaret Catchpole public house listed Grade II*. Built in 1936 and designed by Harold Ridley Hooper for the Cobbold Brewery the building is of red-brown brick with hipped plain tiled roof and a prominent brick ridge. The front elevation is single storey with an attic with a four window range with single and three light wooden mullion and transome windows glazed with leaded lights. A principle doorway has a moulded brick surround and double doors. At either end of the central range are single storey projections with hipped roofs which have further doorways.

Within the conservation area are a number of locally listed buildings which are important to the character of the area. No's 1 and 2 Holywells Farm cottages were once part of the home farm on the Holywells estate. They are situated on the Cliff Lane entrance to the Park and are a pair of semi detached cottages in red brick with hipped peg tile roof. The cottages have a four window range with modern casement windows and modern tiled porches.

No's 52 and 54 Nacton Road (formerly 1 & 2 Pound Cottages) are a pair of mid 19th century cottages in red brick with peg tiled roofs. There are 6 light casements with rubbed brick arched lintels on the ground floor with the addition of a modern bay window at No 52. The cottages are enclosed by the Park boundary wall.

HISTORIC CHARACTER AND KEY FEATURES

Holywells Park can be divided into four distinct character areas; Holywells House and Gardens; the Parkland Core; Eastern Woodland; and Southwest Parkland.

Holywells House and Gardens

From the Cliff Lane entrance the drive leads to the stable block which is virtually all that remains of Holywells House. Just past the stable block to the west is the entrance to the walled garden area. Here an ornate garden door, formed by a brick arch and black wrought iron gate, pierces a brick wall about 2 metres in height. The enclosed garden beyond, comprises four terraces, roughly square in shape, and decorated with formal bedding.

The orangery marks the eastern extremity of the walled garden. The formal layout of the walled garden area and the presence of the orangery and stable block recalls some of the splendour of Holywells House and its gardens as they appeared in John Dupuis Cobbold's day. However much of the architectural garden ornamentation is missing including balustrading, urns, steps, pond and extensive herbaceous borders. The focal point of the area is the orangery but the modern loggia and timber storage buildings owned by the bowls club fail to harmonise with the building.



The Terrace is the most neglected feature of the former mansion site. The brick wall running along the rear of the terrace and forming the northern boundary of the walled garden, marks the frontage of the mansion. The remains of stone balustrading identifies the front of the terrace and stone steps, towards the western end of the terrace, lead down the bank to a bowl of lawn, beyond which is the line of ponds that run across the valley. At its opposite end, the terrace joins with the main drive (the former carriageway) that leads through the Park. The surfacing of the terrace, the neglected appearance of the adjoining shrubbery, and substantial deterioration of its decorative stonework have rendered this much recorded feature incapable of expressing its former grandeur.



Parkland Core

An avenue of lime trees follows the raised tarmac drive, which connects the main entrance, off Cliff Lane, with the two gated entrances in the northern end of the Park, Bishop's Hill and Myrtle Road. From the stable block, the drive proceeds down a gentle slope, then past a group of fine mature Holm oaks to pass over a balustraded brick bridge. Just beyond the bridge, to the left, the ground slopes down to a roughly rectangular area of lawn, thought to be a medieval moated site, now the children's play area. From the bridge, it is possible to view the complex of east-west running ponds. Each is roughly rectangular in shape, and enclosed by fencing. Behind this the ground rises gently through an open space of amenity grassland to meet with the Myrtle Road entrance drive. Beyond this is a scattering of semi-mature specimen trees, then a narrow tree belt, dominated by Scotch fir and running along the Park's northern boundary. There are isolated specimen trees scattered throughout the parkland, including Western Red Cedar, Lawson's cypress, weeping ash and magnolia.

The landscaped park that formed the setting for Holywells House has largely retained its spatial integrity, although its degree of ornamentation has declined dramatically from that evidenced in early 20th century photographs.

The line of ponds, aligned through the centre of the Park, were created by Thomas Cobbold to provide water for his brewery. This fine example of an early industrial landscape is now becoming overgrown by trees and shrubs. Several of the ponds have silted up and the heavy infestation of scrub species along the margins of Ponds 3 and 4 now block important historical views. The appearance of the ponds since they were first recorded by Gainsborough in 1748-50, has changed over the years and the ponds have developed into a group of dynamically different habitats that support a diverse range of wildlife. Pond 5 is now known as Alder Carr and is a Biodiversity Action Plan habitat.



This page: Eastern Woodland



Eastern Woodland

Taking the path opposite the Stable Block, on the far side of the entrance drive, the visitor is led past the Park's leaf yard, then up a gentle slope via a wide tarmac path that links Holywells House and Gardens Area with Nacton Road. On the right of the path is a hollow, thought to have once been a sand and gravel pit, known as the Dell. The housing that bounds the Park to the south is barely discernable through the thick undergrowth that defines the edge of the clearing and provides cover for the range of wildlife that inhabits the woodland.

The path surfacing in most of the eastern woodland consists primarily of a narrow track of compacted earth, with a grass verge. The very mixed woods in this area of the Park contain some fine specimens of Oak, and Sweet Chestnut, this despite the fact that the woodland was severely damaged by the great storms of 1987 and 1990. In recent years the Rangers have planted several hundred new native trees whilst at the same time removing the non -

invasive Sycamore that had been flourishing since the 1987 storm.

Walking through a field gate to the north-west of pond 5 reveals the islanded big pond, which takes water from the line of ponds higher up. A small clearing with rustic seating, defines the area between the main entrance and the shoreline. The trees in this area have largely grown up over the last hundred years, forming a screen which hides the semi-industrial areas and dockland beyond.

Along the Canal walk the effect of the dense tree canopy had been to create a dark tunnel-like experience. There has been a large amount of tree work carried out in this area and the canal path is now a bright and pleasant place to walk. The canal leads towards the sluices which controlled its entry to the brewery, although it is no longer used. An inlet to the canal shows where water flowed in from a ditch which once led down across the Park.



Southwest Parkland

The south-west corner of the Park comprises a roughly rectangular area lying between the Nature conservation area and the Holywells House and Gardens area. This part of the Park is the highest concentration of land mass managed principally for wildlife and forms a highly significant "nature reserve". It also serves as a platform for a variety of community involvement. Within the area are three fenced enclosures of planting known as the New Orchard, the Wildflower Meadow and the Old Orchard. These three spaces of planting give this area of the Park a distinctly rural feel. Divided by hedgerows and devoted to cultivation of sorts, they refer in form and purpose back to the early 19th century when Holywells was primarily farmland.

The Old Orchard is the oldest area, retaining its original boundaries and contains the remnants of the original Cobbold family orchard with many old apple varieties. The Wildflower Meadow to the immediate north is a completely self contained area enclosed by hedgerow and planted with native wildflowers. With the Old Orchard, it shares the eastern boundary of Holywells with a modern housing estate. The New Orchard comprises rows of traditional fruit and nut trees. Beyond its chainlink fence to the north is a recently established belt of woodland edge species.

The Stable Block and gardens



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 Holywells 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 Holywells 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 Holywells 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 Holywells Park will focus on the protection, restoration and possible recreation of the principal design intentions of the medieval, 19th and early 20th century development phases that are most influential in the present day form of the Park particularly:

- restoration of the complex of waterbodies created by Thomas Cobbold and the canal;
- restoration of the Bishop's Wyke landform
- restoration of the pleasure grounds of the former Holywells House
- improvement to the entrances and boundaries
- upgrading of footpaths
- removal and addition of planting to restore historic design intentions
- restoration of the Holywells House Terrace, Orangery and the Stable Block
- recreation of the early 20th century formal gardens, wetland garden and “rhodoendron valley”
- improvement and relocation of the play area and paddling pool.

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.

Architectural features

Protection

Boundary walls, particularly those with ornamental brickwork designs also contribute to the character of the area and should be maintained and repaired. If these are in poor

condition they should be carefully rebuilt rather than dismantled. Where good historical evidence exists or where original detailing is missing this should be reinstated in traditional materials when the opportunity arises. The design of gate piers (and gates) of suitable scale, height and materials will be important if openings are widened

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 Margaret Catchpole PH	6	II*
Holywells Park Stable Block	4	II
Holywells Park Orangery	3	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.

The following buildings within the conservation area have been identified as key unlisted buildings which contribute to its special character and appearance:

- Nos 1&2 Holywells Farm Cottages
- Nos 52 & 54 Nacton Road (formerly 1 & 2 Pound Cottages)
- Holywells Garden Cottages, Cliff Lane

**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.